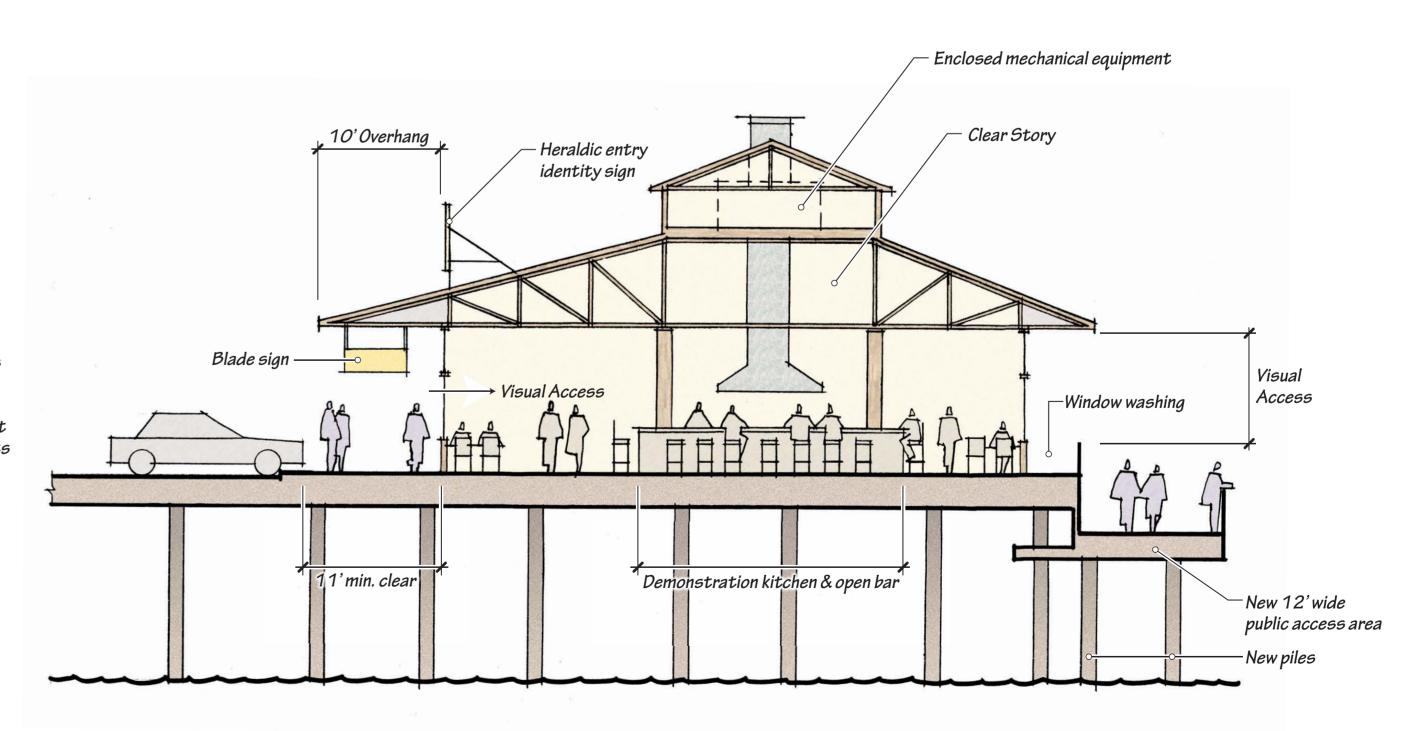


REDEVELOPMENT OF MIRAMAR RESTAURANT USED AS PROTOTYPE



Santa Cruz Wharf Master Plan and Engineering Report

Prepared for the City of Santa Cruz by ROMA Design Group and Moffatt & Nichol