

# Exhibit 1

**This inventory list identifies the items included in the sale as furniture, fixtures, and equipment (FF&E), as well as items owned by the Landlord that are not part of the purchase but are located within the restaurant and may be used by the Tenant.**

Equipment	Owned by VBC	Owned by Landlord
Atosa Steam Well	\$ 950	
Bakers Pride Double Convection Ovens		\$ 5,000
Berkel 30 Qt Mixer		\$ 1,600
Cooler - Atosa 4' Refrigerated Chef Base	\$ 2,500	
Cooler - Atosa Single Door Upright Refrigerator	\$ 2,100	
Cooler - Atosa Under Counter Freezer	\$ 1,300	
Cooler - Krowme 2 Door Bar Cooler (2)		\$ 10,000
Cooler - True Refrigerated Chef Base		\$ 2,000
Cooler - Walk In Cooler/Freezer Combo		\$ 12,000
Deep Fryers (2)		\$ 1,000
Dish Washer - ADS Bar Dish Washer	\$ 3,500	
Dish Washer - ADS Pass Through	\$ 2,500	
Draft - Crowler Dixie Sealing Machine (32 ounce)	\$ 2,500	
Draft - Tap Draft System (20)	\$ 25,000	
Food Storage Containers	\$ 1,800	
Glassware	\$ 900	
Globe 3' Charbroiler	\$ 1,500	
Ice Machine Bin	\$ 750	

<b>Equipment</b>	<b>Owned by VBC</b>	<b>Owned by Landlord</b>
Keating 4' Griddle		\$ 1,500
Kitchen Pots And Pans	\$ 1,500	
Kitchen Utensils	\$ 400	
Krowme Under Bar Systems		\$ 3,000
Meat Slicer		\$ 800
Nemco Soup Warmer	\$ 185	
Panasonic Microwave	\$ 200	
Plateware	\$ 3,000	
Prep Table - Atosa 4' Mega Top	\$ 2,700	
Prep Table - Atosa 4' Prep Table	\$ 2,500	
Prep Table - Beverage Air 4' Prep Table	\$ 4,200	
Prep Table - Turbo Air 2' Prep Table		\$ 1,200
Robot Coupe Food Processor	\$ 500	
Seating - Bar Stools (37)	\$ 3,700	
Seating - Restaurant Booths (7)		\$ 5,000
Seating - Restaurant Chairs (60)		\$ 3,000
Security Camera System		\$ 2,000
Security System		\$ 2,000
Sheet Pan Racks (2)	\$ 500	
Shelving - Dry Storage		\$ 2,500
Shelving - Kitchen Wire Shelving	\$ 900	
Shelving - Walk In's Shelving	\$ 1,100	

<b>Equipment</b>	<b>Owned by VBC</b>	<b>Owned by Landlord</b>
Southbend Cheese Melter	\$ 3,000	
Stainless Steel Dish Feed Tables		\$ 5,000
Stainless Steel Expo Table		\$ 1,200
Stainless Steel Pass Through Shelf With Warmer		\$ 2,500
Stainless Steel Table With Sink		\$ 1,500
Sunfire Range		\$ 4,000
Table - Wood Top 3' Table		\$ 400
Table Ware	\$ 800	
Tables - Patio Tables (14)		\$ 1,500
Tables - Patio Tables (6)	\$ 1,200	
Tables - Pub Tables (7)	\$ 2,100	
Tables -Restaurant Tables (20)		\$ 5,000
Toast Pos System	\$ 12,000	
Tv's (4)	\$ 800	
Tv's (5)		\$ 500
<b>Total</b>	<b>\$ 86,585</b>	<b>\$ 74,200</b>