

EXHIBIT N

Structural Condition Assessment by The Harman Group

STRUCTURAL CONDITION ASSESSMENT

**BOYD THEATER
1910 CHESTNUT STREET
PHILADELPHIA, PA.**

PREPARED FOR:

**iPic ENTERTAINMENT
433 PLAZA REAL, SUITE 335
BOCA RATON, FLORIDA 33432**

SUBMITTED BY:

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06 SEPTEMBER, 2013



THE HARMAN GROUP
structural engineers
parking consultants

STRUCTURAL CONDITION ASSESSMENT
BOYD THEATRE
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THE HARMAN GROUP
structural engineering
parking planning and design

INTRODUCTION

At the request of iPic Entertainment, The Harman Group performed a visual condition assessment of the Boyd Theater building structure located at 1910 Chestnut Street, Philadelphia Pennsylvania. The purpose of the condition assessment was to observe the condition of the building structure and facade.

Structural framing was observed at locations where the framing was exposed to view. Architectural finishes were not removed for the survey. The facade was observed from street level using binoculars.

The surveys were conducted on June 11, June 14 and August 01, 2013.

BUILDING DESCRIPTION

The Boyd Theater is an Art Deco style movie theater constructed in the 1920's. It remained in operation until 2002 and has been vacant since then.

Photograph 1 provides an aerial view of the building. Entrance into the theater lobby is on Chestnut Street. The auditorium is set back behind other properties on Chestnut Street with the south side of the auditorium adjacent to Sansom Street.

The theater is framed with structural steel supporting cast-in-place concrete floor slabs.

The facade is constructed of multi-wythe brick walls. It appears that the northeastern corner of the foundation wall was original to an adjacent structure in place during construction and consists of rubble stone.

Entrance into the theater is from Chestnut Street through a lobby structure (Photographs 15 & 32).

The auditorium is comprised of a main seating area and upper cantilevered balcony (Photograph 2). The balcony is framed with structural steel (Photographs 3 & 4).

The auditorium roof is framed with steel trusses spanning north-south (Photograph 5). Steel purlins span between the trusses and a concrete roof slab spans between the purlins. The plaster theater ceiling, catwalks and a mechanical room located above the center of the auditorium (see Photograph 1) are supported by the trusses.

The stage floor is framed with timber flooring and joists spanning to steel girders (Photographs 6 & 7).

A full theater fly loft occurs over the stage (Photograph 8).

An orchestra pit with a moveable platform is in front of the stage (Photograph 9).

A brick wall separates the auditorium from the stage house. The proscenium opening (with a fire curtain) occurs in that wall.

The building has a basement under both the lobby and under the auditorium and stage areas. Several types of basement walls were observed – specifically concrete, brick and rubble stone. The basement contained mechanical rooms as well as other smaller rooms.

OBSERVATIONS

The structural steel framing, floor slabs and roof slab are in overall good condition, however water is leaking into the building at many locations.

Water is leaking through the auditorium roof at a number of locations around the auditorium – primarily at roof drains. The leaks have damaged ceilings, plaster walls and other architectural finishes (Photographs 10 & 11). Deterioration of the roof slab has occurred at the leaks as evidenced by spalling concrete and corrosion to reinforcing steel. Rainwater is corroding one of the balcony support columns on the south side of the auditorium (Photograph 3).

Water is leaking into the basement at various locations around the perimeter of the building. Spalling concrete and corroded reinforcing steel were observed in the ground level concrete beams and floor slabs on both sides of the stage (Photographs 12, 13 & 14). Standing water was observed on the floor of the lobby at the Chestnut Street entrance (Photograph 15) and in the basement below the lobby (Photograph 16).

Water is entering the building through the smoke vent on the stagehouse roof (Photograph 8). Pigeons are living in the stage house resulting in a substantial amount of pigeon waste over the entire area of the stage floor. The water and the pigeon waste have caused severe damage to the wood-framed stage floor.

BUILDING FACADE

The brick facade is in fair condition. The mortar joints appear to be original, and most are in still in good condition. Repointing of mortar joints is required in some locations.

Spalls, cracks and biological growth were observed in the west wall of the theater. A large vertical crack has occurred in the northwest corner (Photographs 18 & 19). Previous repairs to restrain the crack were implemented using steel angles, steel straps and a diagonal brace beam. Those repairs appear to have been made many years ago. The crack appears to be approximately 1" wide and is most likely allowing water to enter the building. Biological growth was observed below roof scuppers (Photograph 17).

Exterior steel-framed fire exit stairs occur on the north and south walls of the auditorium (Photographs 20 & 21). The stair framing is in poor condition. Cracks and holes in the brick facade were observed at various locations adjacent to the stair framing.

Vertical cracks were observed at approximately 15 feet on center in the south wall. Vertical cracks near the roof were observed at the north and south ends of that wall (Photos 22, 27 & 30). Biological growth was observed below the scuppers and below the exit stairs (photographs 24, 27 & 29). Deterioration of the brick was observed at several locations – primarily below scuppers, below the exit stairs and at street

level (Photographs 25, 26 & 27). Deterioration at the street level has been created due to a softer brick being exposed to the effects of water and freeze/thaw effects.

The existing wall at the north east corner appears to be the original party wall when the Boyd Theatre was built. This wall appears to be in poor condition and will need to be replaced or rebuilt (Photograph 33).

The facade on Chestnut Street is clad with limestone (Photograph 32). The limestone appears to be in good condition. A steel-framed marquee cantilevers off the wall, over the main entrance to the theater. The marquee is supported by a pair of cantilevered steel beams back-spanning into the second-floor space above the main entrance (Photograph 31). We were unable to ascertain the condition of the framing that supports the marquee; however we did observe a significant amount of rainwater dripping through the marquee onto the sidewalk, indicating to us that a significant amount of rainwater may be collecting within the marquee. Such a condition can deteriorate the structural framing. We are concerned about the condition of, and the amount of corrosion which may have occurred to the framing that supports the marquee – particularly because it weighs several thousand pounds and is cantilevering over the sidewalk along Chestnut Street.

CONCLUSION

Most of the structural framing of the theater – the structural steel framing, the floors and roof slabs are in good condition. There are, however, a number of areas where significant deterioration has occurred due to rainwater leaks. Water has entered the theater around the perimeter of the roof, through the smoke vent over the stage, and at various locations around the basement walls. The water has damaged architectural finishes and concrete slabs at the leak locations. Corrosion to the structural steel was observed near the leaks.

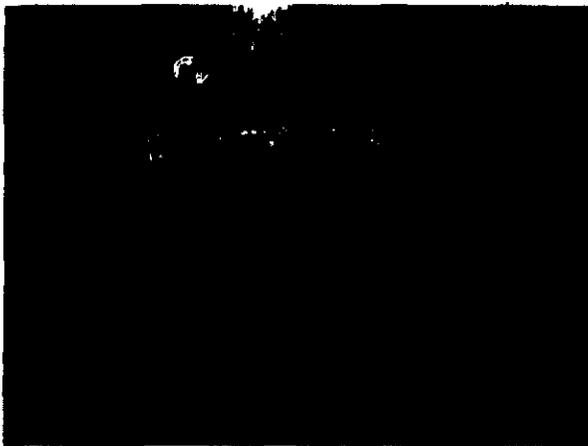
The masonry facade is in fair condition. Cracks, spalls, deterioration to the brick, and biological growth were observed in the facade. The steel-framed fire-exit stairs cantilevering off the north and south walls of the auditorium are in poor condition.

We were unable to observe the condition of the structural steel framing supporting the marquee over the main entrance on Chestnut Street.

ESTIMATED REPAIR QUANTITIES - BOYD THEATRE

09/06/2013

	QUANTITY	UNIT
REPAIR TYPE A - REPLACE WOOD STAGE	1	EACH
REPAIR TYPE B - CONCRETE REPAIRS	150	S.F.
REPAIR TYPE C - REBUILD BRICK NW CORNER	1	EACH
REPAIR TYPE D - REPAIR VERTICAL BRICK CRACKS	250	L.F.
REPAIR TYPE E - DETERIORATED BRICK REPLACEMENT	1,000	S.F.
REPAIR TYPE F - REBUILD/REINFORCE STONE FOUNDATION WALL	2,500	S.F.
REPAIR TYPE G - REBUILD/REINFORCE MARQUIS	1	EACH
REPAIR TYPE H - REPLACE FIRE ESCAPES	1	EACH



TYPE A: REPLACE WOOD STAGE



TYPE B: CONCRETE REPAIRS



TYPE C: REBUILD BRICK NORTHWEST CORNER



TYPE D: REPAIR BRICK
CRACKS

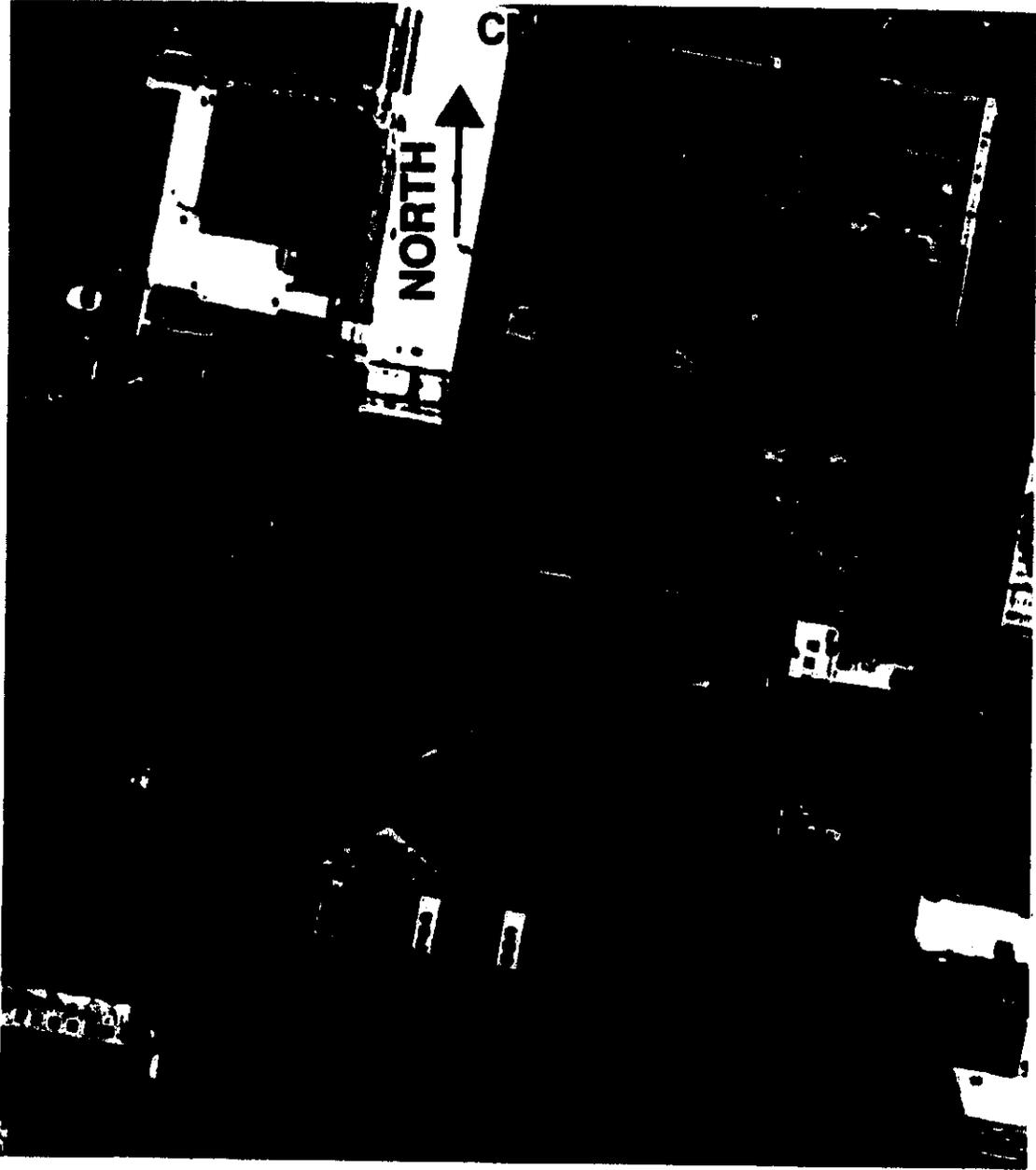


TYPE E: DETERIORATED BRICK REPLACEMENT

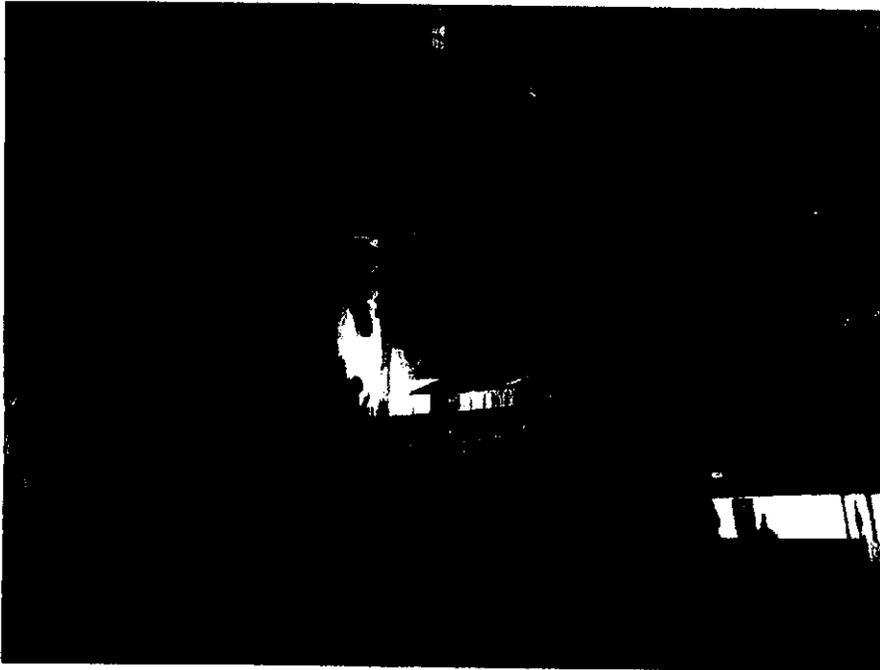


TYPE F: REBUILD/REINFORCE STONE
FOUNDATION WALL

PHOTOGRAPHS



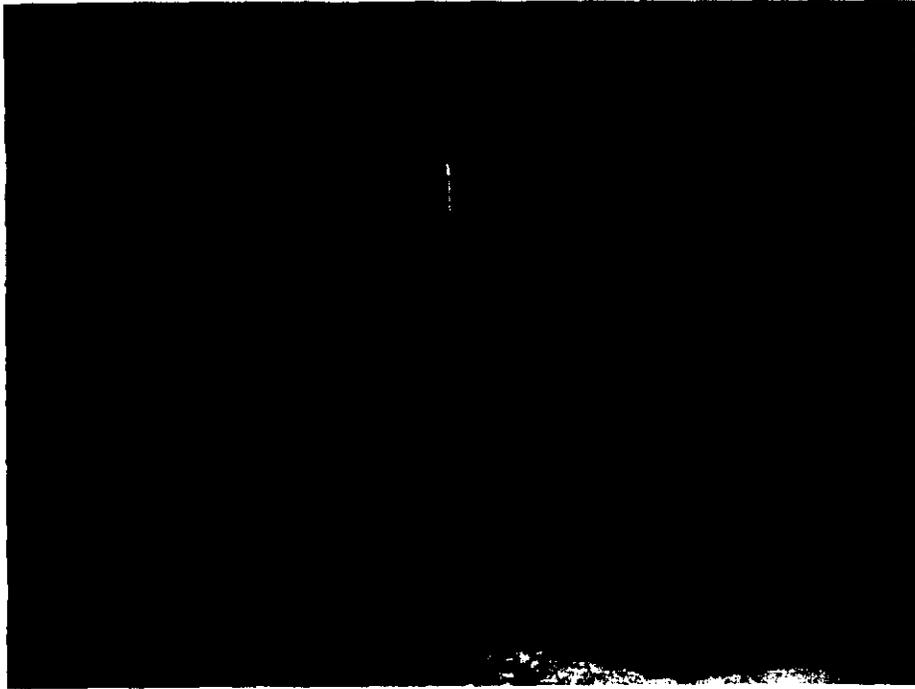
Photograph 1 – Aerial view



Photograph 2 - Auditorium



Photograph 3 - Balcony column (view at south wall at water leak)



Photograph 4 – Balcony framing (view from within crawl space under balcony)



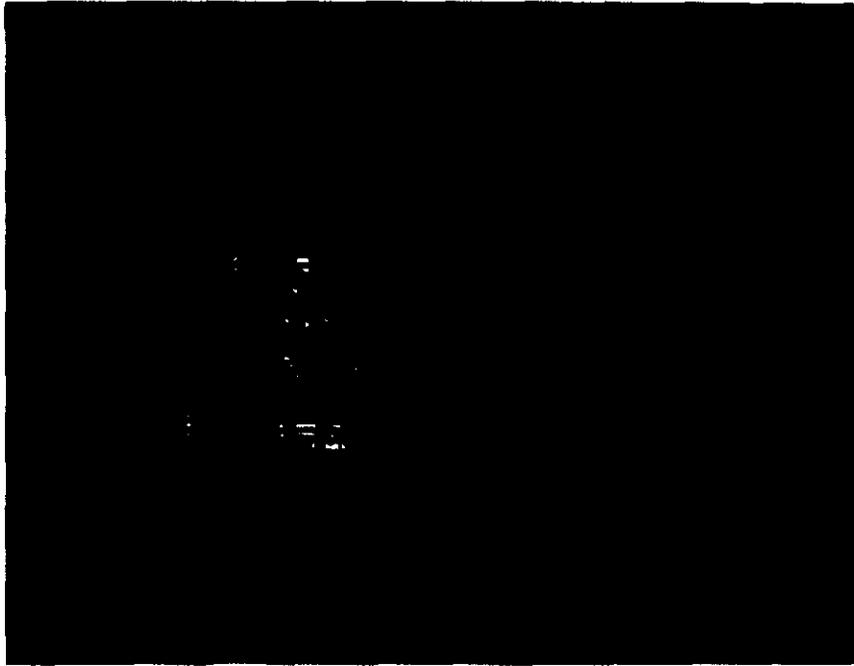
Photograph 5 – Auditorium roof truss (north end)



Photograph 6 – Underside of stage floor (water damage)



Photograph 7 – Underside of stage floor (at water damage)



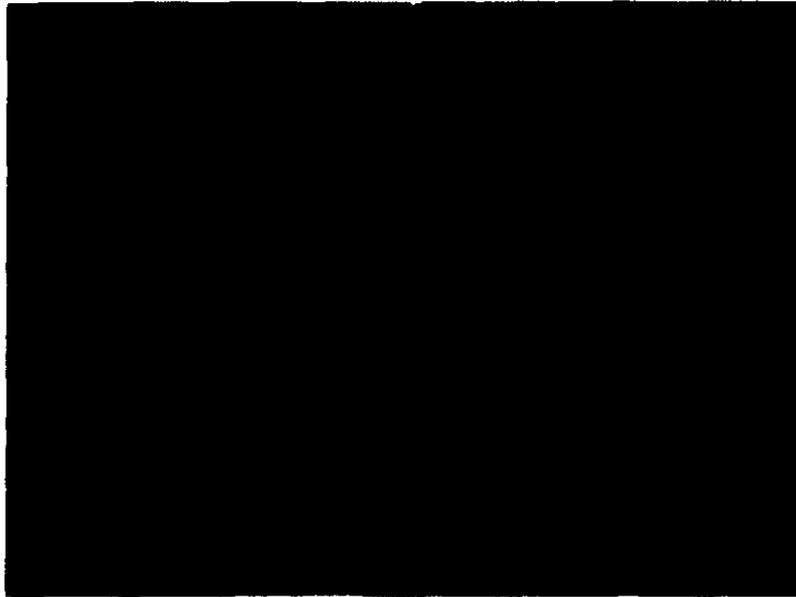
Photograph 8 – View looking up at fly loft and deteriorated (leaking) smoke vent



Photograph 9 – Orchestra pit floor



Photograph 10 – Water-damaged plaster wall on north side of auditorium



Photograph 11 – Water-damaged plaster wall on south side of auditorium



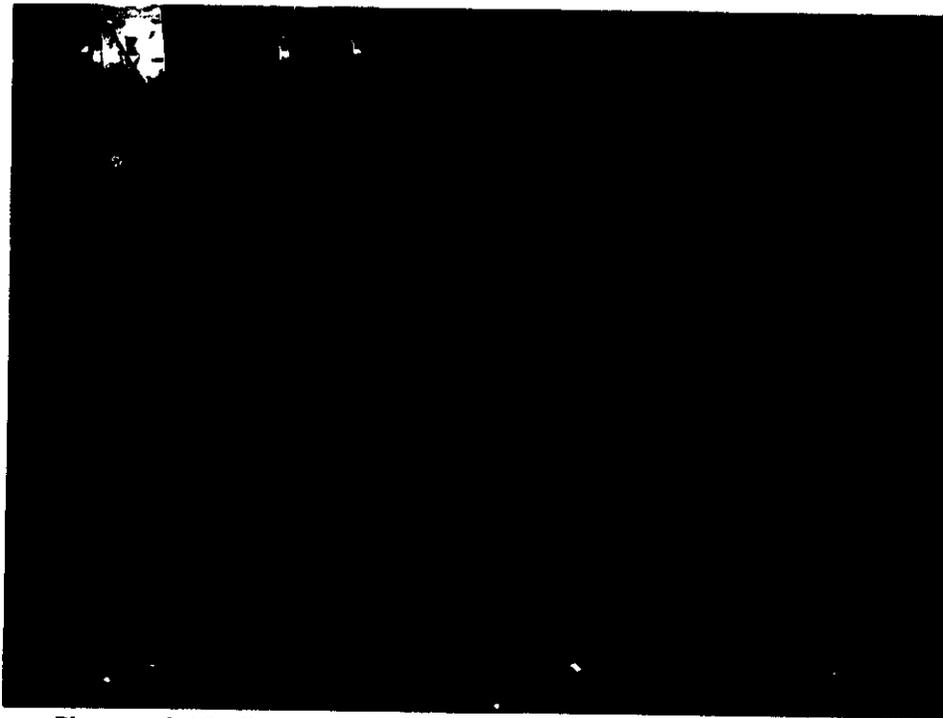
Photograph 12 – Water-damaged concrete beam in southwest corner of basement



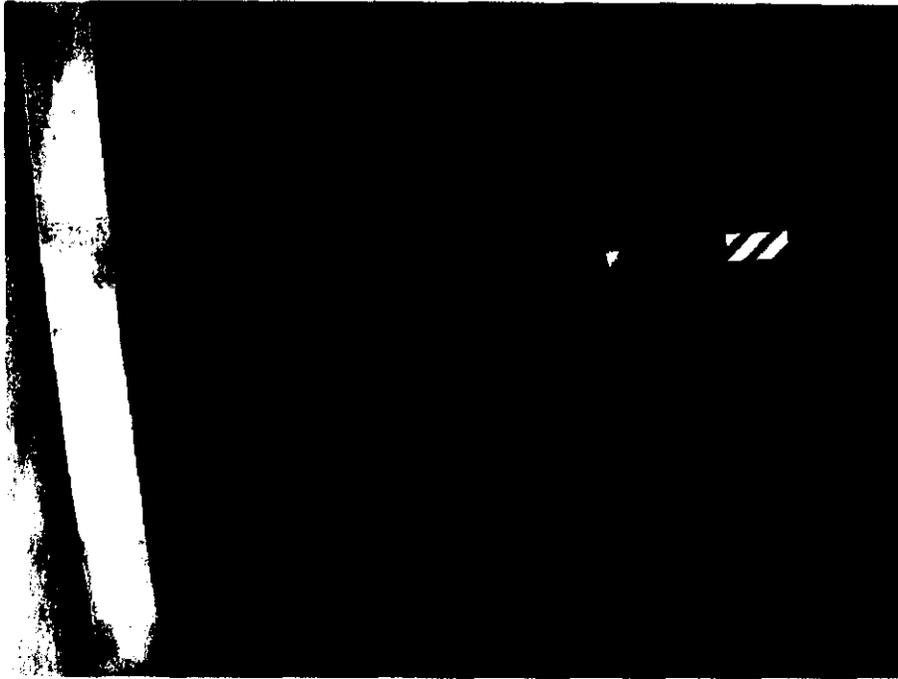
Photograph 13 – Water-damaged first floor slab viewed from basement



Photograph 14 – Water-damaged first floor slab in northeast corner of basement



Photograph 15 – Water on lobby floor (view looking towards Chestnut Street)



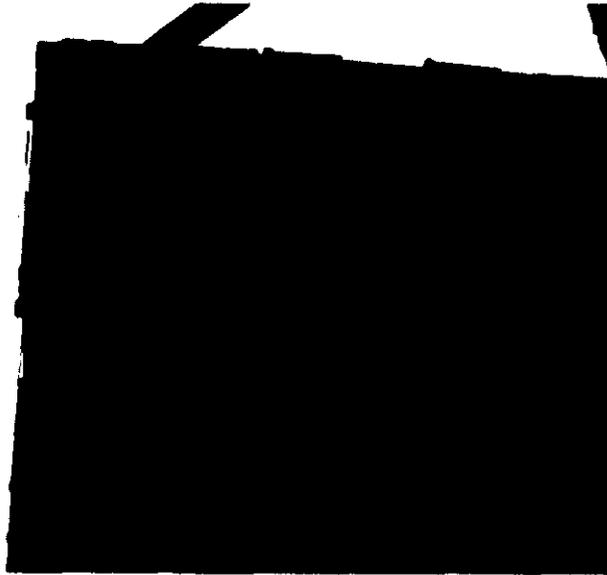
Photograph 16 – Water on basement floor under lobby (view looking towards Chestnut Street)



Photograph 17 – Biological growth in northwest corner



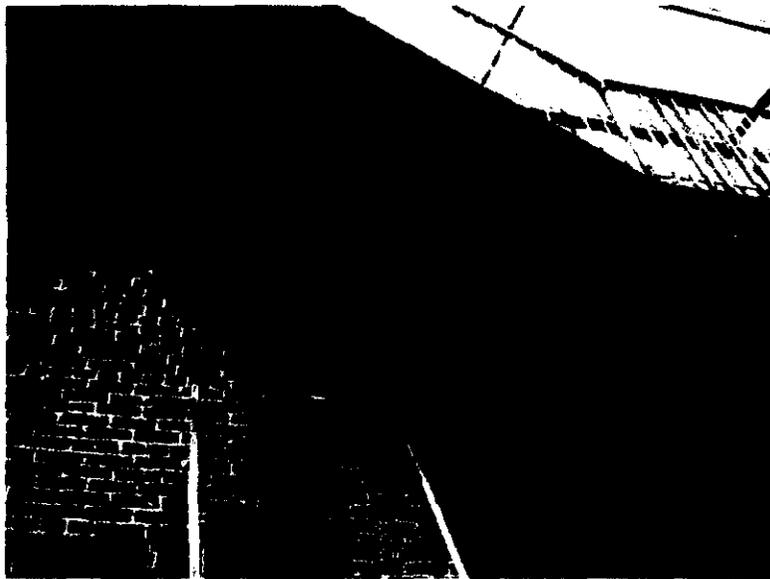
Photograph 18 – Wall brace in northwest corner



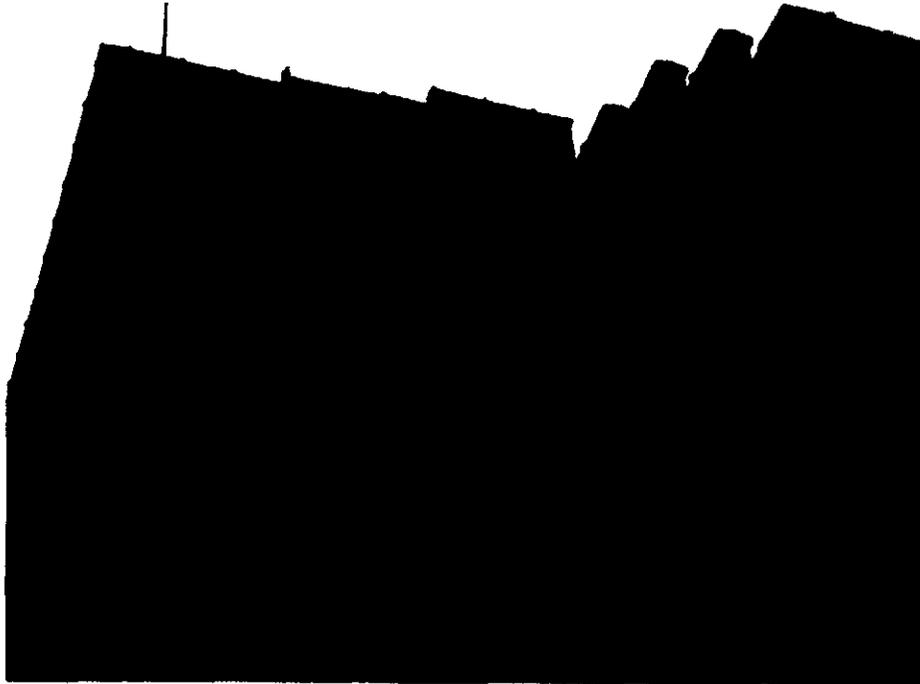
Photograph 19 – Close-up view of wall brace in northwest corner



Photograph 20 – Corroded fire-exit stair and biological growth on north wall



Photograph 21 – Corroded fire-exit stair on north wall



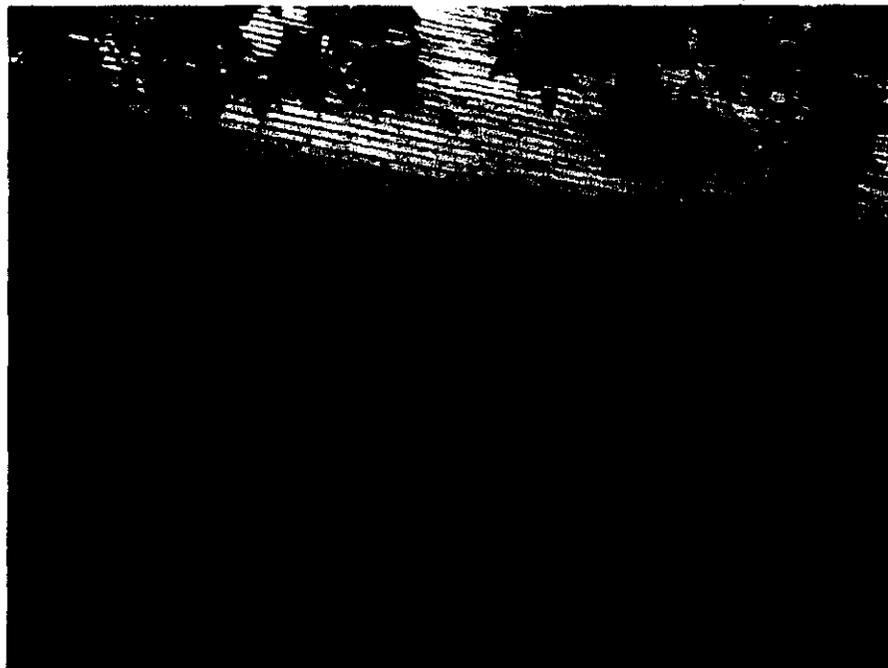
Photograph 22 – View of southwest corner



Photograph 23 – Corroded fire-exit stair on south wall (adjacent to Sansom Street)



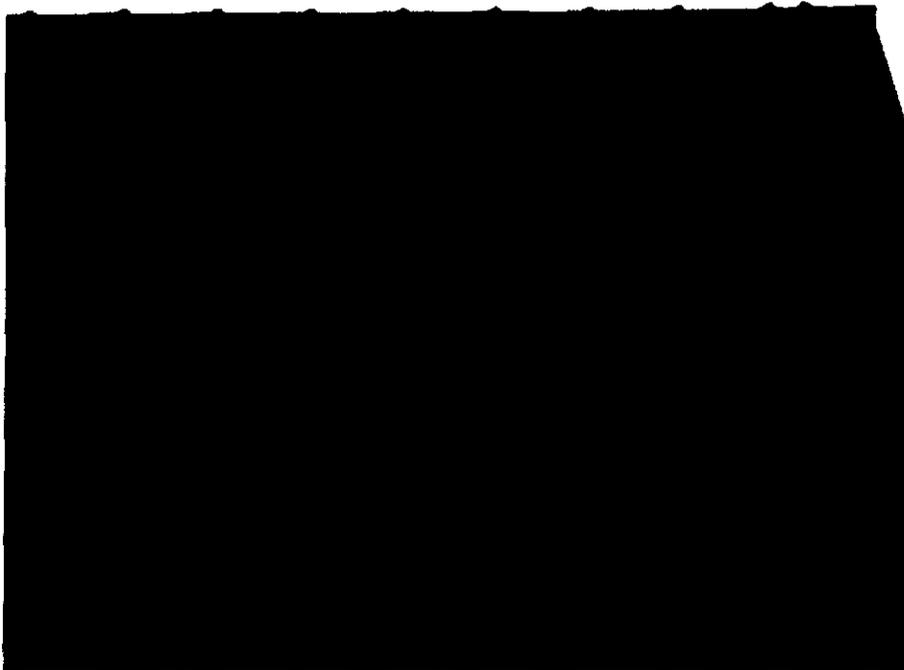
Photograph 24 – Corroded fire-exit stair and deteriorated masonry on south wall (Sansom Street)



Photograph 25 – Deteriorated brick on south wall (Sansom Street)



Photograph 26 – Deteriorated brick on south wall (Sansom Street)



Photograph 27 – Deteriorated brick and crack in corner of south wall



Photograph 28 – Water-stained brick on south wall (Sansom Street)



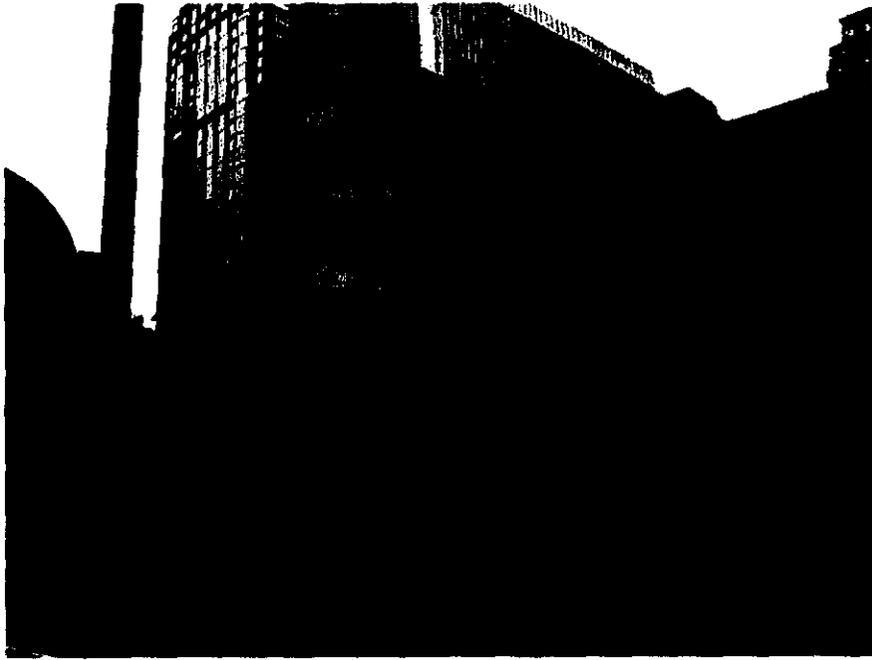
Photograph 29 – Cracked, stained and deteriorated brick on south wall (Sansom Street)



Photograph 30 – Crack in southwest corner of south wall (Sansom Street)



Photograph 31 – Marquee support beam (view looking towards Chestnut Street)



Photograph 32 – Marquee (Chestnut Street)



Photograph 33 – Northeastern Foundation Wall