

ROSETTA CENTER

629 EUCLID AVE | Cleveland

Last 10 years Landlord has done the following improvements to the building:

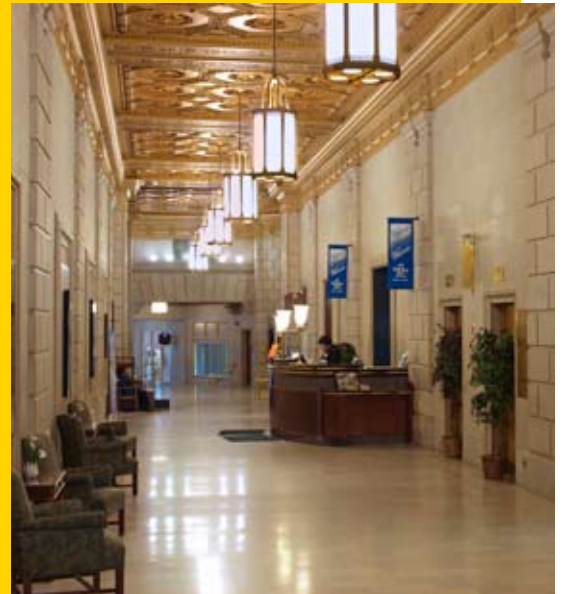
- Hotel: \$10,000,000
- Rosetta: \$6,000,000
 - Demolished and renovated floors 11-15
 - All glass rooftop penthouse
 - Added additional elevators, staircases through floors
- Elevator Upgrades: \$1,000,000
- HVAC:
 - Separated office and hotel HVAC
 - Replaced steam with new chilling towers and boilers
 - High efficiency, Class A systems
 - Rosetta has 8-9 zones per floor
 - Lower levels have 7-8 zones per floor

Currently involved in a \$2,000,000 Property Improvement Plan for Hotel:

- Hardwood floors--\$300,000
- New tvs, furniture, etc
- Renovating Great Room
- Completed 125 of 141 rooms
- Replace lobby fixtures

Future Improvements (start early 2011):

- Renovate elevators
- Relocate hotel reception area
- Replace furniture
- Renovate front entrance (Euclid) and back entrance (Vincent)



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