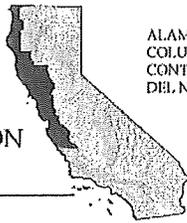


CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA	HUMBOLDT	SAN FRANCISCO
COLUSA	LAKE	SAN MATEO
CONTRA COSTA	MARIN	SANTA CLARA
DEL NORTE	MENDOCINO	SANTA CRUZ
	MONTEREY	SOLANO
	NAPA	SONOMA
	SAN BENITO	YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

February 16th, 2015

NWIC File No.: 14-1059

Jennifer Owen
City of Fort Bragg
Housing and Economic Development Coordinator
416 N. Franklin Street
Fort Bragg, CA 95437

RECEIVED
FEB 19 2015

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPT

Re: Record search results for the proposed 101 N. Franklin Street Project

Dear Ms. Owen,

Per your request received by our office on February 13th, 2015, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Mendocino County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the 101 N. Franklin Street project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resources studies of the 101 N. Franklin Street project area. This 101 N. Franklin Street project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists one recorded building within the proposed 101 N. Franklin Street project area. The Old Coast Hotel (Property number 068886) is listed with a 7W status code: Submitted to OHP for action – withdrawn. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 101 N. Franklin Street project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Northern Pomo language, one of seven Pomoan languages (McLendon and Oswalt 1978:283). There are no Native American resources in or adjacent to the proposed 101 N. Franklin Street project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found along the coastal margin, on the banks and mid-slope terraces above seasonal and perennial waterways and in the vicinity of ecotones or other productive resource environments. The 101 N. Franklin Street project area is located on the coastal margin, between Pudding Creek and the Noyo River. Given the similarity of one or more of these environmental factors, there is a high potential for unrecorded Native American resources to be within the proposed 101 N. Franklin Street project area.

Review of historical literature and maps indicated historic-period activity within the 101 N. Franklin Street project area. Several Sanborn Insurance Maps for the City of Fort Bragg depict buildings and structures within the project area, some of which are no longer extant. The 1894 Sanborn Map depicts three buildings or structures within the 101 N. Franklin Street project area. The 1898 Sanborn Map depicts five buildings or structures, one is labeled "Italian Boarding House", and another is labeled "Female Boarding". The 1909 and 1919 Sanborn Maps also depict five buildings or structures within the project area. By 1941, the Sanborn Map depicts "The Coast Hotel", one dwelling, a wood shed and one other structure within the project area. With this in mind, there is a high potential that unrecorded historic-period archaeological resources will be within the proposed 101 N. Franklin Street project area.

The 1943 Fort Bragg USGS 15-minute topographic quadrangle depicts the symbol for an urban area within the 101 N. Franklin Street project area. If extant, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a high potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) Our research indicates that there is one building listed in the OHP HPD (The Old Coast Hotel) in the 101 N. Franklin Street project area and there may be other buildings or structures that meet the Office of Historic Preservation's minimum age standard. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

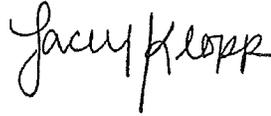
5) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in black ink that reads "Lacey Klopp". The signature is written in a cursive style with a large, prominent "L" and "K".

Lacey Klopp
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Barrett, S.A.

1908 *The Ethno-Geography of the Pomo and Neighboring Indians*. University of California Publications in American Archaeology and Ethnology 6(1):1-322. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1964).

Bear, Dorothy and David Houghton

1990 *The Chinese of the Mendocino Coast*. Mendocino Historical Review, Volume XV, (Winter/Spring 1990-91). Mendocino Historical Research, Inc., Mendocino, CA.

Carranco, Lynwood

1986 *Redwood Country*. Star Publishing Company, Belmont, CA.

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1956 *The Aboriginal Population of the North Coast of California*. University of California Anthropological Records 16(3):81-130. Berkeley and Los Angeles.

Dean, Walter C.

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Fickewirth, Alvin A.

1992 *California Railroads*. Golden West Books, San Marino, CA.

Gary, Mark A.

1989 Tracking Barrett for Anthropology 332: Prehistory of California, David Fredrickson, Professor (Fall semester).

Gary, Mark and Philip Hines

1993 *An Inventory of Historical Resources within Jackson Demonstration State Forest, Mendocino County, California*. CDF Archaeological Reports Number 14. State of California CDF, Archaeology Office, Sacramento.

General Land Office

1866 Survey Plat for Township 18 North/Range 17 West.

1867 Survey Plat for Township 18 North/Range 17 West.

1869 Survey Plat for Township 18 North/Range 17 West.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

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1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

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1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levene, Bruce, Lana Krasner, Gloria Petrykowski, and Rosalie Zucker

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1978 Pomo: Introduction. In *California*, edited by Robert F. Heizer, pp. 274-288. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Mendocino County Historical Society

1996 *Mills of Mendocino County*. Black Bear Press, Caspar, CA.

Roberts, George, and Jan Roberts

1988 *Discover Historic California*. Gem Guides Book Co., Pico Rivera, CA.

Sanborn Map Company

1890 Fort Bragg, California.

1894 Fort Bragg, California.

1898 Fort Bragg, California.

1909 Fort Bragg, California.

1919 Fort Bragg, California.

1941 Fort Bragg, California.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

The Mendocino Coast Genealogical Society and Mendocino County Historical Society
1990 *What Became of the Little Red Schoolhouse?*, Vols. 1–6. Mendocino County Museum,
Willits, CA.

Thornton, Mark V.
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1973 *Soil Survey of the Mendocino County Bottomlands, California: A Special Report.*
Advanced Unedited Copy. United States Department of Agriculture, Soil
Conservation Service, Portland. (Reprint by Mendocino County Resource
Conservation District, 1979).

Watson, E.B. and R.L. Pendleton
1916 *Soil Survey of the Ukiah Area, California.* (Advance Sheets-Field Operations of the
Bureau of Soils, 1914). U.S. Department of Agriculture, Bureau of Soils, Washington,
D.C.

Williams, James C.
1997 *Energy and the Making of Modern California.* The University of Akron Press, Akron,
OH.

Woodbridge, Sally B.
1988 *California Architecture: Historic American Buildings Survey.* Chronicle Books, San
Francisco, CA.

Works Progress Administration
1984 *The WPA Guide to California.* Reprint by Pantheon Books, New York. (Originally
published as *California: A Guide to the Golden State* in 1939 by Books, Inc.,
distributed by Hastings House Publishers, New York).

Ziemer, Robert R.
1998 *Proceedings of the Conference on Coastal Watersheds: The Caspar Creek Story.*
Pacific Southwest Research Station, Albany, CA.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National
Register, State Registered Landmarks, California Points of Historical Interest, and the California
Register of Historical Resources as well as Certified Local Government surveys that have
undergone Section 106 review.



CITY OF FORT BRAGG

Incorporated August 5, 1889
416 N. Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

February 13, 2015

Bryan Much, Coordinator
Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, CA 94928

Subject: Request for Expedited Records Search
101N. Franklin Street, Fort Bragg, CA 95437; APN 008-162-15-00

Dear Mr. Much:

The City of Fort Bragg was awarded funding from the State Community Development Block Grant program to acquire and rehabilitate a public facility. This activity is subject to NEPA environmental review including SHPO consultation per 36 CFR Part 800. Per the California Office of Historic Preservation Section 106 Consultation Submittal Checklist, we are seeking an **expedited records search** on the subject property as part of our good faith effort to identify historic properties.

Project location: 101 North Franklin Street, Fort Bragg, California, APN #008-162-15-00, located at the northwest corner of the intersection of North Franklin Street and East Oak Street. This property is known as the Old Coast Hotel. Enclosed are: a detailed site map showing aerial view of the property; a location map showing project location within Fort Bragg city limits; a USGS map showing the Fort Bragg quadrant; and an APN map.

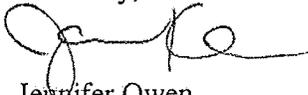
Project background and scope: The State CDBG program has provided \$1,162,791 to the City of Fort Bragg for acquisition and rehabilitation of a public facility that will provide homeless and mental health counseling; classes and activities for homeless and mentally ill individuals; case management; administrative offices, and at least 5 units of transitional housing. The City's activities are on behalf of the Mendocino Coast Hospitality Center (MCHC), a non-profit organization that will own and operate the public facility. MCHC has entered into a Purchase Option with the seller with an option price of \$900,000, leaving approximately \$42,000 for closing and other administrative costs of the transaction and approximately \$220,000 for rehabilitation. This property is currently vacant except for rental of one office space; and the

remaining space has not been in use or operated as a motel, restaurant and bar for at least five years.

Please let me know if you require additional information. I understand that a request for an expedited records search results in a surcharge over your current charges. Please contact me if you require billing information.

Thanks very much for your assistance. Please contact me at (707) 961-2827 extension 109 or email jowen@fortbragg.com if you require additional information.

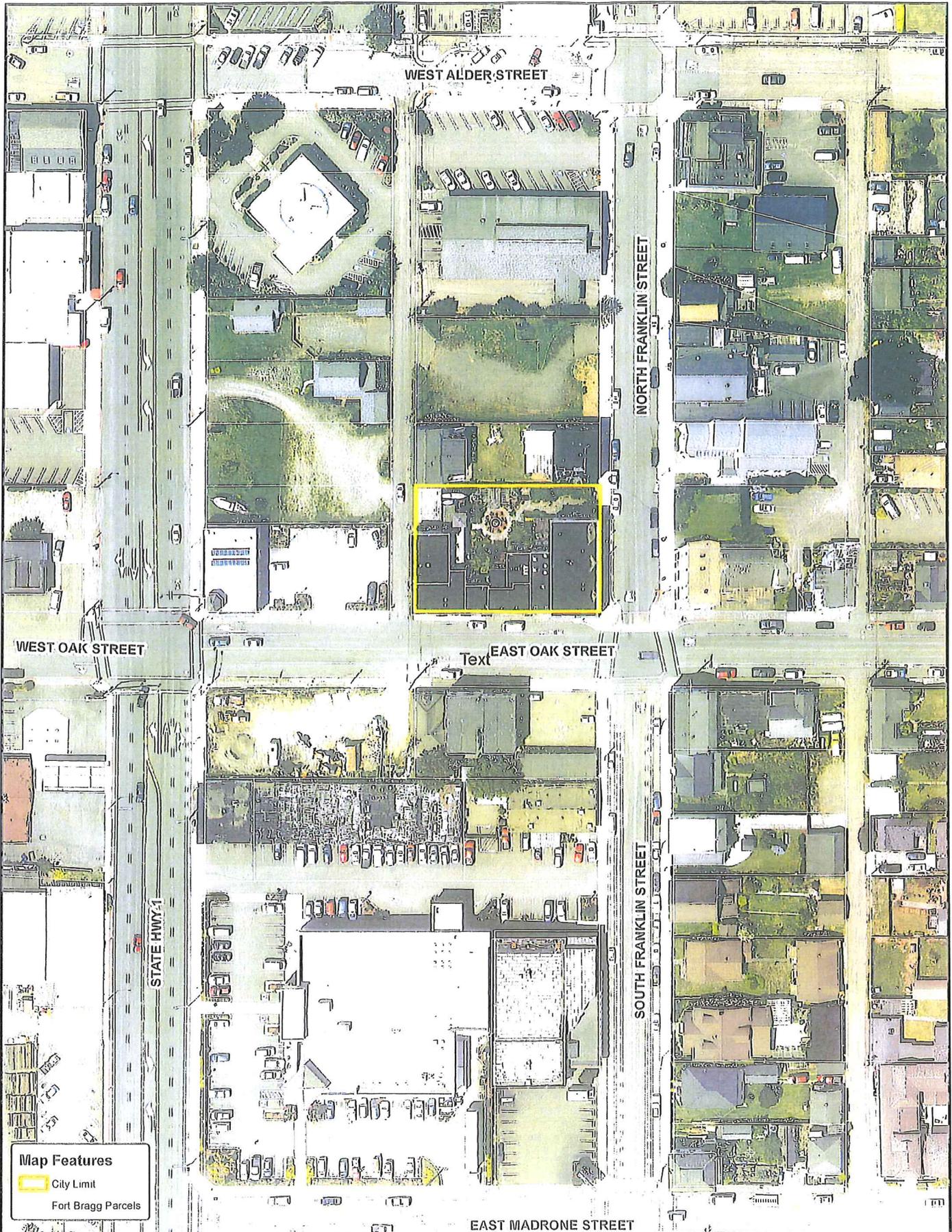
Sincerely,



Jennifer Owen

Housing & Economic Development Coordinator

Enclosures: Site Map: 101 N Franklin Street, aerial view
Map showing project location within City Limits
USGS map showing Fort Bragg, CA quadrant
APN Map



WEST ALDER STREET

NORTH FRANKLIN STREET

WEST OAK STREET

Text EAST OAK STREET

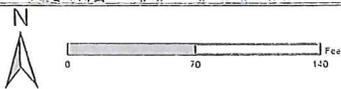
STATE HWY. 1

SOUTH FRANKLIN STREET

EAST MADRONE STREET

Map Features

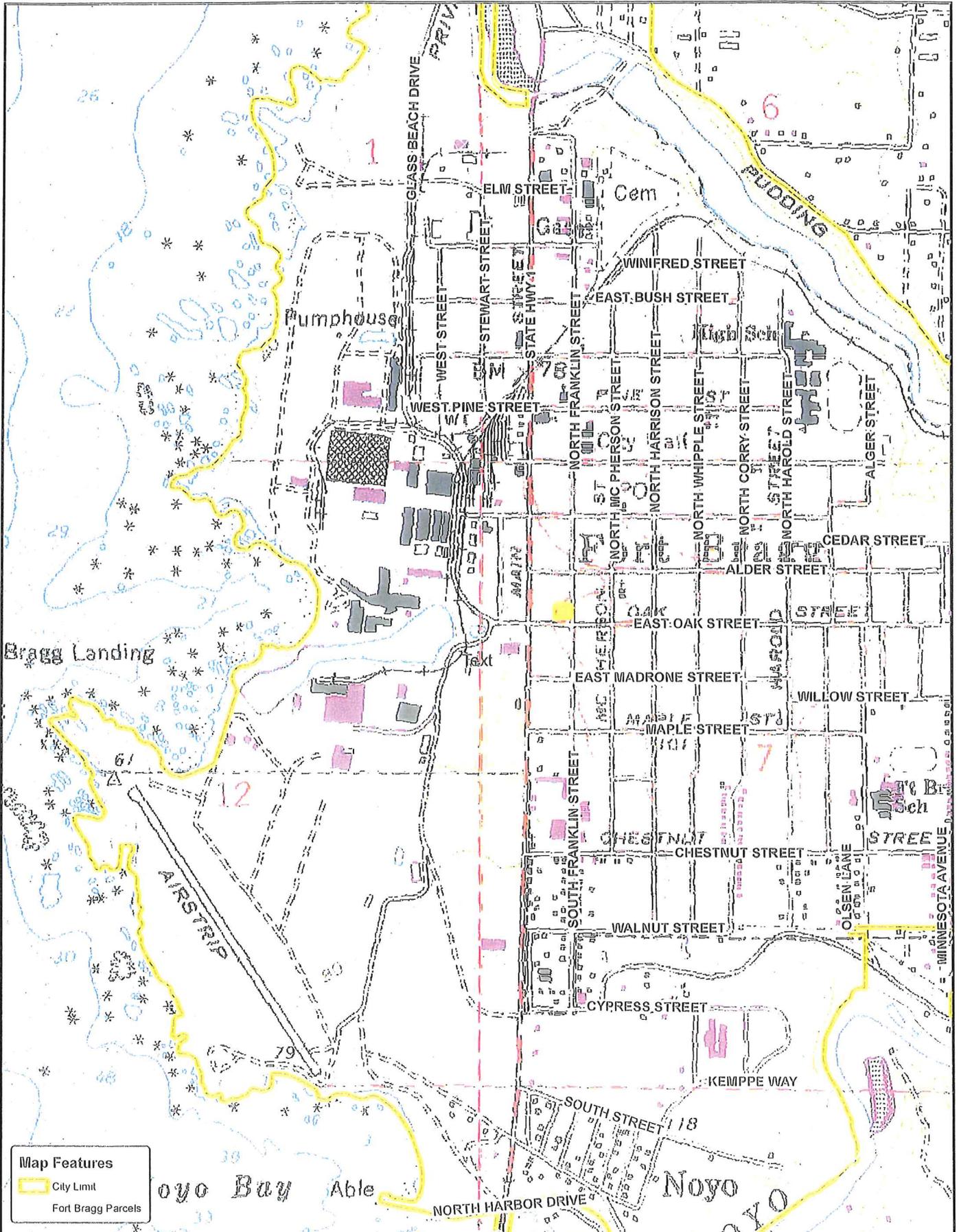
- City Limit
- Fort Bragg Parcels



101 N Franklin Street
 APN 008-162-15-00

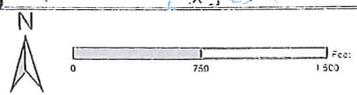
Feature and boundary locations depicted are approximate only





Map Features

- City Limit
- Fort Bragg Parcels



101 N Franklin Street
 APN 008-162-15-00

Feature and boundary locations depicted are approximate only

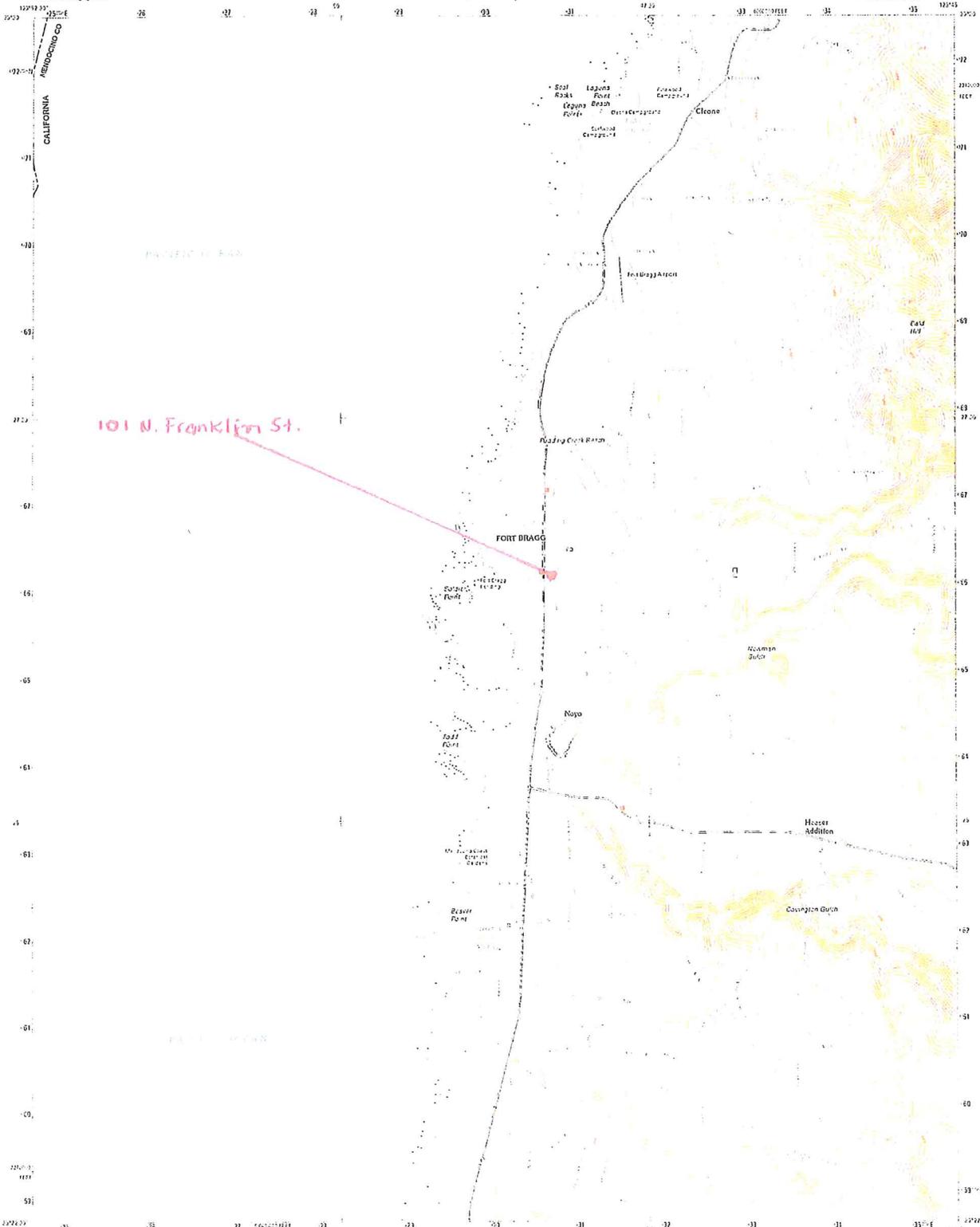




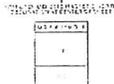
U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



FORT BRAGG QUADRANGLE
CALIFORNIA-MENDOCINO CO.
7.5 MINUTE SERIES



Produced by the United States Geological Survey
 from a reproduction of 1913 (24021).
 Digitized from 1913 (24021). Resolution:
 1800 pixels per inch (horizontal) 2400
 1800 pixels per inch (vertical) 2400
 1800 pixels per inch (diagonal) 2400



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ROAD CLASSIFICATION

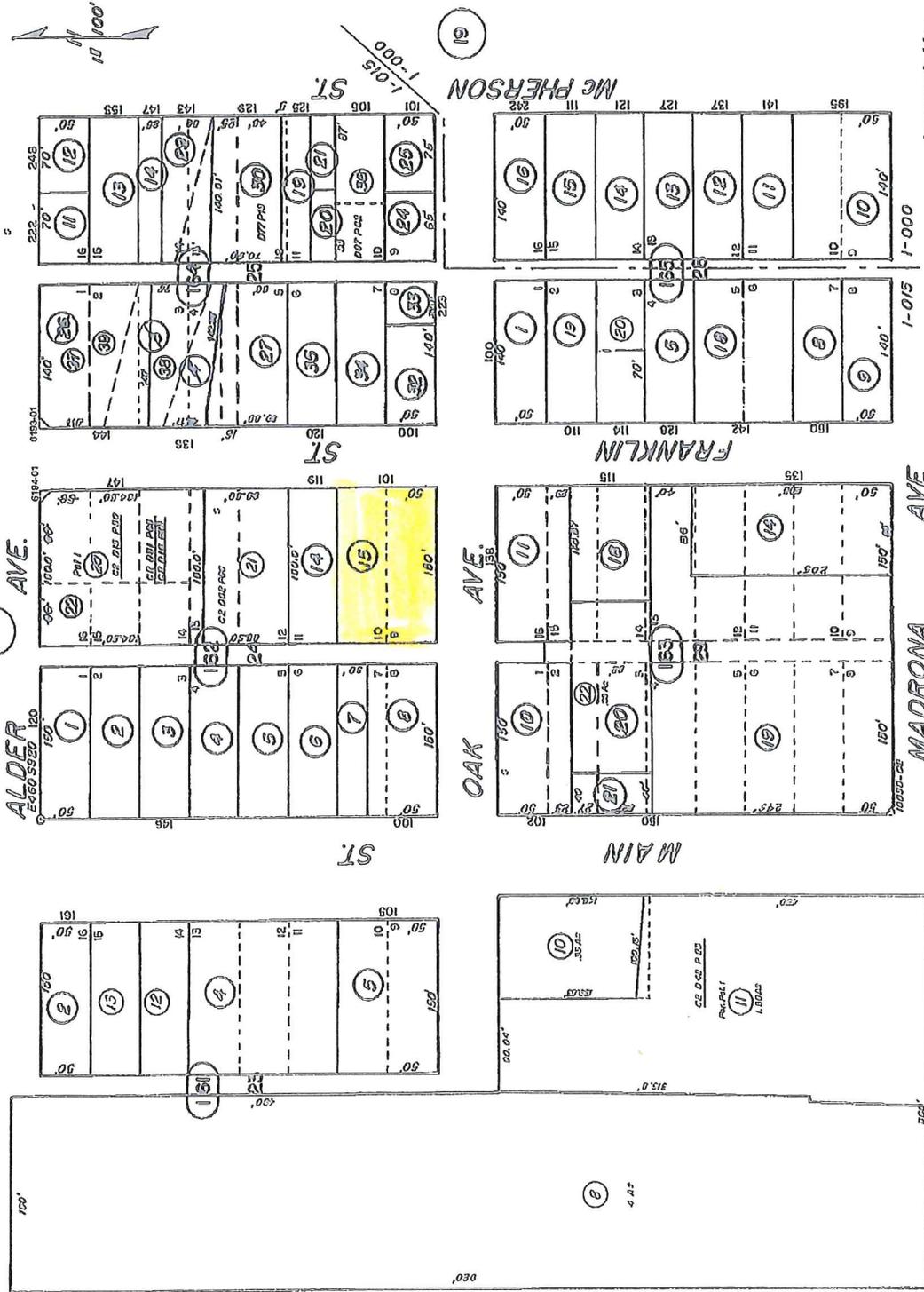
Interstate	State Route	County Route	Local Road
(Symbol)	(Symbol)	(Symbol)	(Symbol)

FORT BRAGG, CA
2012



1-000
1-015

Bks. 23, 24, 25, 28, 29 Fort Bragg



Assessor's Map
County of Mendocino, Calif.
Updated July 25, 2013

17

NOTE: This map was prepared for assessment purposes only.
No liability is assumed for the data delineated hereon.

02

030

Owen, Jennifer

Subject: FW: Old Coast Hotel Project

From: Jones, Marie
Sent: Thursday, February 12, 2015 10:04 AM
To: Owen, Jennifer
Subject: FW: Old Coast Hotel Project

From: Sherwood Valley Cultural Staff [<mailto:sherwoodvalleycrm@gmail.com>]
Sent: Thursday, February 12, 2015 9:46 AM
To: Jones, Marie
Subject: Old Coast Hotel Project

Hi Marie,

I hope today finds you well :) I am certainly happy that the wind is not blowing us around. I just wanted to provide you with a quick response to the above mentioned project with a formal letter to follow within the next week.

The project is within Sherwood's indigenous territories. It recognizes that the entire Mendocino coast is sensitive and contains many cultural/archaeological resources. If any unforeseen ground disturbing activities occur, including staging areas, in area of bare ground, please notify me as soon as possible.

You can contact me with any questions at any time. Thank you.

Respectfully,

Misty Cook
Cultural Resource Specialist

--

Tribal Historic Preservation Office
Sherwood Valley Rancheria

190 Sherwood Hill Drive
Willits, CA 95490

o: 707.459.3631
m: 707.367.3225
f: 707.459.6936

sherwoodvalleyCRM@gmail.com

Owen, Jennifer

From: Jones, Marie
Sent: Wednesday, February 11, 2015 12:32 PM
To: Mike Fitzgerald (svrchairman@yahoo.com); Sherwood Valley Environmental Director; Scarlett Carmona; 'sherwoodvalleycrm@gmail.com'
Cc: Lee Clauss; Owen, Jennifer
Subject: native American Consultation regarding Old Coast Hotel Improvements
Attachments: OCH Rehab Cost Estimates from MCHC 2-9-15.docx

Hello Chairman Fitzgerald and Misty Cook,

The City has obtained federal funds through CDBG (Community Development Block Grant) to undertake improvements to the Old Coast Motel for a facility that will provide counseling services and transitional housing for homeless and mentally ill. As part of the SHPO, process we would like to determine if you would be interested in engaging in consultation regarding the proposed improvements. The Coast Hotel is located on the corner of Oak and Franklin Streets in Fort Bragg. The project consists of interior remodeling and will not require any ground disturbance. More details about the project can be found below and in the attached.

Can you please let me know if you would like to engage in consultation and what form you would like to use: email, phone, meeting, site tour, etc.

Thanks for your help.

Marie Jones

Community Development Director
City of Fort Bragg
707-961-1807

This activity is funded by the State CDBG program which has provided \$1,162,791 for acquisition and rehabilitation of a public facility that will provide a variety of homeless and mental health services. The CDBG grant was awarded to the City of Fort Bragg, and the acquisition and rehabilitation will be performed on behalf of the Mendocino Coast Hospitality Center, a non-profit organization that will own and operate the public facility. CDBG activities are subject to NEPA environmental review including SHPO consultation per 36 CFR Part 800.

The address of the proposed facility subject to this review is 101 North Franklin Street, Fort Bragg, California 95337. The property is known as the Old Coast Hotel, and the grant activity is known per the grant application as the HOPE Project, a homeless facility acquisition/rehabilitation activity. The Old Coast Hotel is on the City's Historic Building List. Activities are not expected to have adverse historical impacts on the property.

The acquisition/rehabilitation activity is in support of the Mendocino Coast Hospitality Center (MCHC), a local non-profit organization that is the sole provider of comprehensive homeless services on the Mendocino Coast. MCHC currently provides homeless and mental health case management, resources, Wellness Center, and administrative services from two cramped rental units located in a Fort Bragg strip mall. A State CDBG grant was awarded to fund acquisition and rehabilitation (as necessary to provide proposed services) of a new public facility to provide additional and more appropriate space for homeless services. The proposed facility will provide amenities that are not available in the current facility including a client waiting and reception area, private consultation rooms, accessible restrooms, meeting space, vocational training spaces, and offices. In addition, the new facility is proposed to provide space to co-locate homeless services with the new Mental Health Access Center, in order to facilitate and improve client access and to

ensure proximate support for mental health staff. Finally, the new facility will provide at least 5 units of transitional housing. Until approximately four years ago, the City of Fort Bragg had 33 transitional housing units. All were closed when the non-profit operating them compressed all of its activities to inland Mendocino County. The addition of 5 new units will bring the City total transitional housing units up to 20, still short of the prior total.

The non-profit MCHC has entered into a Purchase Option with the owners of the Old Coast Hotel located at 101 North Franklin Street. The Option price is \$900,000, a significant discount from the current list price for the Old Coast Hotel (OCH) of \$2.9M. This purchase price allows a remainder grant amount of up to \$262,791 for acquisition closing costs and rehabilitation needs. The preliminary cost estimate for rehabilitation tasks is \$220,600. The OCH most recently operated as a 15-room motel with full service restaurant and bar. The OCH has been vacant for several years. The last reported Transient Occupancy Tax was recorded in 2010, and there have been no reported restaurant/bar sales since 2008.

The OCH is a 12,000 square foot facility located on a 15,000 SF lot on the southern border of the City's Central Business District. It was originally constructed in 1901. The building is in excellent condition despite the period of vacancy. The existing facility construct will substantially meet the needs of the proposed homeless services use. Commercial kitchen equipment is included in the selling price, which will provide ready space for vocational training programs. Bar equipment including liquor license is not included with the sale and this space will be re-purposed for meeting and training space. Hotel rooms upstairs will be used for transitional housing. Current zoning allows commercial/office usage downstairs and housing upstairs, so the new owners will use the downstairs spaces for services and limit housing to upstairs units.

A prioritized list of proposed improvements is attached. Exterior rehabilitation work is expected to consist of replacement of existing window with like products and installation of a solid cover over an existing patio arbor. An unused metal roll-up delivery door on the southern Oak Street side of the facility will be removed, and the wall will be sealed to restore the exterior wall. Interior work will include installation of 3 private cubicles in a large downstairs room. The cubicles will include walls and ceiling so that existing tin ceilings will not be impacted. A door will be installed between the existing bar and the dining room and at a downstairs meeting room entry to reduce noise. Upstairs, one of six existing hotel rooms above the main Franklin Street portion of the facility will be converted to a full kitchen to serve 3 transitional housing units, and a storage area will be converted to a small kitchen to serve 2 additional housing units located in this wing. Fire sprinkling will be installed per City code to 9 rooms located in the west alley-facing wing of the facility and in the south-west offices that face Oak Street. There are existing fire sprinkling systems in all other areas of the facility. Other improvements will include installation of Ethernet in offices; installation of 10 key pad locks; demolition of a waitress and coffee station in the restaurant area; and installation of security/surveillance system. Lower priority items that may be installed depending upon funding include exterior painting in existing colors; installation of a solar system, and office improvements including partitioning the south-west wing of the facility. All rehabilitation will be designed and implemented to be as consistent with current architecture as possible and to minimize impacts on historical aspects of the building.

Jennifer Owen

Housing & Economic Development Coordinator

City of Fort Bragg

416 N. Franklin Street

Fort Bragg, CA 95437

(707) 961-2827 ext. 109

Fax (707) 961-2802

jowen@fortbragg.com

Cost Estimates for Improvements at Old Coast Hotel

First Priority:

- Acquire City of F.B., Sign, & Mendocino County permits \$ 7,850
- Environmental permit
- Sprinkle nine rooms plus Trout Unlimited office 54,000
- Create three roofed interview cubicles in large downstairs meeting room 22,500
- Install door plus sidelights in downstairs meeting room 4,000
- Convert upstairs southwest bedroom into kitchen (stove/oven unit, sink, refrigeration, plumbing and electrical) 18,000
- Second upstairs kitchen 5,000
- Install Ethernet for Anna, Paul and upstairs manager's room 7,200
- Install ten key pad locks 4,500

Second Priority:

- Demo waitress and coffee station 3,150
- Add kitchen door 900
- Signage 4,500
- Replace metal roll-up door 4,500
- Replace outside green awnings 10,500

Third Priority:

- Security/Surveillance 5,000
- Slopped cover over patio structure 10,000
- Fencing repair 2,500

Fourth Priority:

- Access Center Improvements 30,000
- Solar 10,000
- Painting building exterior 16,500

GRAND TOTAL: \$220,600