

Insomniac Live Music Venue x Commercial Center: Investment Outline

Priority 1: Venue Specific (Name TBD - formerly Las Vegas Ice Palace)

- Attendee Infrastructure Needs [Ref. Figure 1, Blue Arrow]
 - Extension of sidewalk
 - Passenger / Vehicle drop-off zone
 - Smoking congregation area
- Licenses and Permits
 - 18+ License that allows for live music and liquor service in main venue
 - 21+ Liquor license so lounge upstairs can operate separately
 - All other needed licenses and permits

Priority 2: Larger Outdoor Events/Activations

- Overview: SW quadrant of lot needs to be modular, where parking spaces are always present, but circulation impediments can be adaptable/removed based on the use case
[Ref. Figure 2 Sample Concert Site Map]
 - Wheel stops
 - Concrete sections between parking rows
 - Planter sections
 - Light towers
 - Fencing / Removable bollards
- Foundational Improvements for Outdoor Events
 - Power
 - Water
 - Sewer
 - Networking solution (E.g. Fiber)

Priority 3: General Investment into SW parking lot

- Lighting
- Parking restriping (Mandatory)
- Seating, benches, shade, trees

Venue Overview (For Reference – Subject to Change)

- Main Warehouse Floor
 - 18+ live music venue
 - 5,000 +/- capacity venue
- Upstairs Lounge
 - 21+ bar and lounge
 - Standalone entrance & operating hours