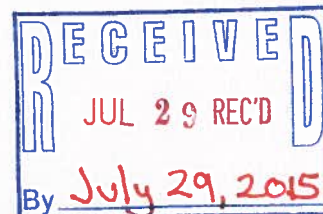




July 28, 2015

Honorable Mark Burton, 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 Burton and Members of the City Council,

Since we started our long term lease at 1140 Highland Ave. just days after your gracious approval to combine part of the auto parts garage with the restaurant space we have been moving as quickly as possible to launch our expanding venture. In this process we've flushed out our idea and had our architect draw up plans and have submitted finished plans to the LA County Health Dept. and initial drafts to the City of Manhattan Beach to keep them in the loop. As you know, this process is in no way a quick or simple undertaking but, then again, rarely do great things happen over night. That being said, we have been informed that we that we will no longer be able to operate out of our current location at 1300 Highland Ave, and need to move our operation on an elevated timeline, Aug 15th. This is an unfortunate turn of events for us, as you can imagine but we have developed a possible solution.

We have started the process of converting the two areas and submitted all of the plans of the current space and demo of nonstructural walls, or as you might say, done everything possible to move forward our long term reinvention of the spaces. Perhaps, in this down time, as the final plans are finished and submitted to all the necessary powers that be we could be allowed a few months (roughly six to eight based on feedback from staff and our architect) to activate the front space that will otherwise remain dormant. Then as all of our I's are dotted and T's crossed, with permits in hand, we can shut our doors for a couple of weeks in the slowest time of the year, combine the spaces and reopen as the we have always intended. To be clear this letter is to request a temporary allowance to use our front space in our newly leased location at 1140 Highland Ave. for the period of roughly six to eight months as a retail location. This is in no way a long term solution that we are looking for and we will be combining our spaces as first requested. This temporary solution is simply a way to allow us to operate as the wheels of "the process" get to the place where we are able to proceed as originally intended.

This may seem similar to other requests you've had come before you. We hope that you will be able to see that we are not a pop up shop that is here as simple window decoration to help keep a building full. We are and always have been a committed operation with long term goals for both this space and our partnership with downtown. We are simply requesting to stay open while we patiently work through the logistics converting a space into a better use for both us and our community allowing us to follow both the rules and our dream.

We thank you for your time and consideration,

Aloha,

A handwritten signature in black ink, appearing to read "J. Shanks".

Jason Shanks
CEO / President

Kindest regards,

A handwritten signature in black ink, appearing to read "Ron Koch".

Ron Koch
Owner / 1140 Highland Ave.