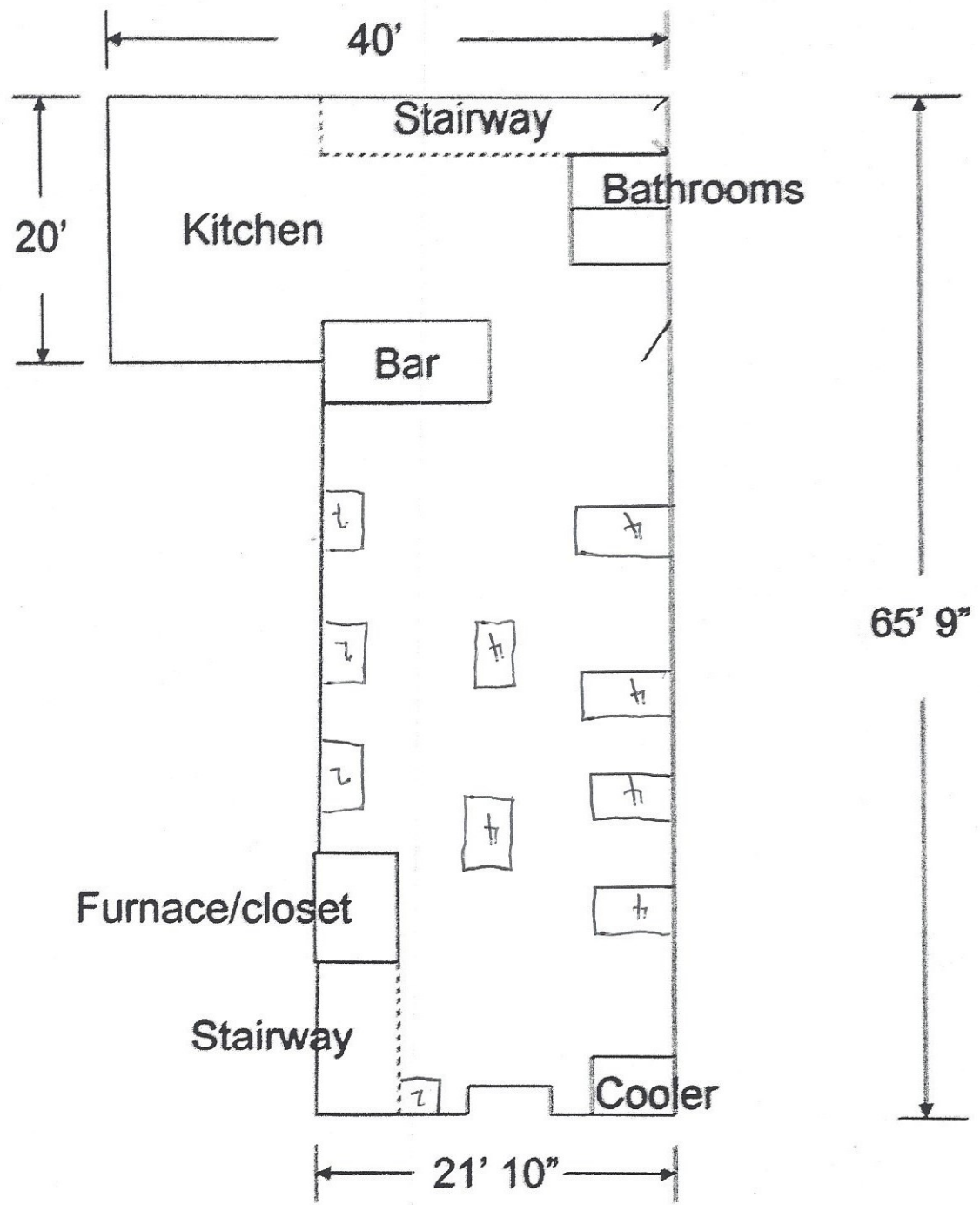


32 seats dining
Approx. 800 sq dining

Floor Plan Sketch 1st Floor The Celt



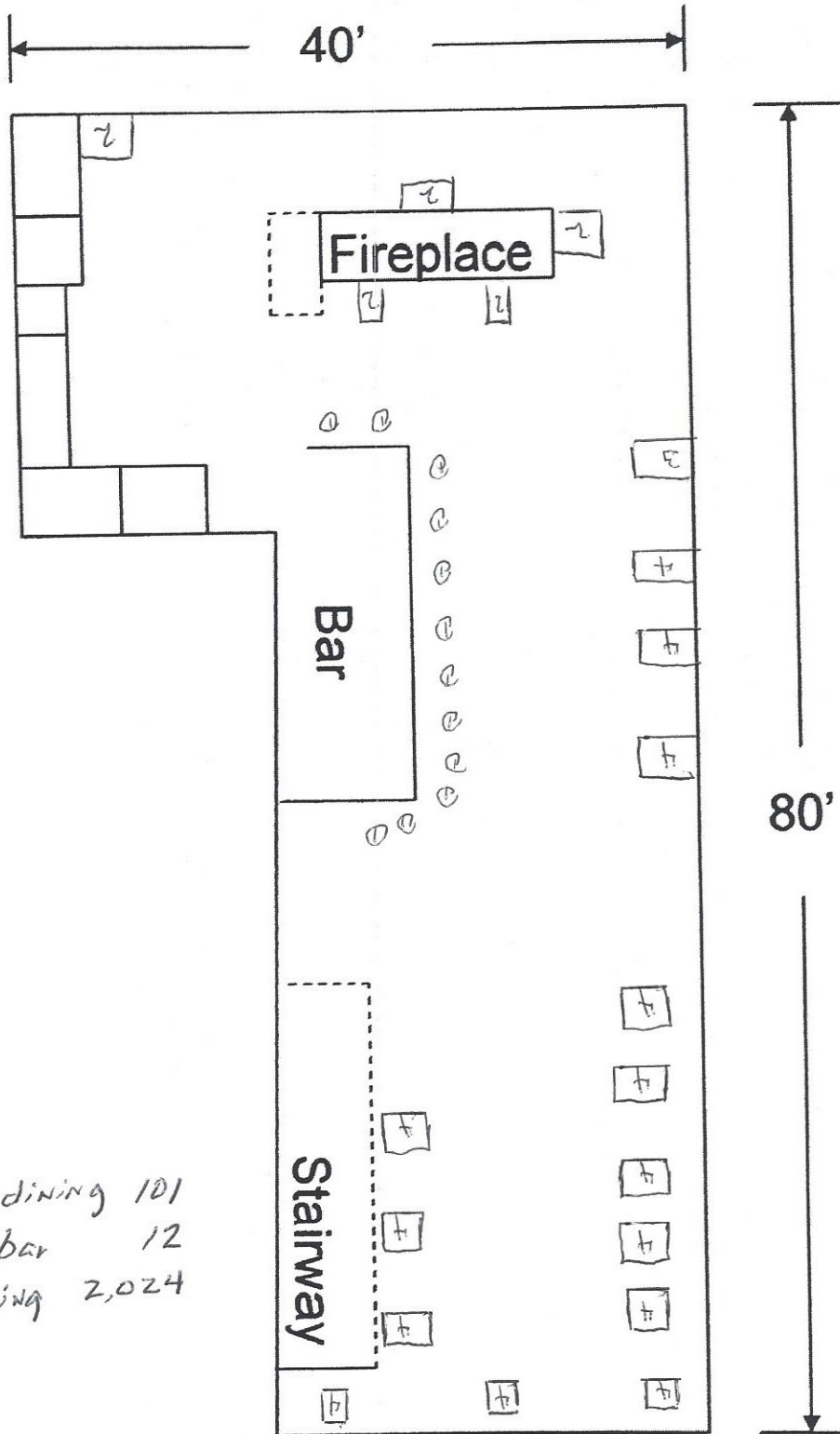
(Approximate Layout, Dimensions and Not to Scale)

Floor Plan Sketch

2nd Floor *The Celt*

69 seats dining
12 seats bar

Approx. 1200 sf dining



TOTAL SEATS dining 101
TOTAL SEATS bar 12
TOTAL SF dining 2,024

(Approximate Layout, Dimensions and Not to Scale)