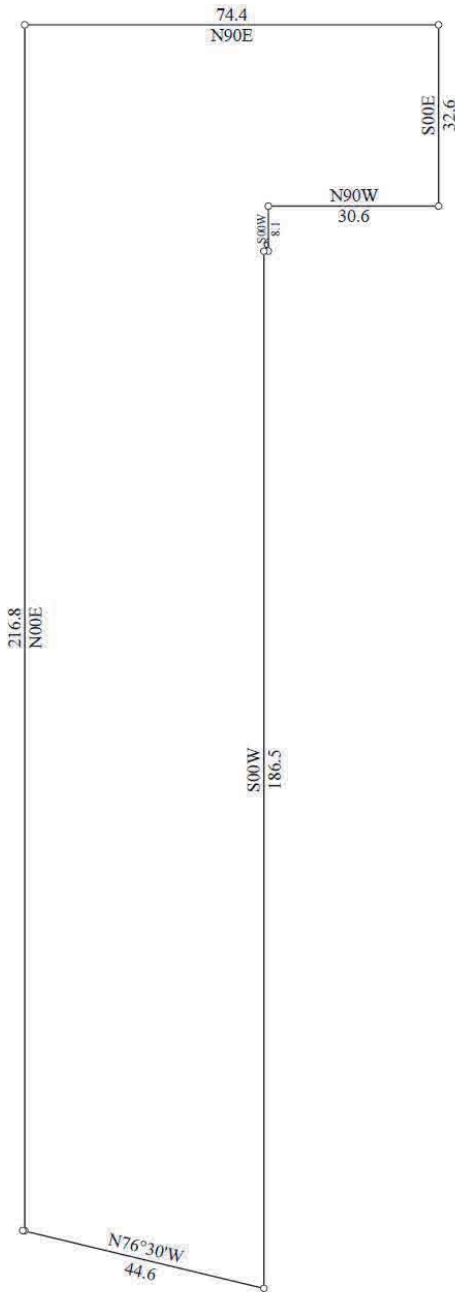


Neighborhood Map



DEED PLOTTER PRINTOUT SHOWING THE SUBJECT PROPERTY



Title:		Date: 08-27-2013
Scale: 1 inch = 30 feet	File: 13-1666-land.des	
Tract 1: 0.244 Acres: 10621 Sq Feet: Closure = s88.1100e 0.37 Feet: Precision =1/1616: Perimeter = 594 Feet		
001=N00E 216.8	004=N90W 30.6	007=S00W 186.5
002=N90E 74.4	005=S00W 8.1	008=N76.30W 44.6
003=S00E 32.6	006=N90W 0.8	

Provided Info Deemed Accurate But Not Warranted

DESCRIPTION OF THE LAND

The subject site contains a total of approximately 10,600 square feet (0.24 acres). A survey of the subject site is not available; thus, we have utilized the Deed Plotter+ for Windows, Version 4.14 (published by Greenbrier Graphics, Inc.) in order to estimate the land area. The metes and bounds from the legal description have been entered into this program; the direction along Howard Avenue is given in the legal description only as “northwest”, so we have manually forced the sketch to close. The resulting land area has been rounded by the appraisers to 10,600 square feet.

The site is somewhat irregular in shape but fully usable, with generally level topography. The short extension in the northeastern corner of the subject site encompasses part of a small parking lot (only 2 to 3 parking spaces); otherwise, the site is mostly covered by the building. The subject site has 44.6 feet of frontage on the northwest side of Howard Avenue (Vieux Marché Mall) and 216.8 feet of frontage on the east side of Croesus Street. The right-of-way of Croesus Street has evidently been vacated. At this time, exposed-aggregate pavement is in place along this former street, with lawn and landscaping along either side; although the pavement is probably drivable, it is apparently intended to be a pedestrian walkway only. The eastern boundary line runs mostly though not entirely through a party wall with the adjoining building; party walls like this are commonplace in downtown Biloxi.

FLOODPLAIN

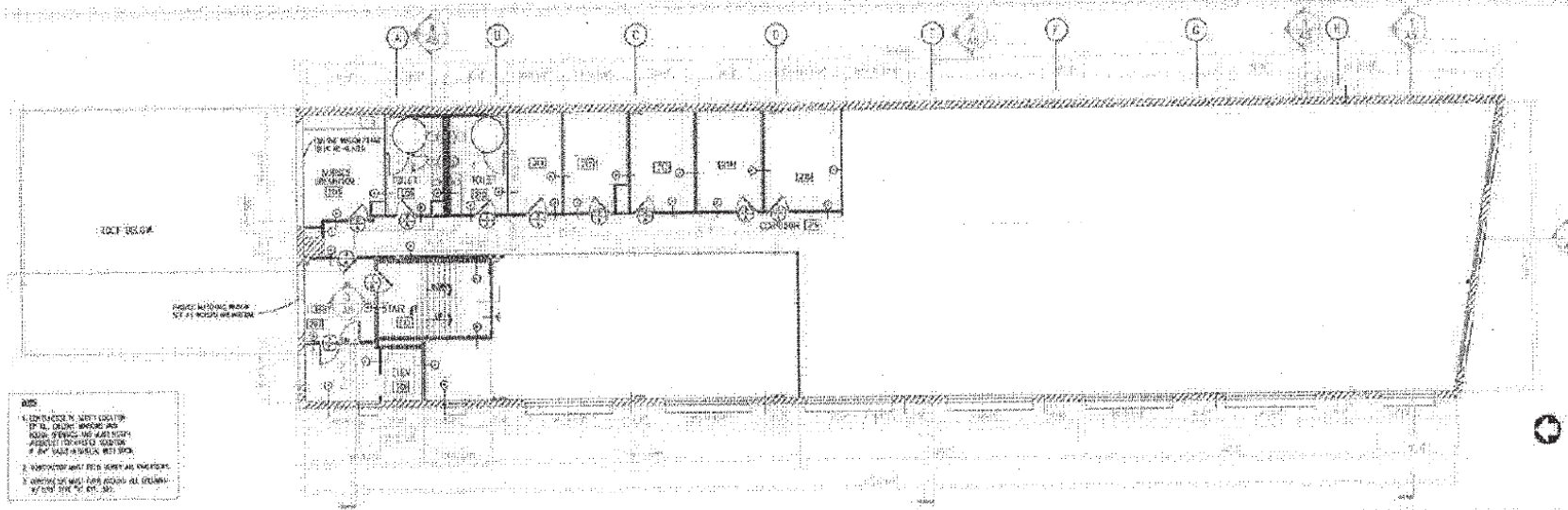
The applicable FEMA Flood Insurance Rating Map (FIRM) is 28047C 0294G, dated June 16, 2009. Based upon this mapping, all of the land is in Zone X. This is an area that is determined to be outside the 1% and 0.2% annual chance special flood hazard areas (SFHAs). Flood insurance is normally not required in Zone X. A copy of the current FEMA flood hazards map is given in the addenda.

DESCRIPTION OF THE IMPROVEMENTS

Existing Improvements

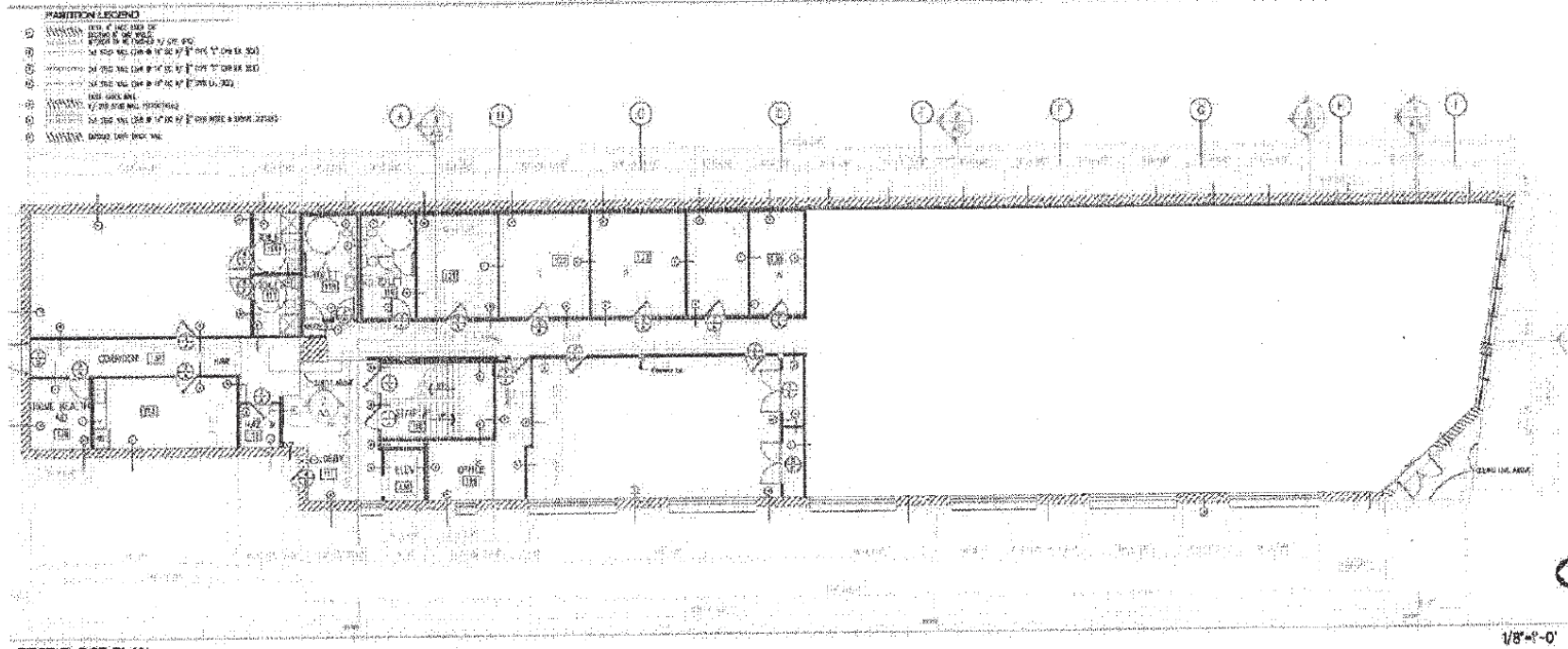
The subject property is improved with an historic building that is under renovation for use as a nightclub that will contain 25,119 square feet. Most recently, the subject property was occupied as medical offices by Saad's Medical Management, Inc., apparently as shown on the following floor plan.

Provided Info Deemed Accurate But Not Warranted



SECOND FLOOR PLAN

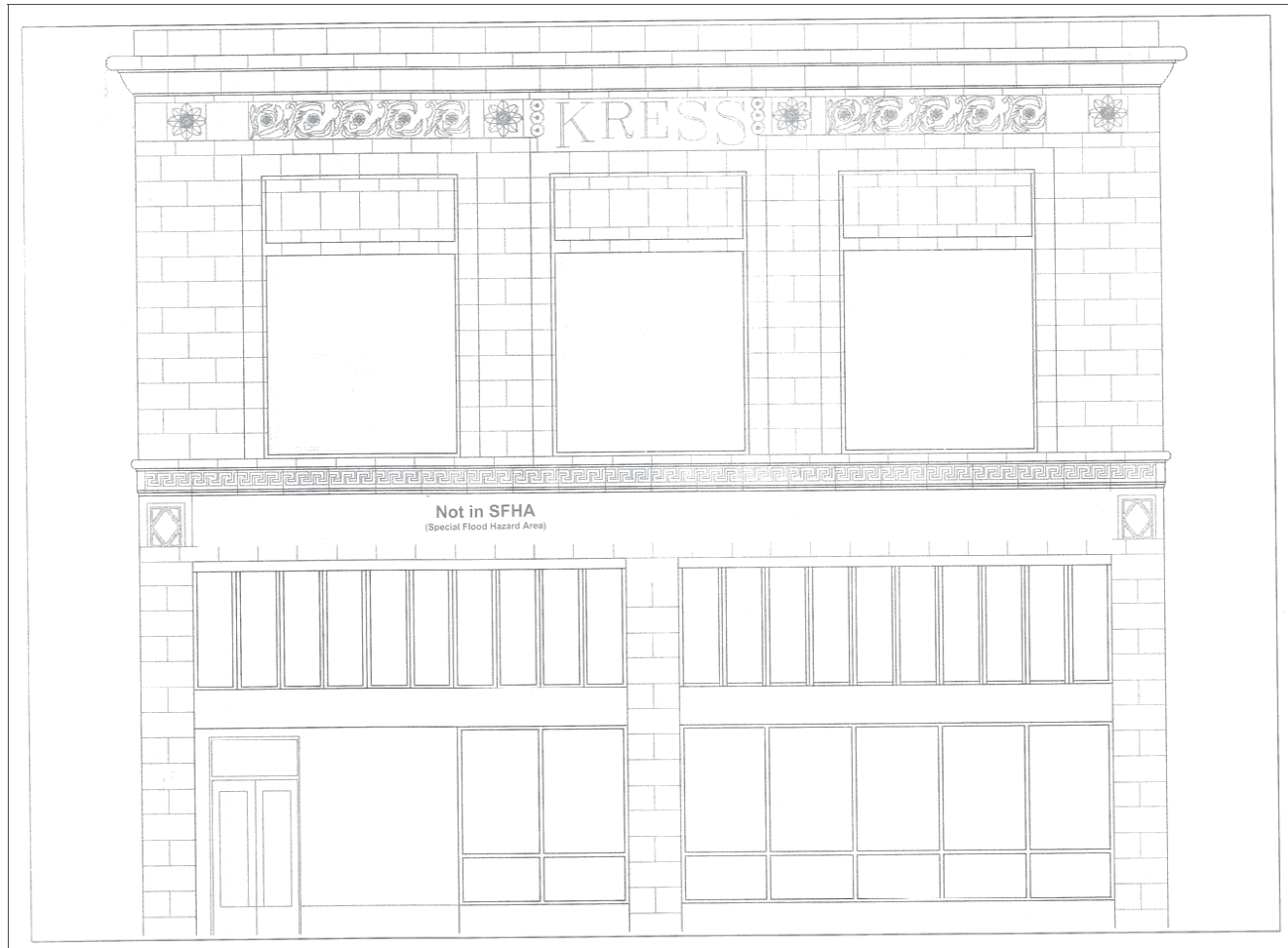
1/B-1-0



FIRST FLOOR PLAN

1/8" - 0'

Drawing Showing the Building Façade Following the Renovation

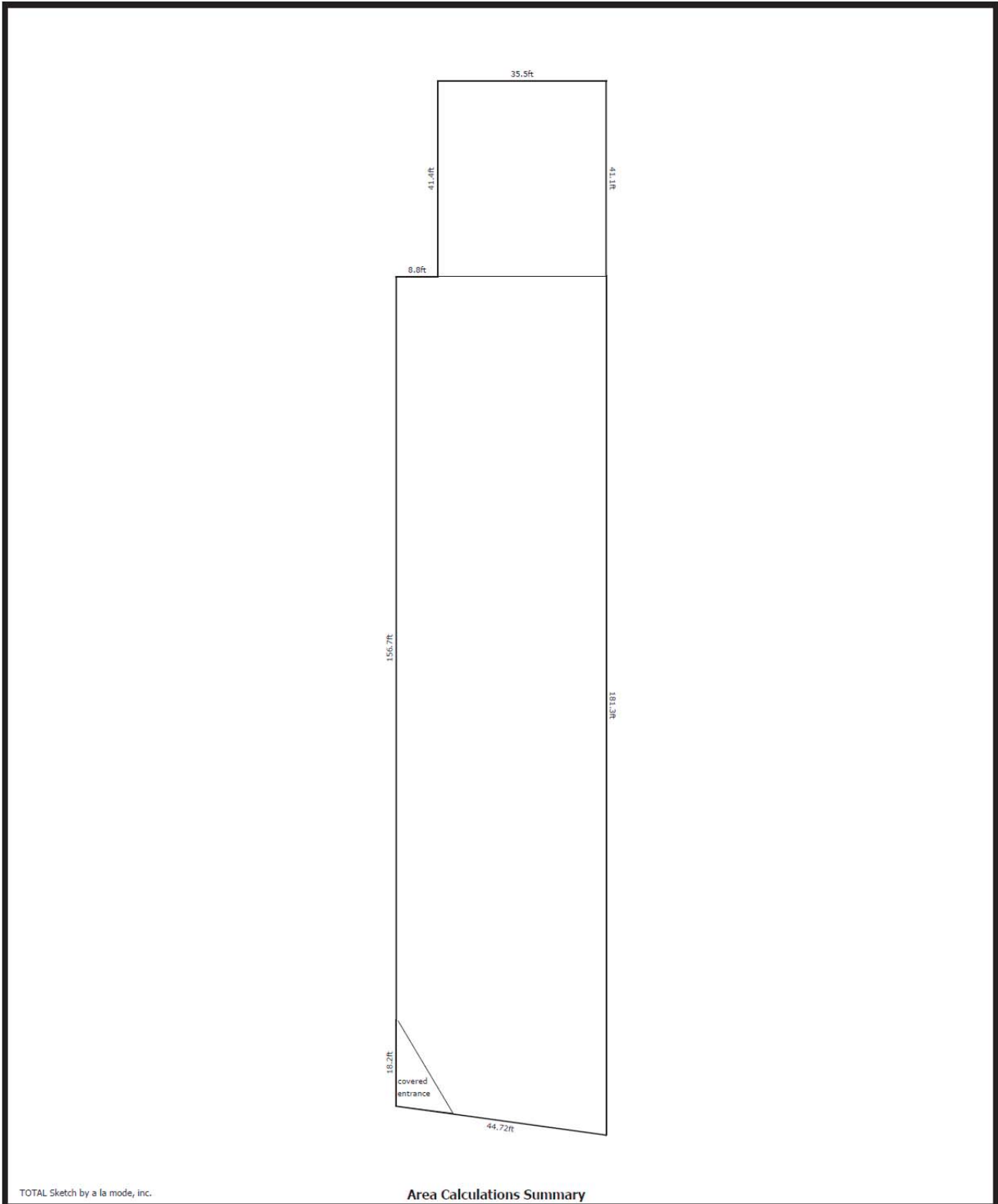


The structure is known as the Kress Building and was built in 1948 according to Harrison County Tax Assessor's Office records. The one-story rear wing of the building might have been added at a later date, although this is uncertain. The building was formerly occupied by a "five and dime store" chain operated by S. H. Kress & Company. The Kress buildings are known for their attractive art-deco façades, and many of these buildings have been renovated for other uses throughout the nation. The subject building is evidently typical of these structures, and the name "Kress" is imprinted on the façade near the roof line. A drawing that shows the façade as it will appear following the renovation is given on the preceding page.

While the building is under renovation, most of the windows have been boarded up by plywood. In November 2012, a group of about 25 local artists converged on the building as part of a national project to beautify unoccupied buildings; murals and drawings were painted onto the plywood, while other artworks were created on plywood sheets that are now stored inside the building.

Floor plans that are based upon measurements that were made by the appraiser in the field are given on the following pages. Some distances are given on the renovation plans, including the distance along the party wall, though most are not shown. The owners have been approved for historic tax credits on the renovation of the space; upon investigation, the recessed entrance on the first floor was evidently not original to the building. During the renovation, this corner will be squared off; this is reflected in the gross building areas shown, though the covered entrance is also indicated, since it is shown on the basement floor plan on the renovation plans. However, the basement area is not included in the gross building area.

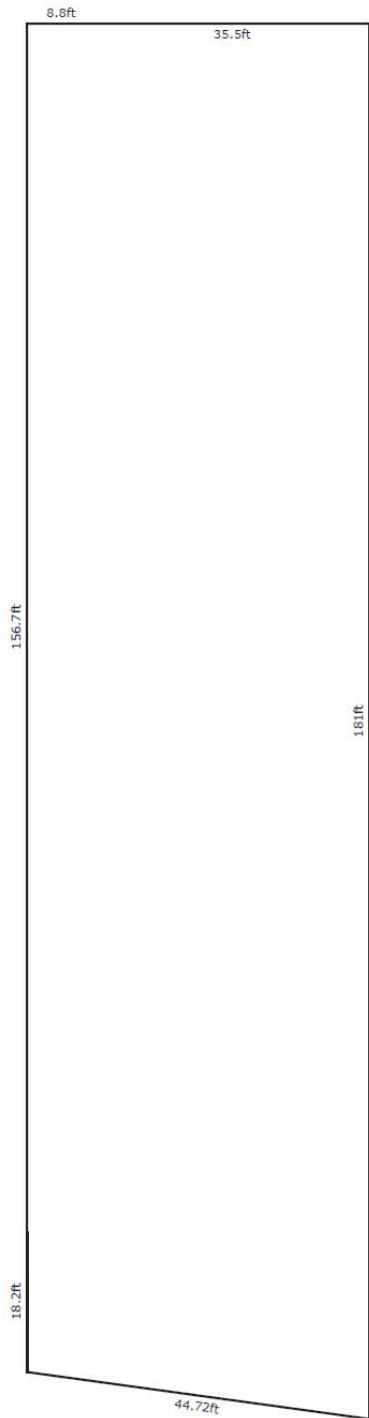
Exterior Outline of the Building – First Floor



Living Area		Calculation Details	
First Floor	9352.88 Sq ft	35.5×41.4	$= 1469.7$
		44.3×174.9	$= 7748.07$
		$0.5 \times 44.3 \times 6.1$	$= 135.12$
Total Living Area (Rounded):		TOTAL Sketch-SoftWare by a la mode, Inc. 1-800-alamode	

Provided Info Deemed Accurate But Not Warranted

Exterior Outline of the Building – Upper Floors



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	7883.18 Sq ft	$44.3 \times 174.9 = 7748.07$ $0.5 \times 44.3 \times 6.1 = 135.12$
Total Living Area (Rounded):		7883.18 Sq ft

Provided Info Deemed Accurate But Not Warranted

Renovation Floor Plans



IF DRAWING IS NOT 24"x36" SCALE ACCORDINGLY



THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE DESIGNER AND MAY BE USED ONLY ON THE PROJECT NAMED HEREIN. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER. ANY USE IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT STATUTES.

NCBDC/ASDC Cert. 25-134

10

Howard Avenue

Project: **KRESS BUILDING RENOVATIONS**
814 Howard Avenue
Biloxi, Mississippi 39532

Sheet Title: First & Mezzanine Floor Plan

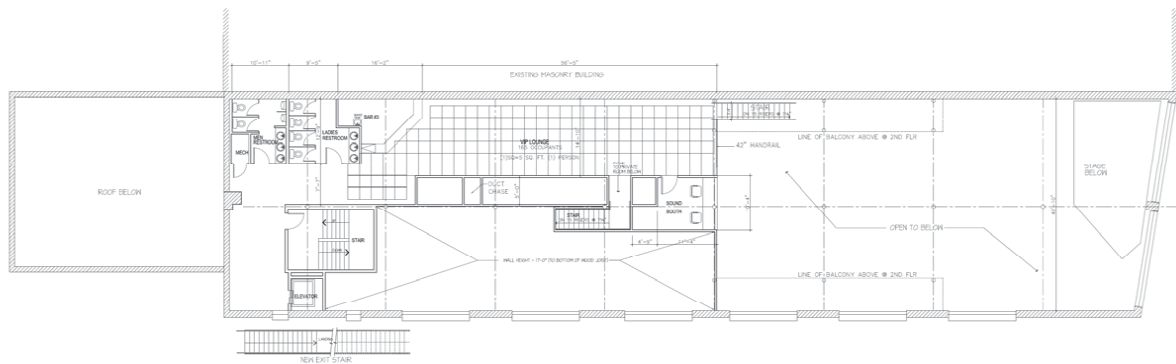
Howard Avenue

JOB No.:
SCALE: AS SHOWN

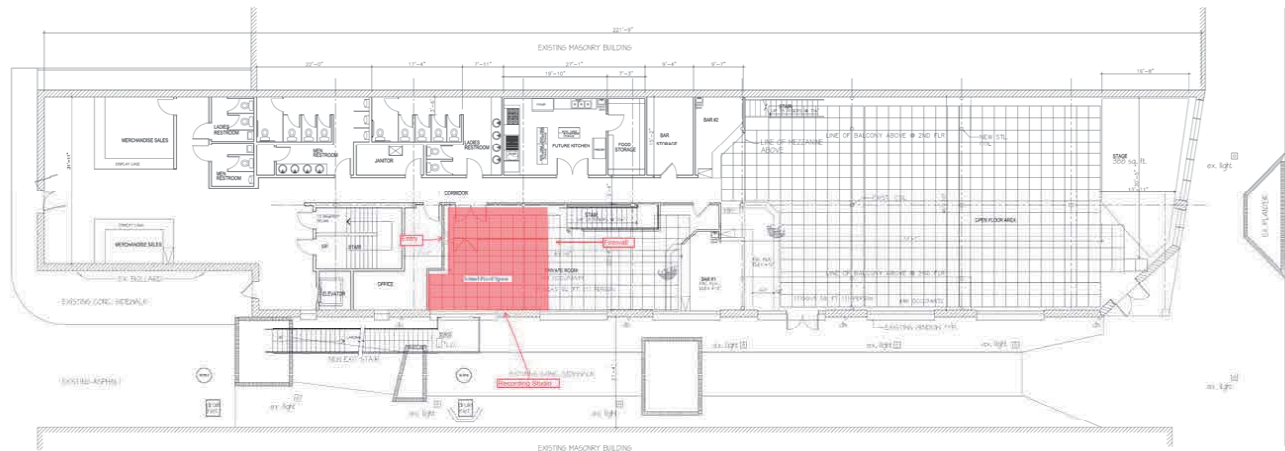
DRAWN BY: M. TROCHESSET SHEET:

A-1

REV.
DATE: JUNE 09, 2011
PLAN NO.



Mezzanine Floor Plan



First Floor Plan

IF DRAWING IS NOT 24"x36" SCALE ACCORDINGLY



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE DESIGNER AND MAY BE USED ONLY ON THE PROJECT AND SITE FOR WHICH THIS DRAWING WAS PREPARED. IT SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO FEDERAL AND STATE COPYRIGHT STATUTES.

Project: **KRESS BUILDING RENOVATIONS**
814 Howard Avenue
Biloxi, Mississippi 39202
Sheet Title: First & Mezzanine Floor Plan

JOB No.:
SCALE AS SHOWN
DRAWN BY: M. TROCHENSKI
CHECKED BY:
DATE: JUNE 09, 2011
PLAN NO.:
A-1
OF 2



Design Plus
 800-147-0100 ext. 800
 14000 S. Greenway, Suite 200
 Dallas, TX 75244
 Fax: 214-343-8888
 E-mail: info@designplus.com
 Website: www.designplus.com

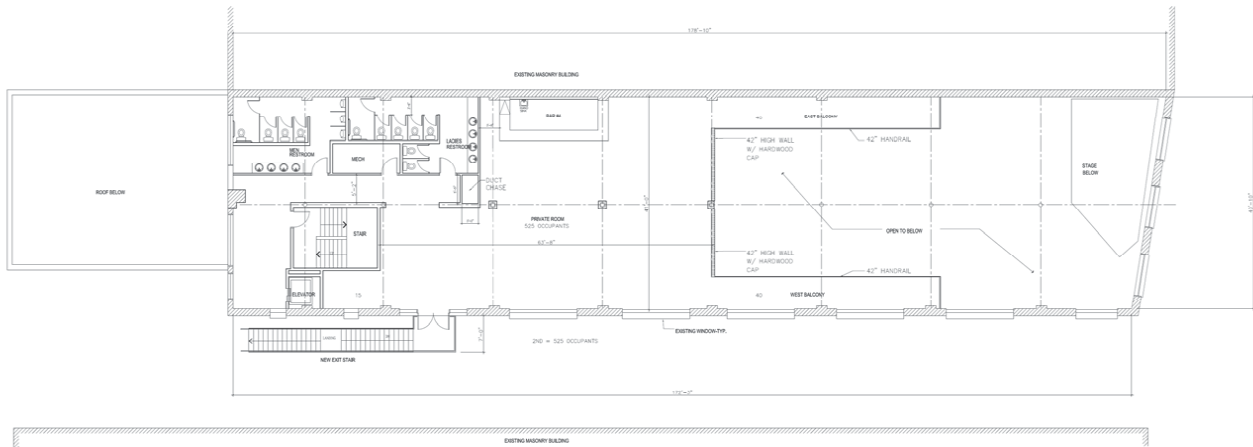
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE DESIGNER AND MAY BE USED ONLY ON THE PROJECT NAMED HEREIN. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER. ANY USE IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT STATUTES.

NCBQC/AIBD Cert. 25-134



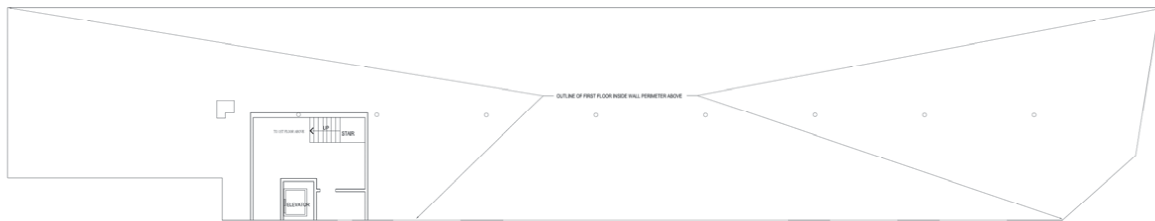
IF DRAWING IS NOT 24"x36" SCALE ACCORDINGLY

DATE: JUNE 1964

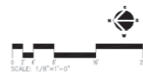


Second Floor Plan

SCALE: 1/8"=1'-0"



Basement Floor Plan



IF DRAWING IS NOT 24"x36" SCALE ACCORDINGLY



THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE DESIGNER AND MAY BE USED ONLY ON THE PROJECT INWHICH IT IS USED. NO PART OF THIS DRAWING SHALL BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER. THE FEDERAL AND STATE COPYRIGHT STATUTES.

NORC/ABD C01: 25-134

Project: **KRESS BUILDING RENOVATIONS**
814 Howard Avenue
Biloxi, Mississippi 39032

Sheet Title: **Basement & Second Floor Plan**

JOB No.:
SCALE: AS SHOWN

DRAWN BY: W. TRICKLEST

SHEET:

A-2

DATE: JUNE 09, 2011
PLAN NO.