

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Rock Hard Productions, Inc.		DOING BUSINESS AS (DBA) Improv Asylum	
STREET ADDRESS 307 W 26th Street		CROSS STREETS 8th Ave	ZIP CODE 10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Norm Laviolette	ATTORNEY/ REPRESENTATIVE	NAME: Terrence R. Flynn Jr., Esq
	PHONE: 617-263-1300		PHONE: 718-945-1000
	EMAIL: norm@improvasylum.com		EMAIL: trflynnjr@gmail.com
MANAGER	NAME: Pablo Rojas	LANDLORD	NAME: Penn South Co-Op
	PHONE: 617-263-1300		PHONE: 212-727-8289
	EMAIL: pablo@improvasylum.com		EMAIL: bkeany@pennsouth.coop
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?	Applicant - 2009 to present; Owner since 1998 to present	
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar Tavern Legit Theater <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	By April 15th
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12PM to 2AM	12PM to 2AM	12PM to 2AM	12PM to 2AM	12PM to 2AM	12PM to 2AM	12PM to 2AM
	Kitchen	NA	NA	NA	NA	NA	NA	NA
	Music	5PM to 2AM	5PM to 2AM	5PM to 2AM	5PM to 2AM	5PM to 2AM	5PM to 2AM	5PM to 2AM
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="radio"/> BACKGROUND	<input checked="" type="radio"/> LIVE MUSIC	<input checked="" type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input checked="" type="radio"/> KARAOKE		

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	160	160	NA	160	0	2	0
OUTSIDE <i>(Other than sidewalk café)</i>	NA	NA	NA	NA	NA	NA	NA
SIDEWALK CAFÉ	NA	NA	NA	NA	NA		

How many floors are there? What is the capacity for each floor?	1 floor / 160 people	
How frequently will the owner(s) be at the establishment?	weekly	
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES <input type="radio"/>	NO <input checked="" type="radio"/> This was recently repealed as a requirement.
Will applicant have bottle or table service for beverage alcohol?	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Will you be hosting private; promotional or corporate events?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will outside promoters be used on a regular basis? If yes please describe.	YES <input checked="" type="radio"/>	NO <input type="radio"/> Services like TKTS, Goldstar, etc.
Will you have a security plan? If, yes please attach.	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will security plan be implemented?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will State certified security personnel be used?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will applicant be using delivery bicycles? If yes, how many?	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES <input type="radio"/>	NO <input type="radio"/> NA
Where will delivery bicycles be stored during the day when not in use?	NA	

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	Space is remaining as is from previous tenant.

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attachment.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	3/26/18 via email		
Who was your contact person at each group you met with?	Pablo Rojas via email		
When did applicant post the notice that was provided?	3/26/18		
Where did applicant post the notice that was provided?	Notice was posted on the main doors of the space facing the street.		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO	617-263-1300
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.	UCB Theater; comedy theater		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	UCB Theater
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will the kitchen exhaust system extend to the roof?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	TV Monitors
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Already in place from previous tenant.
Where will the air conditioner be located? What type is it?	NA		
When was the air conditioner installed?			

NOT APPLICABLE

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	NA
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	NA

NOT APPLICABLE

OUTDOOR ITEMS – SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	NA
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	NA
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	NA
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	NA
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	NA
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	NA
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	NA
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	NA
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	NA
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	NA
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	NA
Will applicant use umbrellas?	YES	NO	NA
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	NA

ADDITIONAL STIPULATIONS: (Office Use Only)

- There will be no patron dancing



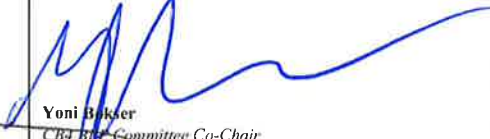
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its <u>5/2/18</u> full board meeting, with <u>43</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial <input type="radio"/> Approval</p>
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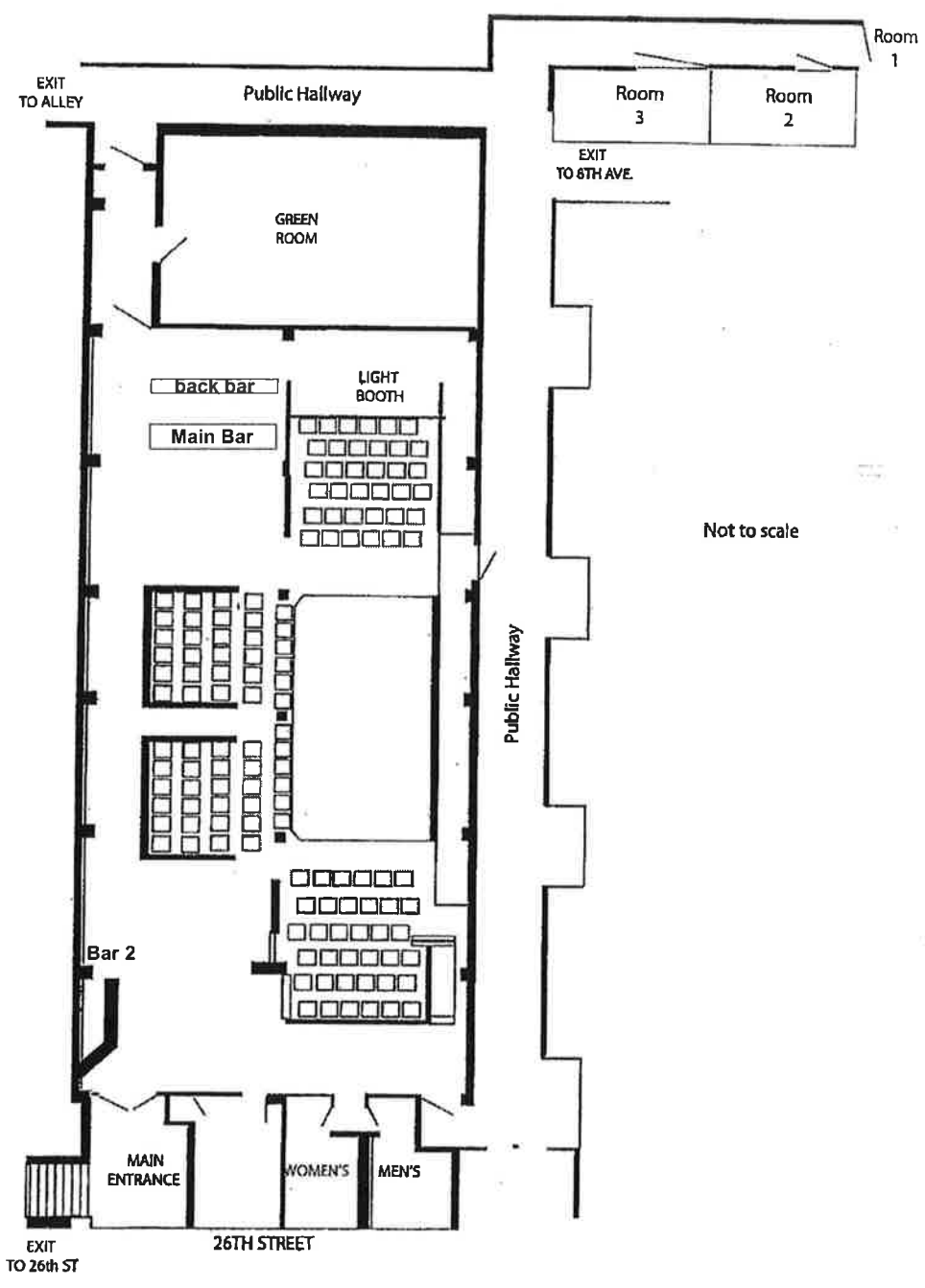
CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Yoni Bakser CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p>SIGN HERE →</p>	<p><i>Nexama LAvidette</i> CEO</p> <p>PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p><i>APR 2 10th</i> 2018</p> <p>DATE</p>
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Drawing "A"

INITIAL HERE
DATE
DRAWN BY

CRUNCH AND MUNCH BAR MENU

IMPROV ASYLUM | NYC

Warm Doughy PretzelHaus Pretzel

Nacho Chips and Salsa
(optional cheese dip)

Amy's Organic Bean and Cheese Burrito

Lightly Salted Butter Popcorn

IMPROV ASYLUM LETTER OF INTENT

Rock Hard Productions, Inc, dba *Improv Asylum*, is pleased to provide an offer to lease the vacant theater space previously occupied by the Upright Citizens Brigade located in the basement of 301-317 W 26th New York, New York. Our offer is structured to ensure long-term success for both parties, based on our current successful established theater operations in Boston over the past 20+ years.

We intend to use the space as *Improv Asylum's* primary New York City location offering up improv comedy productions seven (7) nights a week plus classes and a Corporate Training Center during the day, expanding our proven business model to this new market. Our goal is to be in the space for 20+ years. Our opening offer is as follows:

POSSESSION DATE: immediate

LEASE: \$9000.00 per month plus electricity and snow removal fees and annual taxes with periodic increases at the following scheduled markers:

Y1-3-\$9000

Y4-5-\$9250

Y6-8-\$9500

Y9-10-\$10,000

Y10-15 \$11,000 Extension Option 1

Y11-20 \$12,000 Extension Option 2

TERM: 10 year initial lease with two (2) 5-year extension options

RENT ABATEMENT: 6 months for tenant improvements/renovation and initial operation to establish cash flow. We'd also like up to 90 days to secure the necessary licensing for operating our business specifically in regards to securing the entertainment and beer/wine licenses. Abatement period to start as soon as permit and licensing are obtained. *Improv Asylum* agrees to contribute one month's rent to be held in escrow at the time of lease execution. This amount, equivalent to one month's rent, will be applied when the abatement period is completed.

TENANT WORK: We plan on up to a \$50,000 cosmetic buildout of the space. No structural changes are planned to allow for a quick turn around. The buildout will include:

- sound system installation
- install new low-wattage LED theatrical lighting system
- new bar and adding 2nd "main bar" adjacent to tech booth
- remove carpeting and install high-grade commercial vinyl flooring
- full surface refinishing and repainting of theater, back of the house, & bathrooms

- stage back wall or curtain
- new awning cover
- window display refinishing and set-up
- AC maintenance

CONTINGENCIES

We would like the execution of the lease to be contingent upon being able to secure the necessary permits and licenses to operate successfully. Specifically an entertainment license and beer and wine licenses.

Additionally, we would like to request the option to match any reasonable competing offer presented to the co-op board provided such offer is confirmed in writing from the competing party.

ABOUT IMPROV ASYLUM

We'd also like to mention that *Improv Asylum* offers a unique improv comedy experience for both audiences and our performers. Our shows are fully produced performances with dedicated followings which provides us with high audience turnout and return visits. As a result we are one of only two improv-based companies in the US that pays its performers. We view this as a major benefit in supporting and developing the comedy arts community as well as other artists that are incorporated in our shows and make a living as performers.

It all began back in 1997 when founding partners Paul D'Amato, Chet Harding and Norm Laviolette were performing in an improv troupe called Rock Hard Improv at the old Hard Rock Café on Clarendon Street in Boston. They performed in the back room of a downstairs bar where their dressing room was a non-working elevator shaft. Waiters would walk through the middle of their scenes (from the back kitchen to the tables) yelling out, "Who ordered wings?" In the spring of '97 HRC decided to turn that room over to a music room so Rock Hard Improv lost their performance space. The guys felt that it was interesting that there wasn't anything like Second City here in Boston. They thought if they could sell out an unknown space on Monday nights, "imagine what we could do with our own place!"

The troupe of Rock Hard Improv dissolved but Paul, Chet & Norm decided to incorporate in the summer of '97. They came across the vacant European Restaurant on Hanover Street, took out an SBA loan for \$75k and signed a 5-year, ½ million dollar lease. In May of 1998, Improv Asylum performed their first show at their Hanover Street location and is now recognized as a leader in improv comedy performance across the nation.

WHERE ARE WE NOW?

What started as basement theater company with one cordless phone (with call-waiting) and hand-written tickets and with the owners and invested employees sitting on the top stoop "barking" is now still a basement theater that underwent a massive (& awesome!)

renovation in the spring of 2010. We have grown up in the age of websites and emails and social media and are on the cutting-edge of it all. And yes – we now have a real phone system complete with multiple lines and a hold button! In addition to being a multi million dollar revenue business, we also own and operate multiple entertainment venues in Boston and are production partners in venues across New England.

We have performed thousands and thousands of shows for millions of people. We have shows 7 nights a week at our resident theater on Hanover Street in Boston's North End and 5 nights a week at Laugh Boston. We also offer unique corporate training, hilarious customized corporate shows and a student training center. In everything we do, we strive to provide the best comedic theater experience. Check us out and find out why Improv Asylum is the "funniest show you'll ever be a part of!"™

Our website: www.improvasylum.com

LAUGH BOSTON

Improv Asylum is also the owner/operator of Laugh Boston, Boston's 300 seat stand-up comedy venue located in the Westin Waterfront Hotel located in Boston's rapidly growing Seaport District.

More information can be found at www.laughboston.com

IA INNOVATION

In addition, Improv Asylum owns and manages IA innovation, a rapidly growing division that focuses on corporate training. Our work has directly impacted the culture at organizations from Fortune 50 companies, leading educational institutions to innovative and growing start-ups. Our client list is a part of this submission.

More information can be found at www.iainnovation.com

ASYLUM GAMING & ESPORTS (AGE)

Lastly, within the last year Improv Asylum launched a new video game division focusing on producing live events and experiences in the emerging video gaming market. Leveraging its experience with producing live events, shows, and experiences for the past 20 years as Improv Asylum, AGE is already establishing itself as the go to production company for video game related events in the New England area already working with clients such as Red Bull for international tournaments as well as a number of local organizations poised to forward the gaming scene in Boston and hosting a number of high-profile events during PAX East for the past four years.

More information can be found at www.asylumgamingandesports.com

Attachments:

1. 2015 Income Tax Returns
2. 2016 Income Tax Returns
3. IA Innovation Client List

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DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date May 27, 1971 No. 70590

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 66147

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at 750

323-341 Eighth Avenue; 307-311 West 26th St. Block 751

Lot Pt. of 1

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **northeast** ~~side~~ ~~corner~~ corner formed by the intersection of **West 26th Street** and **Eighth Avenue**
 distant **feet** ~~xxxxx~~ **feet**
 running thence **"SEE STATEMENT 'A'"** feet; thence _____ feet;
 thence **of Alt. 345/1970** feet; thence _____ feet;
 running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— **345-1970** Construction classification— **Class 1 Fireproof**
 Occupancy classification— **Commercial** Height **2** stories, **41.35** feet.
 Date of completion— **May 12, 1971** Located in **C 4-5** Zoning District.
 at time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr. On Ground		160	Cellar storage, utilities, super-market storage, stores, furniture store, Use Group 10, locker room, office, Theatre, Use Group 8.
1st	100, 200, 300	600	Loading platform, stores, self-service market, furniture store, Use Group 10.
2nd	100	65	Health establishment, Use Group 9, lockers.
Mezz.	120	60	Spectator's area, storage and mechanical equipment.
Roof	40	16	Tennis courts, Use Group 4 B, air structure enclosure over roof limited to the months commencing November 1st and terminating May 1st in each twelve month period.
NOTE:			Variance granted by Board of Standard and Appeals 683-67-A precludes spectator seating, storage of materials of any kind, cooking or other flame devices, inflammable material (other than the required tennis rackets, balls and tennis nets) or any use that could be possibly be construed as Public Assembly.
			FIRE DEPARTMENT APPROVALS: Standpipe System—July 20, 1964. Sprinkler System—September 24, 1964.

OFFICE COPY—DEPARTMENT

OF BUILDINGS OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

Caroline F. Dennis
 Borough Superintendent

DEPARTMENT OF BUILDINGS

BOROUGH OF THE CITY OF NEW YORK

PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	PERMITTED USE	PERMITTED OCCUPANCY	REMARKS
1st	Office	Office	
2nd	Office	Office	
3rd	Office	Office	
4th	Office	Office	
5th	Office	Office	
6th	Office	Office	
7th	Office	Office	
8th	Office	Office	
9th	Office	Office	
10th	Office	Office	
11th	Office	Office	
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100th	Office	Office	

Borough Superintendent

OTHER COPY-DEPARTMENT OF BUILDINGS

NYCTM



Buildings

PLACE OF ASSEMBLY CERTIFICATE OF OPERATION

Certificate Number: 104060953

Borough: MANHATTAN

Premises Address: 307 WEST 26TH ST

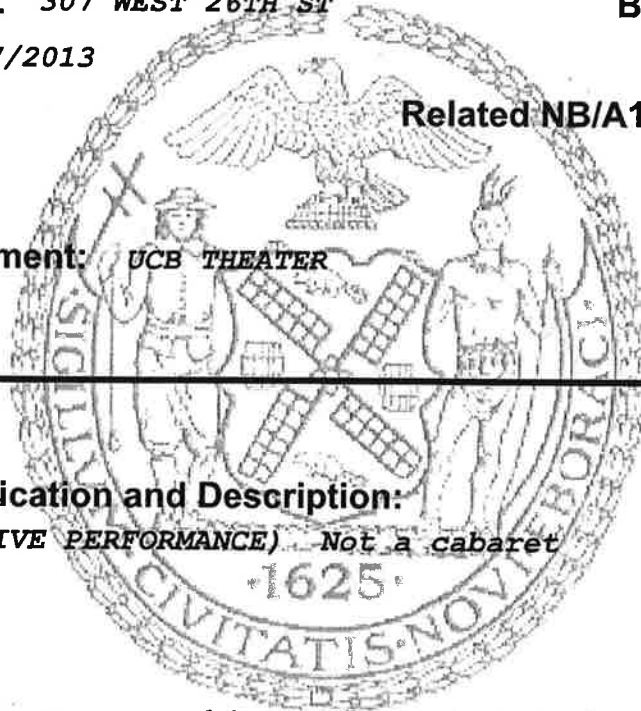
Block/Lot: 751 / 1

Issued On: 05/07/2013

BIN: 1082792

Related NB/A1 Job No: ALT145-74

Name of Establishment: UCB THEATER



Floors: CEL

Occupancy Classification and Description:

A-1 THEATER (LIVE PERFORMANCE) Not a cabaret

Number of Persons

160

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

Security Plan

Improv Asylum | NYC

Hiring Practices

All potential hires must agree to a background check as part of their application except for employees that are presently employed at another **Improv Asylum** or affiliated venue using our standard hiring practices.

All employees must be 18 years of age or older. Any alcohol sales will only be conducted by employees ages 21 year of age or older.

Training Requirements

All personnel including managers, ushers, bartenders, and security staff must be certified in the following areas:

- ServSafe Alcohol Awareness or equivalent accepted in New York State
- MA Crowd Safety and Management Certification in addition to New York State requirements
- Internal patron de-escalation techniques
- Active shooter and fire evacuation training

Managers must also be certified in:

- First Aid and Adult CPR

Dedicated Security Staff will need to meet New York State's Security Guards Training Requirements as required by Section 89-G of Article 7A for unarmed security guard except where applicable using active, retired police officers, or peace officers.

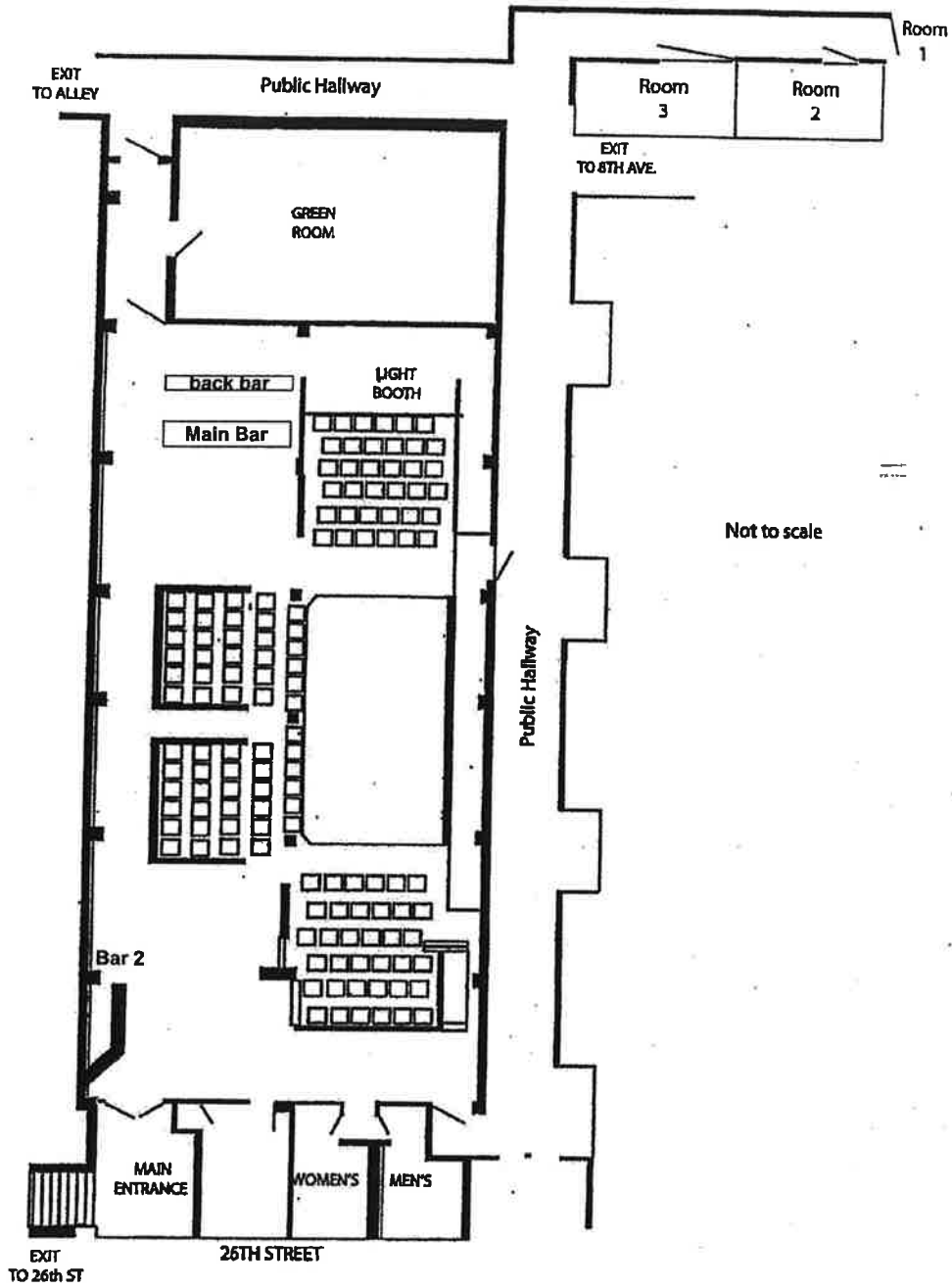
Facility Plans

- Audiences 150 or more will be required to have two (2) Crowd Safety Managers on duty
- *Additional facility plans once space lease is confirmed and proper operational walk-through is conducted.*

Standard Practices

- At all times security or another designated employee will be required to maintain a head count of all staff and public attendees so that as not to exceed the certificate of occupancy allowance.

- Security staff will be required to check all patrons state ID, federal ID, or government issued passport before allowing anyone of age to order and/or consume alcohol. All service staff will be given the authority to additionally review identification for age verification and deny service based on condition outlined in their ServSafe Alcohol Awareness training.
- In all emergency situations 911 shall be called and the Manager On Duty shall be the point of contact followed by the senior security staff or next senior manager on duty.



Drawing "A"

INITIAL HERE
 LARSEN
 TENANT

Proximity Report for Location:

April 10, 2018

307 W 26th St, New York, NY, 10001

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
GOURMET BAY INC	745 6TH AVE	170 ft
BURGUNDY WINE COMPANY LTD	143 W 26TH STREET	400 ft
CLEARVIEW SPIRITS, INC.	99 WEST 27TH STREET	480 ft
MANOR HOUSE CELLAR INC, THE	61 W 23RD ST	735 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	785 ft
WINE DISCIPLES LLC	129 W 29TH ST	990 ft
EATALY WINE LLC	200 5TH AVE	1120 ft
DELAUREN WINES INC	332 8TH AVE	195 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	885 ft
NRS WINE AND LIQUOR INC	403 8TH AVE	1045 ft
ALGA WINES & SPIRITS LTD	221 9TH AVENUE	1125 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1145 ft
BURGUNDY WINE COMPANY LTD	143 W 26TH STREET	1470 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	1495 ft

Churches within 500 Feet

Name	Approx. Distance
Chakrasambara Buddhist Center	165 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
KDL HOSPITALITY LLC	260 W 26TH ST	195 ft
NEW PARS NEW YORK INC	249 W 26TH ST	265 ft
TOP BRASS LLC	290 8TH AVE	390 ft
CHELSEA 26 LLC	249 W 26TH ST	520 ft
G G P BAR & GRILL CORP	372 8TH AVENUE	665 ft
SALUMERIA BIELLESE INC	376 378 8TH AVENUE	710 ft
23RD & 8TH LLC	261 8TH AVENUE	710 ft
28 SG HOSPITALITY GROUP LLC	229 W 28TH ST	720 ft
28 BSJ LLC	229 W 28TH ST	730 ft
NORTHWEST 252 LLC	252 254 W 29TH ST	730 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
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Unmapped licenses within zipcode of report location

Name	Address
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CRUNCH AND MUNCH BAR MENU

IMPROV ASYLUM | NYC

Warm Doughy PretzelHaus Pretzel

Nacho Chips and Salsa
(optional cheese dip)

Amy's Organic Bean and Cheese Burrito

Lightly Salted Butter Popcorn

ADDITIONAL STIPULATIONS: (Office Use Only)

THERE WILL BE NO
PATRON DANCING

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 - 6 of this application, the stipulations on pages 7 and 8 control.