

Universal Companies - Timeline of Events for the Royal Theater Properties

| Date | Events |
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| 1975 | Michael Singer purchased the Royal properties and they sat vacant for the entire time. In 1991 he filed to have the building demolished and that is when the preservation activist got involved. |
| 1998 | Preservation of Alliance purchased the property from Michael Singer in order to see that it was developed as an anchor for this part of South St. The financial burden led to the placement of the Royal for sale. |
| 1998 | The Alliance negotiated with Scribe Video after an RFP selection process. The sale was not consummated due to an estimated \$4 million development cost that was economically unfeasible for the independent film model of Scribe. |
| 2000 | Universal, a community development organization was approached by the Preservation Alliance and purchased the Royal for \$286,252. |
| 2001 | Universal formed a development team with Kravco/Downtown works, Pennrose Properties, and Parkway Corp for the development of a Cultural District on 1400-1600 of South St with the Royal as a anchor building. Funding and government support could not be organized to move the project forward. |
| 2002 | Universal performed \$52,0000 of restoration work on the front façade which was completed by Art Becker & Company and paid \$20,000 for architectural preservation advice from Gray Smith Architects LLC. |
| 2004 | Installed new fencing throughout |

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| 2005 | Universal had a plan developed at a cost of \$175,000 for an Entertainment District to be anchored by the Rhythm & Blues Hall of Fame to be located in the 1400 and 1500 of South Street which included the Royal as a major anchor facility. The plan did not get strong City and State support for implementation. |
| 2005 | Mural Arts installed Mural's to the temporary enclosures on the building's front |
| 2006 | Vitetta completed an overall assessment of the building's condition and prepared conceptual designs for a diner theater styled venue. The cost to complete the plan was not economically feasible. |
| 2007 | Vitetta completed a project manual for Phase I of the Stabilization of the Royal Theater |
| 2007 | Harman Deutsch- Completed the Commercial/Residential design with demolition of 1/3 rear of building -Project cost was \$12,268,000 for 7,7160 sq. ft. retail and 28,000 sq. ft. residential |
| 2007 | Lois Iatorola completed an appraisal on the Royal Theater and the adjacent lots |
| 2008 | Demolished vacant properties at 1537 and 1539 Kater street at a cost of \$23,200 |
| 2008 | Synertech Environmental Consulting completed the pre-development Asbestos Investigation on the theater |
| 2008 | Repaired crumbling bricks at rear of royal |
| 2007 | Universal spent \$127,000 for the stabilization of the Royal to install the cast piping for the water to run off the roof and into a drainage system. |

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| 2009 | Universal had Nickles Contracting to install new gutter system and drainage at a cost of \$50,658 to reduce the water infiltration into the building |
| 2009 | Met with other developers for possible partnership in developing vacant parcels and surface parking lots in the 1400 and 1500 of South Street into a pedestrian friendly retail area. Land value were prohibitive to such a large scale endeavor |
| 2010 | Demolished the vacant garage located in the rear of 1522 Kater Street. |
| 2010 | Ambric Technology Corporation completed a property survey and lot subdivision plan |
| 2011 | kramer Marks completed the design submitted to the State for redevelopment funding. |
| 1/6/2011 | RCAP \$2,250,000 grant approved but held for review at the State. |
| 6/20/2011 | Project presented to South Street West Business Assn |
| 6/21/2011 | Preservation Alliance letter confirming prior oral presentation on the project and process for approval by the Historical Commission. |
| 2/1/2012 | Obtained quotes from masonry contractors to repair wall cited in L&I violations. Work was placed on hold with the expectation that the project was to move forward. |
| 2/6/2012 | State completes its review and approved the RCAP project to move forward |
| 6/1/2012 | First application submitted to the Historic Commission for approval of the development plan |

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| 6/13/2012 | Historical Commission requested that Universal either sell the building and show that it is an economic hardship to renovate the building in its current configuration for use as big box retail. |
| 8/22/2012 | Property was placed on the market for sale. |
| 8/17/2012 | Received offer of \$3.1M from OCF Realty (not accepted) |
| 8/27/2012 | Received offer of \$3M from OCF Realty (not accepted) |
| 8/28/2012 | Received offer of \$4M from PPIG, LLC (accepted) |
| 2/1/2013 | Vanilla box estimate \$3,500,000 with no parking and no potential tenant. Amount far exceeds the RCAP grant and financing in not feasible without a long term tenant. |
| 3/3/2013 | Sales agreement with PPIG, LLC ends and no other written offers were received |
| 3/12/2013 | State request that we fulfill the requirements of the RCAP grant or the grant will be recall. All required documents were submitted to the State except the building permit which need Historical Commission approval. |
| 3/18/2013 | Updated application is submitted to Historical Commission |
| 4/23/2013 | Historical Commission letter stating that the application was not complete as all agreements of potential sale were not submitted. |