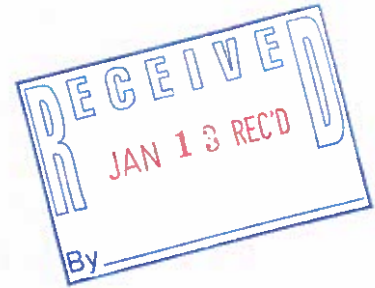


The Koch Family Trust
1441 8th Street
Manhattan Beach, California 90266



February 13, 2015

The Honorable Wayne Powell, Mayor of Manhattan Beach and
Members of the Manhattan Beach City Council
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266

Dear Mayor Powell and Members of the City Council:

This letter is requesting a temporary (6 months) Change of Use for the restaurant space in the commercial building that we own at 1140 Highland Ave, Manhattan Beach. The building is located at the east side of Highland Ave. and Center Place. We have owned this building since 1992 and the tenants consist of two office spaces upstairs, a retail space (Current Events), a restaurant space and 2500 square feet of automotive repair space on the first level. On December 31, 2014 the lease expired on the restaurant space. Up until that time the building has always been 100% occupied.

At the moment the building is listed for sale. In the best interest of a potential buyer, we do not want to enter into a long-term lease for a restaurant. We feel that will be accomplished by the new owner. In the interim, we have a viable tenant who would like to temporarily operate a jewelry/women's retail store in the restaurant space.

The restaurant revenue was a large percentage of the property income and without it is a financial hardship. The rent we will receive from the proposed tenant will help offset this loss.

Your consideration of this request is greatly appreciated.

Respectfully,

Cathy and Ron Koch
(310) 545-4545 Ron
(310) 344-1277 Cathy