

Exhibit D

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Parking Study/Valet Parking Plan

SHARED PARKING ANALYSIS FOR THE
AGOURA VILLAGE SHOPPING CENTER

Located at 29020 Agoura Road
In the City of Agoura Hills

Prepared for:
1534 McCadden LLC

Prepared by:
Overland Traffic Consultants, Inc.
27201 Tourney Road #206
Santa Clarita, California 91355
(661) 799 - 8423

September 2011



EXECUTIVE SUMMARY

This report provides an evaluation of the existing parking demand for the Agoura Village Shopping Center and estimates the future parking demand with 100% occupancy, including the addition of The Sunset Room restaurant / supper club use.

Agoura Village Shopping Center

The Agoura Village Shopping Center is located at the southwest corner of Agoura Road and Cornell Street in the City of Agoura Hills, as shown in the following aerial photo.

The focus of this parking demand study is to document and evaluate the parking demand generated by the existing shopping center tenants and to estimate the potential parking demand with the proposed Sunset Room restaurant use during the extend hours of operation with 100% occupancy of the center.

The Agoura Village is an existing shopping center of approximately 19,711 square feet built in 1990 with 97 parking spaces (Resolution 231, April 27, 1989 which indicated a surplus of 5 spaces). Since the original approval, the center and parking lot have been modified and the code parking rates have changed with the most recent requirement of 119 parking spaces including 35 off-site employee parking spaces (05-ODP-001 and 05-VAR-001).

The center is occupied with a restaurant, retail businesses and pilates fitness studio. The current shopping center uses consists of a 4,240 square feet of retail (3 business: flower shop, day spa and skin care), 2,200 square feet of restaurant floor area, 2,537 square foot health and fitness use with the remaining 10,734 square feet vacant space. The proposed Sunset Room supper club will occupy 6,531 square feet formerly the Chapter 8 Restaurant. The center was also approved for 1,000 square feet of outdoor dining for the Chapter 8 restaurant in 2005. A total of 92 marked parking spaces currently exist at the shopping center site.



Overland Traffic Consultants, Inc.

The Sunset Room

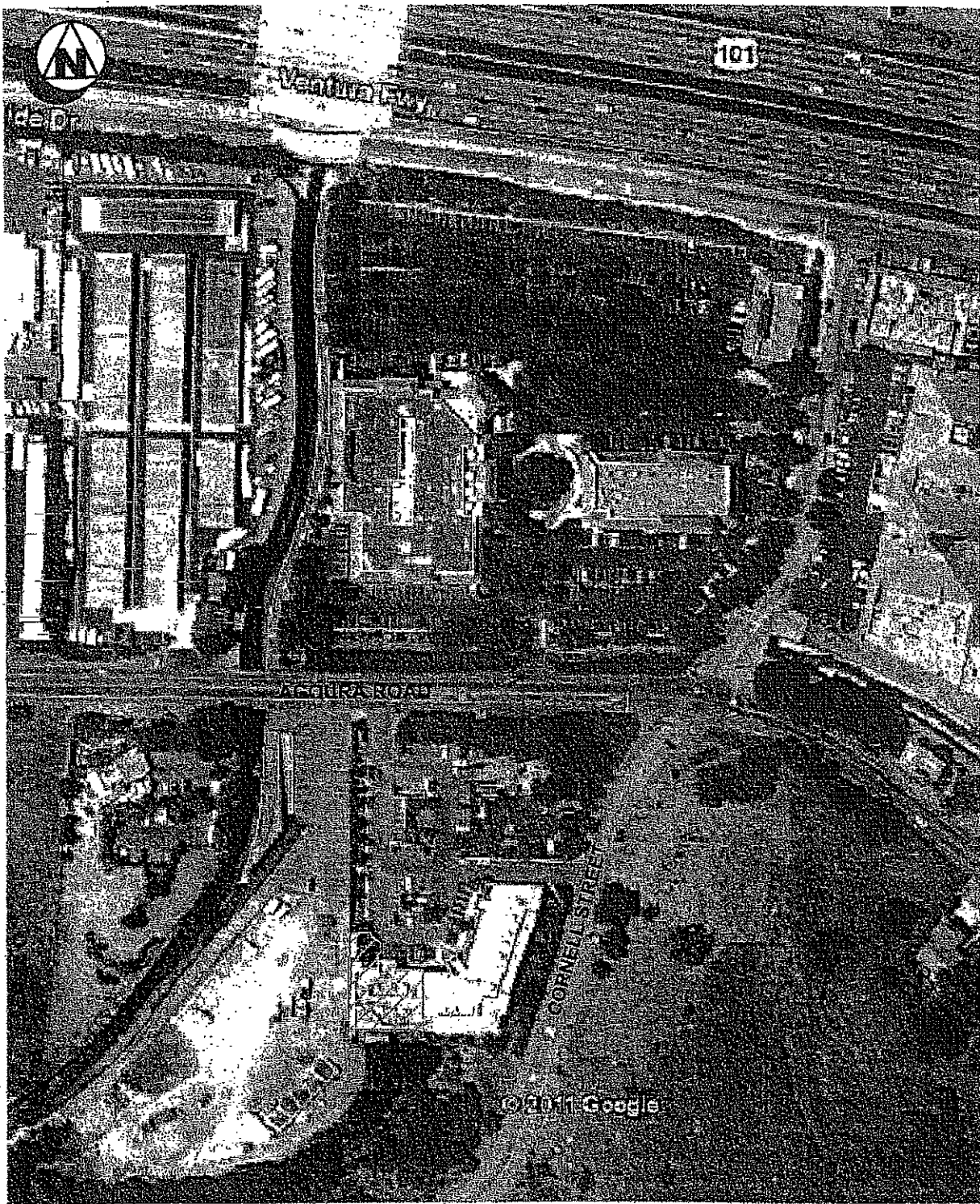
The current proposal is to occupy the vacant Chapter 8 interior and outdoor space with The Sunset Room restaurant use and extend the hours of operation with live music. The proposed Sunset Room restaurant will provide nightly valet parking from 5 pm until closing. Additional security and valet personnel will manage the on-site parking and service the leased off-site parking spaces.

In lieu of the Regency Theater off-site parking, The Sunset Room has acquired additional off-site leased parking at the nearby Canyon Tile & Stone business located in the Whizins Shopping Center at 28826 Roadside Drive. Eighteen parking spaces plus 8 stacked vehicles for a total of 25 vehicles can be parked in this remote lot after 6 pm. The Canyon Tile and Stone parking lot will be serviced by valet. The lot will be available on a daily basis from 6:00 pm to closing and used for employee parking.

Additional leased off-site parking is also being provided at the Adobe Cantina restaurant (40 parking spaces with up to 130 parking spaces utilizing the unpaved portion of the property). The Adobe Cantina lot is located just west of the adjacent flood control channel. The off-site parking at the Adobe Cantina will be serviced by a secured valet parking service. The Adobe Cantina parking lot is available to service the early employee shift at 4 pm on the back dirt lot if necessary.

The total combined off-site leased parking available to The Sunset Room is 155 spaces (25+130 spaces). At peak evening hours the Sunset Room will have a combined parking supply of 247 parking spaces available from the 2 off-site lots and the on-site lot (92+25+130).

Additional off-site parking for special events on an as needed basis is being provided at the Westlake Lutheran Church located at 29295 Agoura Road parking (approximately 75 parking spaces). Valet service will shuttle the vehicles to and from this remote lot, if necessary.



72011

THE SUNSET ROOM LOCATION

 **Overland Traffic Consultants, Inc.**

27201 Tournay Road #206, Santa Clarita, CA 91365
(661)799-8423 v, (661)789-8456 f, OTC@overlandtraffic.com



Overland Traffic Consultants, Inc.

Hourly parking demand profiles for the existing plus future use provides the information necessary to identify the peak parking demand for a typical day. Weekdays and weekends have been evaluated separately to determine a peak parking demand using the Urban Land Institute (ULI) parking database.

The following summarizes the key findings of this parking demand study:

1. PARKING REQUIREMENTS FOR THE AGOURA VILLAGE CENTER

- a. The Agoura Village shopping center was constructed in 1990 before the City of Agoura Hills zoning code was established. The center was approved according to the County of Los Angeles parking standards for 97 parking spaces, a surplus of 5 parking spaces at the time. Currently, the site is considered a non-conforming use with regard to the City of Agoura Hills Zoning code parking requirements.
- b. Current Approvals - Based on a record search for the Agoura Village Shopping Center, the center's past parking requirement was to provide 119 parking spaces (67.83 spaces Chapter 8 and 51.49 spaces for others). In addition to the on-site parking, a parking agreement to provide 35 off-site parking spaces for employee parking at the Mann Theater Shopping Center (currently the Regency Theaters) was approved. (Case Nos. 04-SPR-024, 05-CUP-001, 05-ODP-001 & 05-VAR-001).
- c. The applicant intends to fully comply with the current approvals referenced above.

2. EXISTING PARKING DEMAND

- a. Pursuant to the proposed change of use permit to extend the hours for the live entertainment, the existing parking demand at the site and adjacent lots was surveyed on a Friday and Saturday evening (September 9th and 10th, 2011) from 6:30 pm and 12:30 pm. The results of the parking survey show that the existing Agoura Village shopping center parking lot is being used by neighboring businesses during the late after hours. This use of the Agoura Village parking lot



by others will not be allowed once The Sunset Room valet and security operation is in effect. At that time the entire on-site lot will be available for the proposed restaurant and Agoura Village shopping center tenants.

- b. The existing Adobe Cantina paved parking lot was nearly full up to 9:30 pm after which the entire lot was closed. This lot plus the unpaved lot is to be used for the off-site Sunset Room valet service and will provide up to 130 parking spaces (Including dirt lot) as needed.

3. SHARED PARKING DEMAND FOR AGOURA VILLAGE

- a. Weekday Peak Parking Demand - The hourly weekday parking demand for the Agoura Village Shopping Center uses has been added together in a parking demand model to estimate the overall parking demand with The Sunset Room use and 100% occupancy. The results of the shared parking model shows a peak weekday parking demand of 213 parking spaces occurring at 9:00 pm.
- b. Weekend Peak Parking Demand - The hourly weekend parking demand for the Agoura Village shopping center has also been evaluated in the parking demand model. The results of the parking demand model shows a peak weekend parking demand of 226 parking spaces occurring after 9:00 pm.

4. SHARED PARKING DETERMINATION FOR THE AGOURA VILLAGE

The results of this study indicates that the use of a managed valet parking service and utilization of shared off-site parking spaces with businesses that do not need late hour parking will accommodate the increased peak parking demand created by proposed The Sunset Room patrons and employees.

The proposed extended hours of The Sunset Room will increase the parking demand during the late evening hours which can be accommodated with a shared use agreement with the adjacent Adobe Cantina restaurant and Canyon Tile and Stone parking lots that combined with the on-site parking lot provides 247 parking spaces, approximately 21 spaces above the estimated peak demand.



SECTION 1

INTRODUCTION

This report provides an evaluation of the existing parking demand for the Agoura Village Shopping Center and estimates the future parking demand with the addition of The Sunset Room use and 100% occupancy. The location of the Agoura Village shopping center site is shown in Figure 1.

The center is occupied with a restaurant, retail businesses and pilates fitness studio. The current shopping center uses consists of a 4,240 square feet of retail (3 business: flower shop, day spa and skin care), 2,200 square feet of restaurant floor area, 2,537 square foot health and fitness use with the remaining 10,734 square-feet vacant space. The proposed Sunset Room supper club will occupy 6,531 square feet formerly the Chapter 8 Restaurant. The center was also approved for 1,000 square feet of outdoor dining for the Chapter 8 restaurant in 2005.

Table 1
Agoura Village Tenant List
Agoura Village Tenant List

Tenant	Unit	Sq. Ft.	USE
Vacant	A-1,2,3	4,203	vacant
Agoura Flowers	A-4	1,007	Retail, Flowers
Lets Face It	A-6	975	Retail, Skin Care
Apré's Teague	A-8	2,258	Retail, Day Spa
Isabella's Italian Kitchen	A-10	2,200	Restaurant
Teague Pilates	A-12	2,537	Health and Fitness
The Sunset Room	A-14	<u>6,531</u>	Restaurant
		19,711	

A total of 92 marked parking spaces exist at the shopping center site. The proposed Sunset Room restaurant will provide nightly valet parking from 5 pm until closing. The Sunset Room has provided for additional off-site parking at the nearby Adobe Cantina restaurant, Canyon Tile and Stone though a lease agreement and at the Westlake Lutheran Church on an as needed basis.



The current proposal is to occupy approximately 6,531 square feet of the vacant floor area with The Sunset Room use and extend the hours of use to 2:00 am and add live music. No additional floor area is being added to the restaurant use. The new restaurant and supper club will, however, reduce the prior indoor dining area from 2,400 square feet to 1,900 square feet and enlarge the dance floor area. Figure 2 illustrates the Sunset Room floor plan.

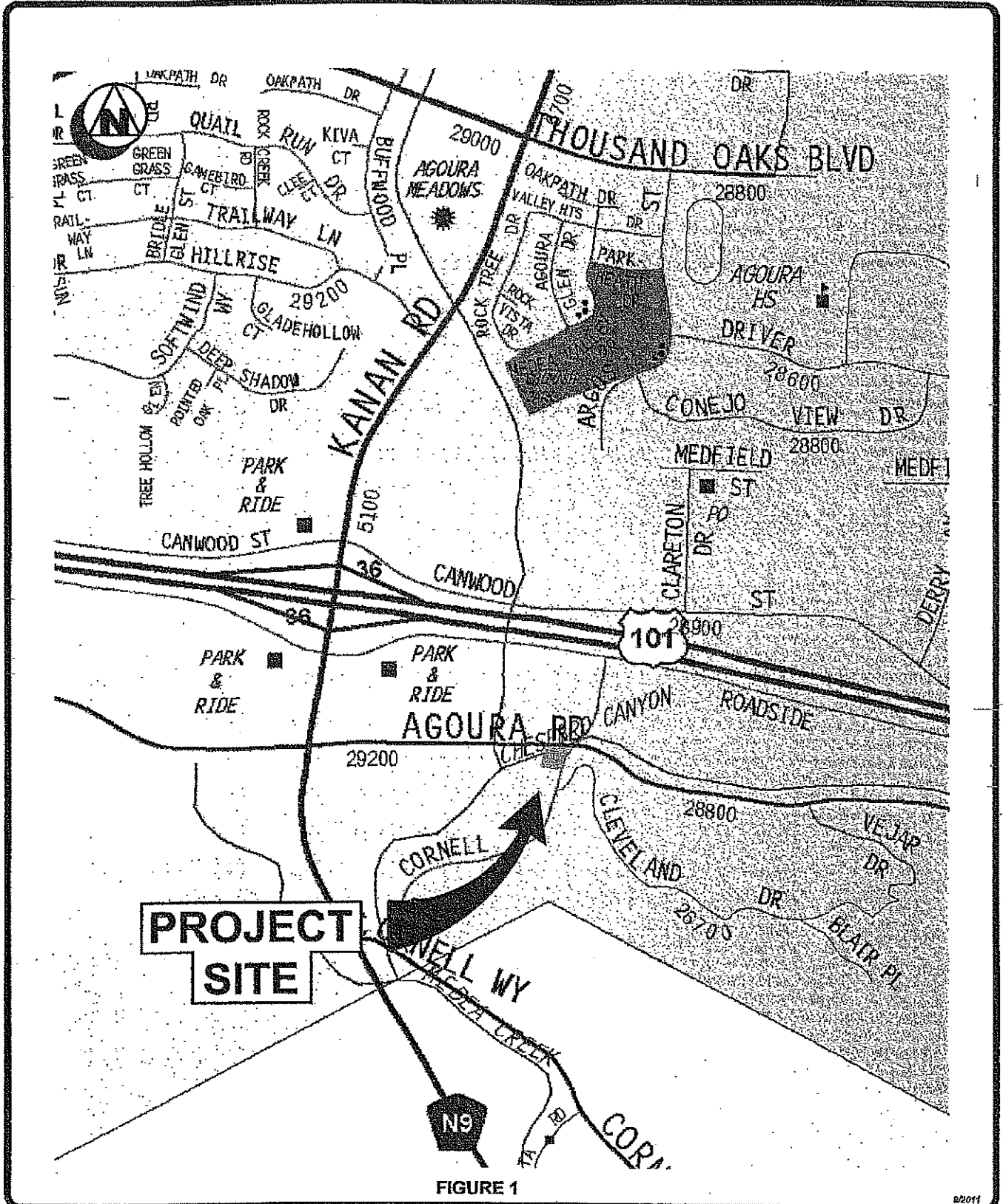

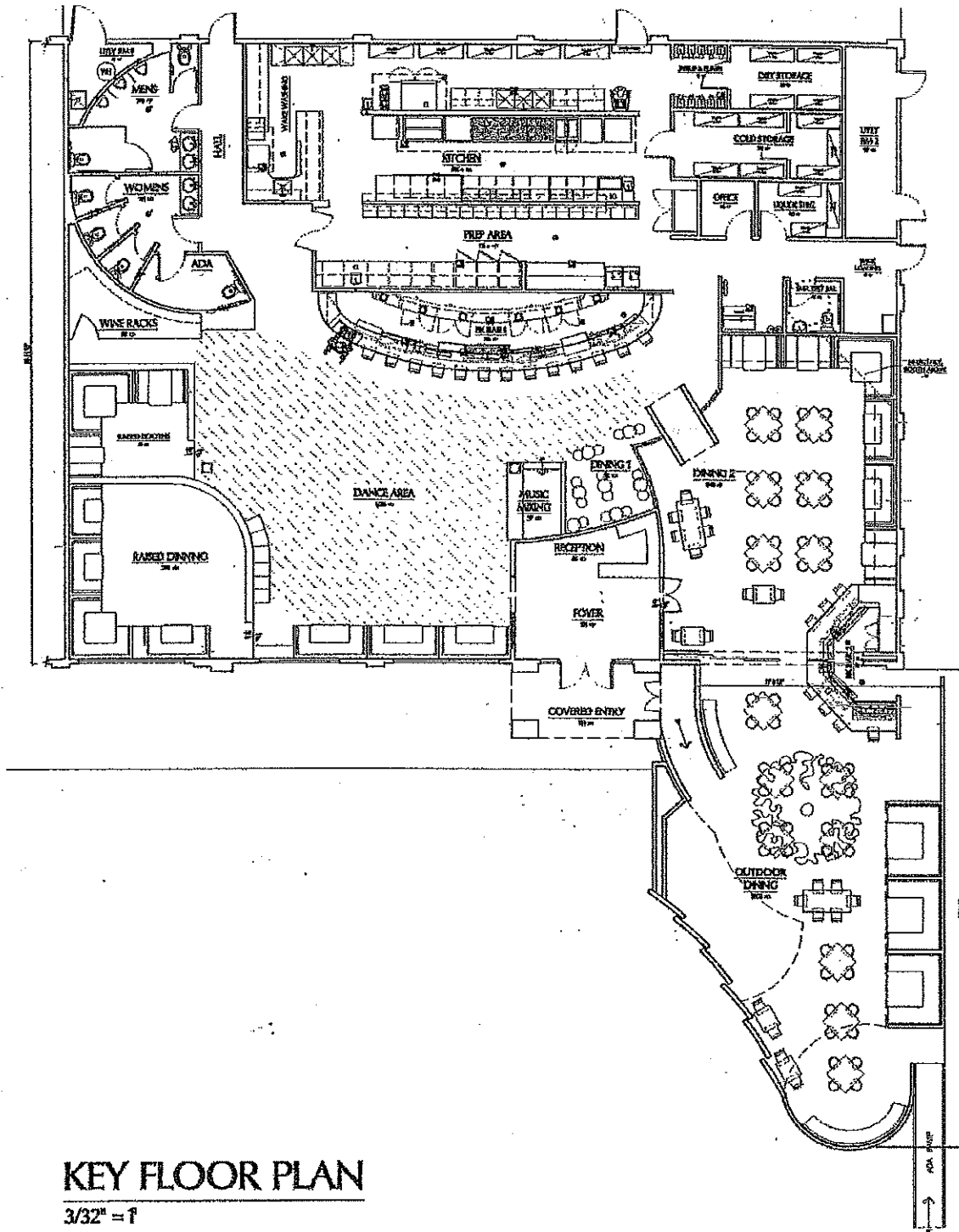


FIGURE 1

02011

Agoura Hills Study Area


Overland Traffic Consultants, Inc.
 27201 Tourney Road #200, Santa Clarita, CA 91355
 (661)799-8423 v, (661)799-8456 f, OTC@overlandtraffic.com



KEY FLOOR PLAN

3/32" = 1'

FIGURE 2

0/2011

SUNSET ROOM FLOOR PLAN

Overland Traffic Consultants, Inc.

27201 Tourney Road #206, Santa Clarita, CA 91355
 (661)799-8423 v, (661)799-9456 f, OTC@overlandtraffic.com



Overland Traffic Consultants, Inc.

SECTION 2

SHARED PARKING DEMAND ANALYSIS

The shared parking concept recognizes that combining compatible land uses in a single development may result in less parking demand than would be required for separate freestanding developments of similar size. The recently adopted Agoura Village Specific Plan recognizes the shared parking concept as a means to ensure that efficient and adequate public parking is available in the plan area. One of the principles of the plan is to encourage shared parking between adjacent businesses and developments.

Shared parking is defined as a parking space that can be used to provide parking for more than one land use. Since hourly demand differs between uses, the opportunity may exist for several uses to share a parking space during different hours of the day. Different hours of operation, variation in the parking turnover (i.e., length of stay) and diverse parking characteristics allows for dual use of parking spaces. This variation in the peak accumulation of parking demand by different hours of the day for different uses allows the implementation of shared parking.

The hourly parking demand for the existing and future uses are combined in the shared parking model to estimate the total parking demand. The parking accumulation profiles show the variation in the parking demand during different hours of the day.

Using the shared parking concept, a parking demand model for the Agoura Village Shopping Center was developed. Parking demand data from the existing shopping center, data from The Sunset Room operator and data from the Urban Land Institute Shared Parking Report have been added together to estimate the Agoura Village Shopping Center's peak parking demand requirements.



The future parking demand for the shopping center floor area has been estimated using the ULI peak parking requirements and applying the hourly parking demand profiles provided by the Urban Land Institute (ULI) database.

Hourly adjustments were made to account for the hours of operation for the existing restaurant and fitness uses. Employee adjustments were increased for the health & fitness use and the Sunset Room to account for added security and valet service personnel.

The results of the weekly parking demand analysis are shown in Tables 1 for the weekday and weekend. Table 2 contains the adjusted hourly use factors applied to the land use categories.

Weekday Peak Parking Demand - The hourly weekday parking demand for the Agoura Village Shopping Center uses has been added together in a parking demand model to estimate the overall parking demand with The Sunset Room use. The results of the shared parking model indicate a peak weekday parking demand of 213 parking spaces occurring at 9:00 pm.

Weekend Peak Parking Demand - The hourly weekend parking demand for the Agoura Village shopping center has also been evaluated in the parking demand model. The results of the parking demand model indicates a peak weekend parking demand of 226 parking spaces occurring after 9:00 pm.

The results of this study indicates that the continued use of managed valet parking service and utilization of shared off-site parking spaces with businesses that do not need late hour parking will accommodate the increased peak parking demand created by proposed The Sunset Room use. The proposed extended hours of The Sunset Room will increase the parking demand during the late evening hours which can be accommodated with a shared use agreement with the adjacent Adobe Cantina restaurant and the Westlake Lutheran Church, on an as needed basis.



Appendix A
Shared Parking Data and Assumptions

1. Peak Parking Demand Rates

As recommended by staff, the base parking rates are per code with adjustments as described below to address employee parking levels:

- Retail is per city code (1 spaces / 250 s.f.) with customer and employee ratios per ULI
- Isabella's is per city code (15 spaces / 1000 s.f.) with customer and employee ratios per ULI.
- The Sunset Room is per ULI for nightclub use with higher weekend rates. Employee parking demand is the sum of club employee (2 shifts at 15 per shift with 9:00 pm overlap plus valet and security parking demand (assumed 15 spaces for valet and security parking starting at 5 pm). Maximum Sunset Room employee related parking demand is 45 spaces at 9:00 pm.
- Pilates is per retail code (1 spaces / 250 s.f.) assumed 2.0 parking rate for employees (compared to 0.4 ULI health club rate), assumes peak of 5 employees (reception, group fitness leader, trainer, manager, and support staff).

See Table A1 below for the base parking demand rates.

• Table A1
• Base Parking Demand Rates

Recommended Parking Ratios					
Spaces required per unit land use					
Land Use	Weekday		Weekend		Unit
	Visitor	Employee	Visitor	Employee	
Retail	3.20	0.80	3.20	0.80	/ksf GLA
Isabella's	12.00	3.00	12.00	3.00	/ksf GLA
The Sunset Room	15.25	0.00	17.50	0.00	/ksf GLA
Pilates	3.20	2.00	3.20	2.00	/ksf GLA

Note: The Sunset Room employee parking based on 30 employees (2 shifts)
+ valet and security starting at 4:00pm.



2. Hourly Parking Demand Profile

Hourly parking demand profiles are based on the ULI Share parking Report, Second Edition, as adjusted below:

- Isabella's assumes a ULI restaurant parking demand profile according to their operating hours: customer parking from 11 am to 10 pm weekdays and 4 pm to 10 pm weekends with employees arriving 1 hour before opening and departing 1 hour after closing.
- The Sunset Room is per ULI for nightclub use with higher weekend rates. Supper club opening hours of 4 pm daily.
- Teague Pilates assumes ULI parking profile and 8 am to 8 pm daily hours. Hours assume full daily usage and maximum class schedule.

See Table A2 for the hourly weekday and weekend parking demand profiles for the Agoura Village. Table 3 provides the hourly parking demand for the patrons and employees of the Agoura Village uses (existing and future).



Table A2
ULI Time - of - Day Parking Demand Percentages
Agoura Village Specific Hours

		Time-of-Day Factors for Weekday Demand																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
Isabella's	Customer	0%	0%	0%	0%	0%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	0%	0%	0%
	Employee	0%	0%	0%	0%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	0%
The Sunset Room	Customer											25%	25%	25%	50%	75%	100%	100%	100%	100%
	Employee				5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Pilates	Customer	0%	0%	40%	70%	70%	80%	80%	70%	70%	70%	80%	90%	100%	90%	80%	0%	0%	0%	
	Employee	0%	0%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	0%	0%	

		Time-of-Day Factors for Weekend Demand																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Isabella's	Customer	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	45%	60%	90%	95%	100%	90%	0%	0%	0%
	Employee	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	75%	75%	100%	100%	100%	100%	100%	100%	85%
The Sunset Room	Customer											25%	25%	25%	50%	75%	100%	100%	100%	100%
	Employee				5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Pilates	Customer	0%	0%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	0%	0%	0%	
	Employee	0%	0%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	0%	0%	

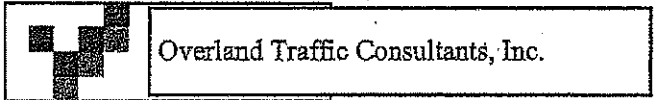


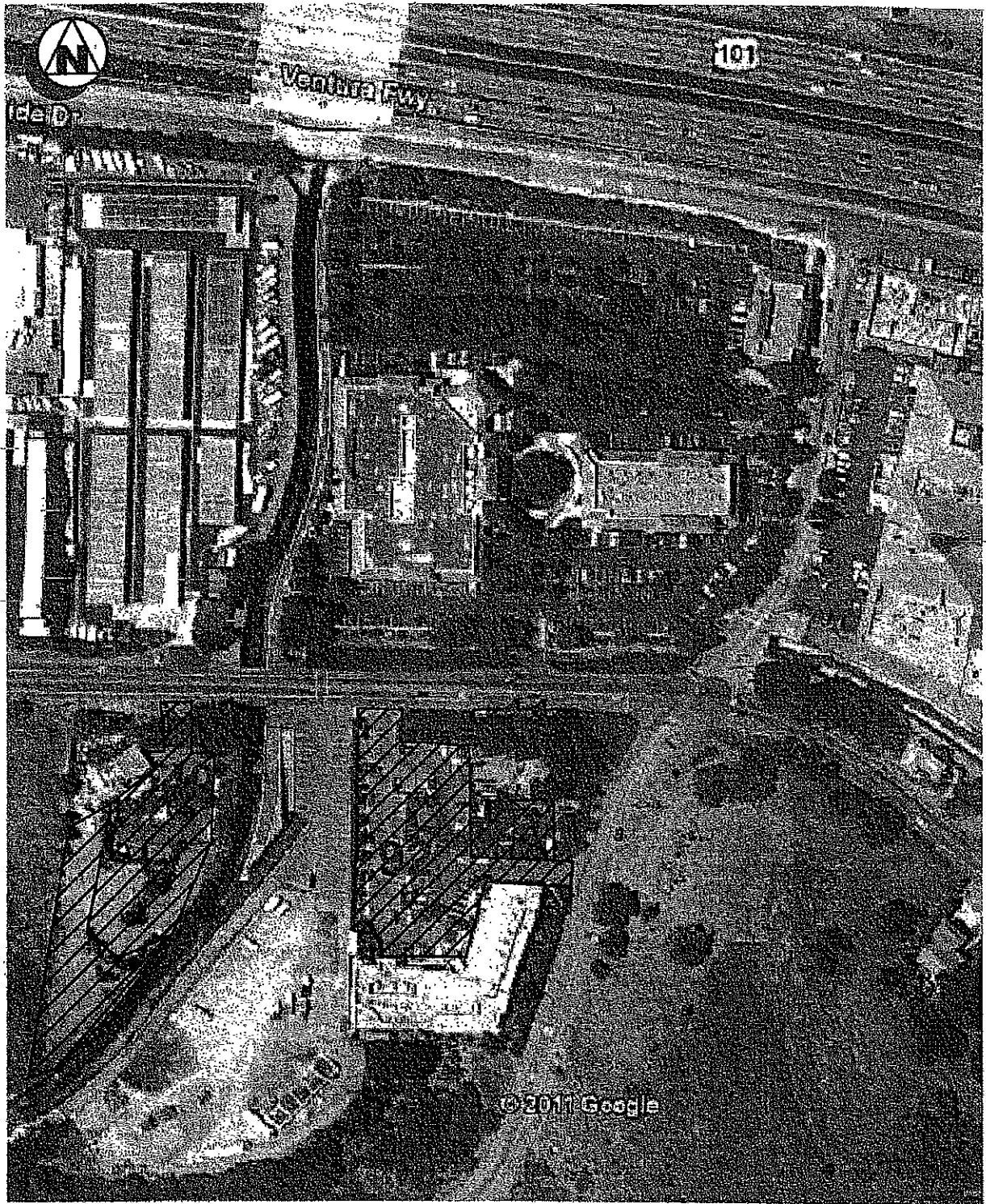
Table A3
 ULI Time - of - Day Parking Demand Per User
 With The Sunset Room

December																			
Weekday Estimated Peak-Hour Parking Demand																			
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	-	1	4	8	15	20	24	27	27	27	26	23	22	20	18	14	8	3	-
Employee	1	1	3	5	6	6	7	7	7	7	7	6	6	6	6	5	3	1	-
Isabella's	-	-	-	-	-	10	20	20	17	10	13	20	25	26	26	26	-	-	-
Employee	-	-	-	-	6	6	6	6	6	5	7	7	7	7	7	7	7	6	-
The Sunset Room	-	-	-	-	-	-	-	-	-	-	29	29	29	58	86	115	115	115	115
Employee+valet+security	-	-	-	-	-	-	-	-	-	-	15	30	30	30	45	45	30	30	30
Pilates	-	-	3	5	5	6	4	5	5	5	6	6	7	6	6	-	-	-	-
Employee	-	-	4	4	4	4	4	4	4	4	4	5	5	4	3	1	-	-	-
Customer	-	1	7	13	20	36	48	52	49	42	74	78	83	110	136	155	123	118	115
Employee	1	1	7	9	16	16	17	17	17	16	31	48	48	47	61	58	40	37	30
Total Demand	1	2	14	22	36	52	65	69	66	58	105	126	131	157	197	213	163	155	145

December																			
Weekend Estimated Peak-Hour Parking Demand																			
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	-	1	3	9	16	19	23	26	27	27	26	24	22	20	18	14	-	-	-
Employee	1	1	3	5	6	6	7	7	7	7	7	6	6	5	5	4	3	1	-
Isabella's	-	-	-	-	-	-	-	-	-	-	12	16	23	25	26	23	-	-	-
Employee	-	-	-	-	-	-	-	-	-	5	5	7	7	7	7	7	7	6	-
The Sunset Room	-	-	-	-	-	-	-	-	-	-	33	33	33	66	99	132	132	132	132
Employee+valet+security	-	-	-	-	-	-	-	-	-	-	15	30	30	30	45	45	30	30	30
Pilates	-	-	3	4	3	4	4	2	2	2	4	7	7	4	2	-	-	-	-
Employee	-	-	3	3	3	3	3	3	3	3	4	5	5	4	3	1	-	-	-
Customer	-	1	6	13	19	23	27	28	29	29	75	80	85	115	145	169	132	132	132
Employee	1	1	6	8	9	9	10	10	10	15	31	48	48	46	60	57	40	37	30
Total Demand	1	2	12	21	28	32	37	38	39	44	106	128	133	161	205	226	172	169	162



Existing Parking Lot Usage
Agoura Village Shopping Center
(29020 Agoura Road, Agoura Hills)



72011

Agoura Hills Study Area

 **Overland Traffic Consultants, Inc.**

27201 Tourney Road #206, Santa Clarita, CA 91355
(661)799-8423 v, (661)799-8456 f, OTC@overlandtraffic.com

PARKING OCCUPANCY STUDY - RESULTS

CLIENT: OVERLAND TRAFFIC CONSULTANTS, INC.
 PROJECT: AGOURA HILLS
 DATE: FRIDAY, SEPTEMBER 09, 2011
 PERIOD: 06:30 PM TO 11:30 PM

FILE: 1-PARK-FRI

PERIOD	LOT 92 92 SPACES	LOT 21 21 SPACES	LOT 30		ON-STREET 11 SPACES
			30 MARKED SP	10 UNMARKED SP	
06:30-07:30	70	15	7	5	7
07:30-08:30	74	16	12	6	7
08:30-09:30	64	15	15	7	6
09:30-10:30	58	14	20	7	5
10:30-11:30	62	15	CLOSED		4
11:30-12:30	54	14	CLOSED		4

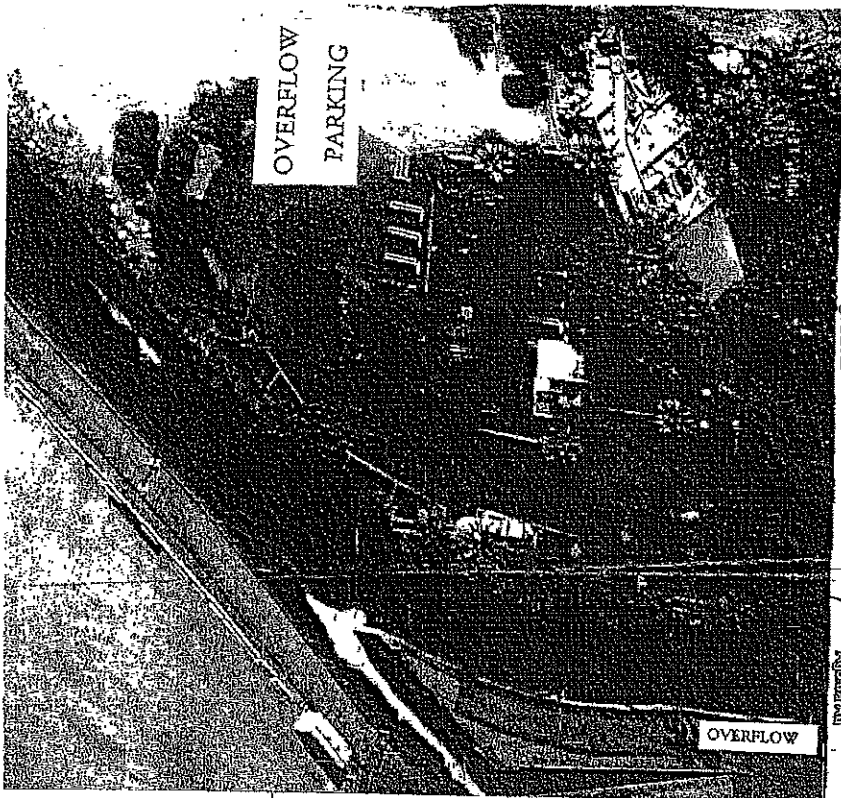
PARKING OCCUPANCY STUDY - RESULTS

CLIENT: OVERLAND TRAFFIC CONSULTANTS, INC.
 PROJECT: AGOURA HILLS
 DATE: SATURDAY, SEPTEMBER 10, 2011
 PERIOD: 06:30 PM TO 11:30 PM

FILE: 1-PARK-SAT

PERIOD	LOT 92 92 SPACES	LOT 21 21 SPACES	LOT 30		ON-STREET 11 SPACES
			30 MARKED SP	10 UNMARKED SP	
06:30-07:30	23	17	15	7	5
07:30-08:30	34	15	22	8	5
08:30-09:30	50	20	20	8	4
09:30-10:30	53	20	CLOSED		4
10:30-11:30	58	20	CLOSED		4
11:30-12:30	57	20	CLOSED		4

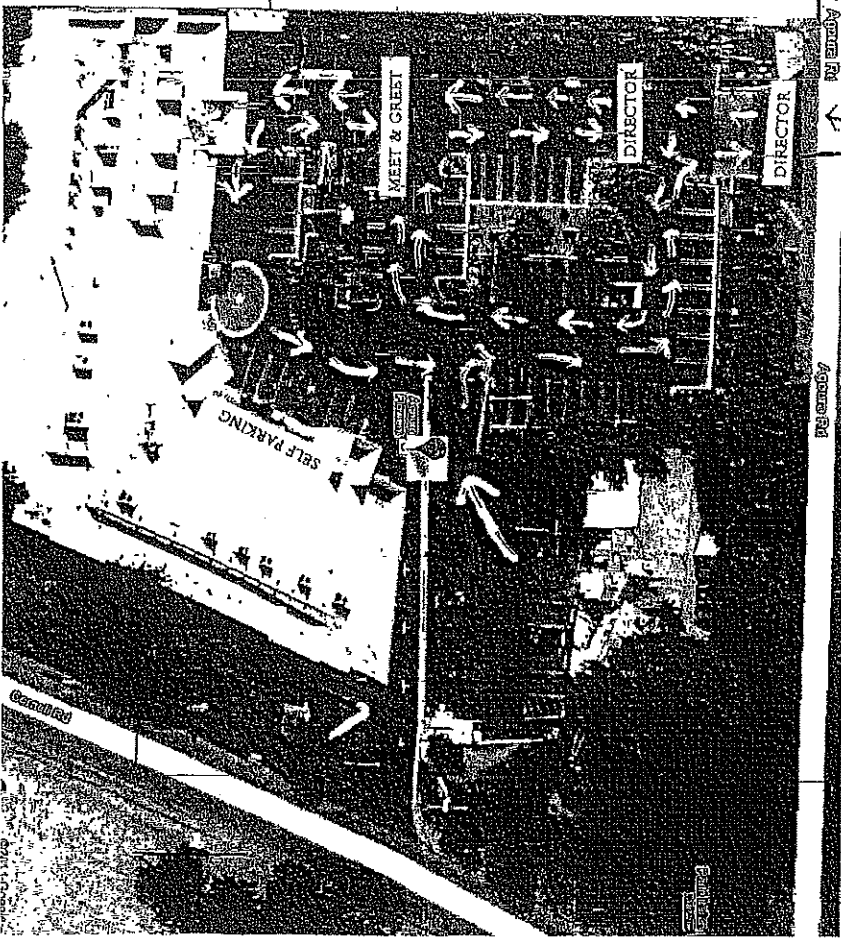
THE TRAFFIC SOLUTION
 329 DIAMOND STREET
 ARCADIA, CALIFORNIA 91006
 626.446.7978 PHONE
 626.446.2877 FAX



OVERFLOW
PARKING

OVERFLOW

PRIVATE PROPERTY



SELF PARKING

MEET & GREET

DIRECTOR

DIRECTOR

overflow lot



Exhibit E

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Security Plan

ANELLO SECURITY & CONSULTING

The Sunset Room Security Outline

I. Number/Utilization of Security Personnel

- For each night *The Sunset Room* is open, we will have on duty 1 security staff member for every 40 patrons.
- We plan to staff 13-15 guards on Friday & Saturday nights.
- All security personnel shall be attired in a manner to readily identify them as such (black suit, radio and head-set with a company lapel pin).
- At the time of last call, one-half of all the security personnel shall be stationed outside the premises to assist and encourage patrons to leave in a safe, calm manner.
- Accordingly as the venue continues to empty, more of the security staff shall filter into the parking lot until all staff is stationed outside and assisting guest's departure.
- Security staff will be positioned throughout the venue indoors and outdoors (see diagram) in a manner as to be able to observe all aspects of the premises.
- Hand-held counters shall be used by the staff at the entrance at all times to monitor the number of patron's in the building while the venue is open.
- ID-scanners are provided to the staff at all times.
- The designated security staff will be available 30 minutes prior to the agreed-upon shift for de-briefing.
- The security staff is to be in constant communication with a supervisor who will be equipped with video recording capabilities.

II. Control & Clearance of Parking Lot

- Video cameras are mounted to cover the entrance, exits and the entire premises. Camera position has been reviewed by A.S.C. and adjusted as such to cover all areas of both the interior and exterior of the venue and its property. The security video system shall be reviewed and approved by the Los Angeles County Sheriff's Department. Recordings shall be archived for a least 14 calendar days for access by the Sheriff's Department (which is solely in the hands of and controlled by, The Sunset Room Management and its staff).
- Security staff (3 guards) will be designated to patrol the parking lot and adjacent areas during the evening hours until the close of business and until all of the patrons have left the premises.

III. The Clientele

- The target/age range for patrons of *The Sunset Room* will be from 25-45 years of age. We will NOT be promoting or sponsoring 21 and under nights as did the previous venue.

- All identification cards used to prove age must be valid (i.e., may not be expired), and must be government-issued. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.

IV. Control/Supervision of Patrons under 21 (Restaurant)

- During dinner hours minors (under 21) will be allowed in the dining area accompanied by a chaperone. The minors (under 21) will not be welcomed to stay in the venue after they have finished eating.
- Licensee will request proof of age from any customer who appears to be 30 years of age or younger, and will refuse service of alcohol to any customer who cannot produce adequate ID.

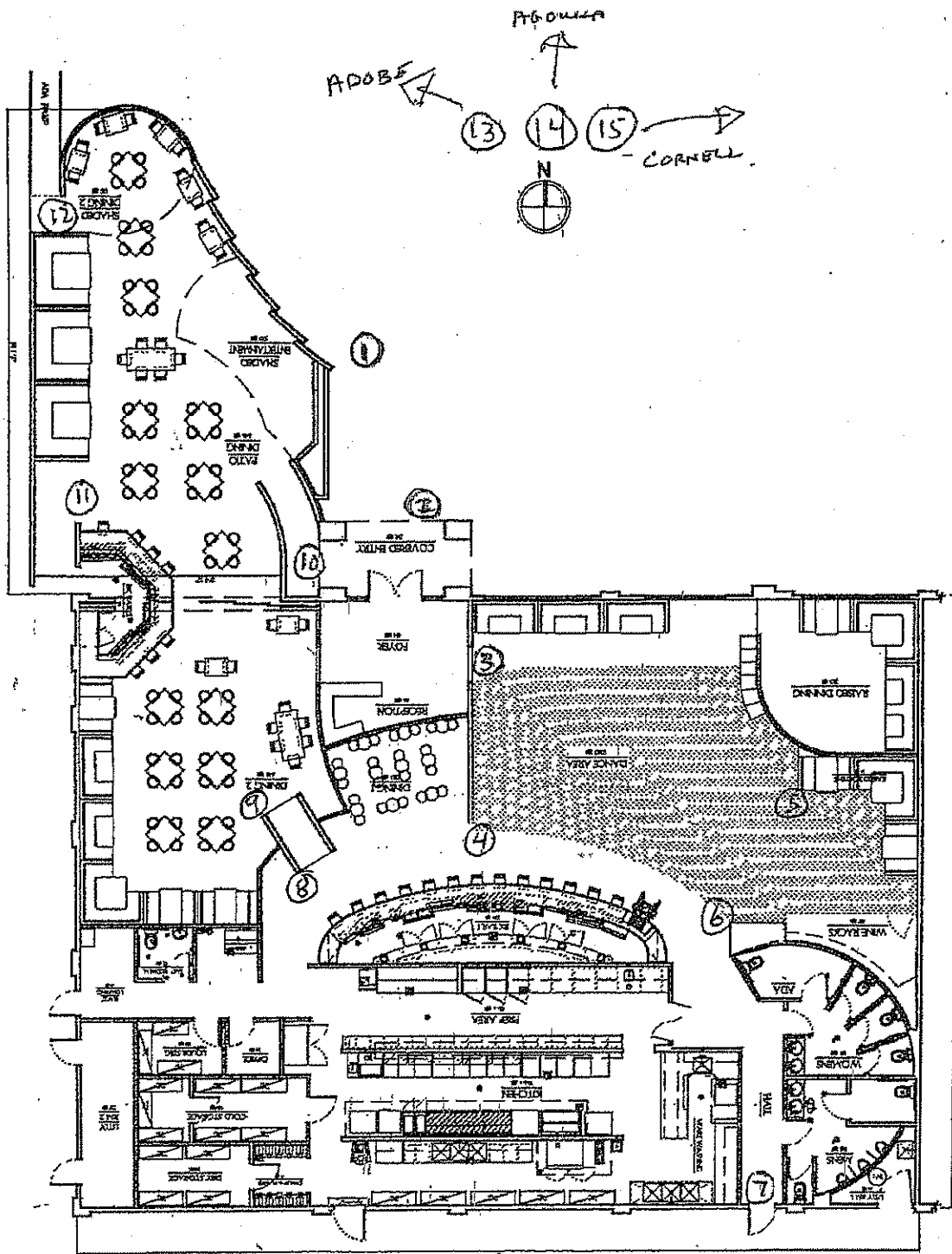


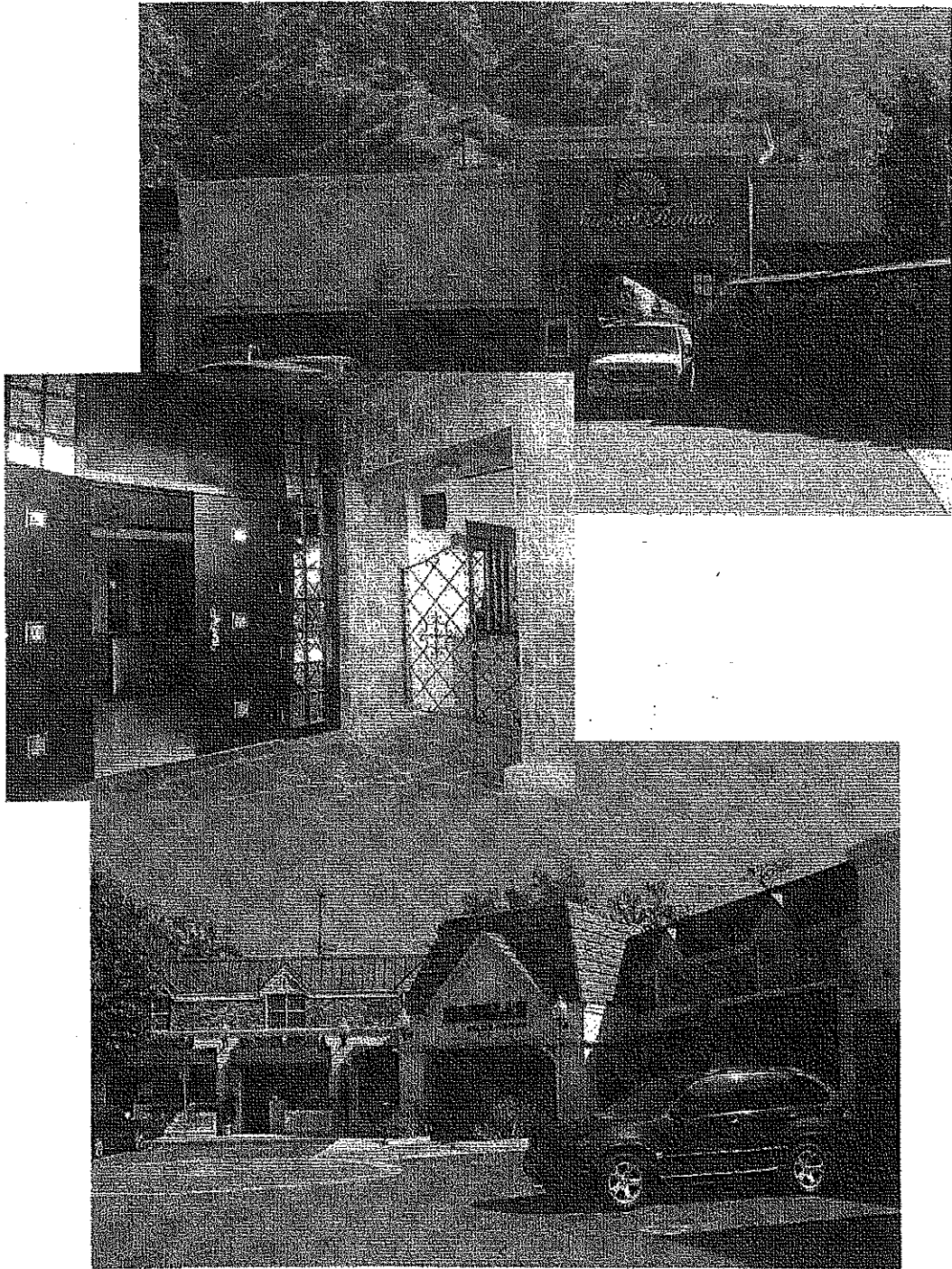
Exhibit F

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Photographs of the Site

CONDITIONAL USE PERMITAMENDMENT #2
—CASE NO. 05-CUP-001 AMENDT. #2



RESOLUTION NO. 11-1041

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING AMENDMENT #2 TO CONDITIONAL USE PERMIT
CASE NO. 05-CUP-001

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by James Ashford of The Sunset Room, with respect to the real property located at 29020 Agoura Road, Assessor's Parcel Numbers 2061-031-023 and 2061-031-024, requesting approval of an amendment to an approved Conditional Use Permit for live entertainment in conjunction with an existing restaurant. A public hearing was duly held on October 6, 2011 at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid Public Hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

- A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located in that live entertainment is permitted in the Agoura Village Specific Plan, subject to approval of a Conditional Use Permit.
- B. The proposed use, as conditioned, is compatible with the surrounding area in that there are no residential uses in the immediate surrounding area and live entertainment is currently permitted in neighboring restaurants within the Agoura Village Overlay District.
- C. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety, or welfare in that the entertainment will be contained indoors. The entertainment will consist of dancing to live bands, recorded music, performing acts and specialty nights. A security plan for the project has been submitted by the applicant, with input by the Sheriff's Department, containing security measures to address potential security issues.
- D. The proposed use as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the entertainment will be located in a delineated area which is approximately 1,080 square feet located inside the restaurant with no entertainment proposed outdoors. The entertainment is to remain ancillary to the dining and a menu is available until closing. The excess parking demand is mitigated as described by the

Parking Study by the use of a valet parking services which will be storing vehicles off-site.

- E. The distance from other similar and like uses is sufficient to maintain the diversity in the area as the other live entertainment uses in the area and in other parts of the city offer different types of live entertainment and are regulated under separate Conditional Use Permits.
- F. The proposed use, as conditioned, is consistent with the goals, objectives, and policies of the General Plan in that the live entertainment offers a land use which serves the diverse need of the Agoura Hills residents, as called for in the Land Use Element of the City's General Plan.

Section 4. The Planning Commission finds that the proposed amendment to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15303, in that the project involves live entertainment inside an existing insulated structure.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Amendment #2 to Conditional Use Permit Case No. 05-CUP-001, with respect to the property described in Section 1.

PASSED, APPROVED and ADOPTED this 6th day of October, 2011 by the following vote to wit:

AYES: (3) Rishoff, Buckley Weber, and Moses
NOES: (0)
ABSTAIN: (0)
ABSENT: (2) Justice and O'Meara


Steve Rishoff, Chairperson

ATTEST:


Mike Kamino, Secretary

CONDITIONS OF APPROVAL
(Case No. 05-CUP-001 Amendment #2)

STANDARD CONDITIONS

1. This action shall not be effective for any purpose until the applicants have agreed in writing that the applicants are aware of, and accept all, Conditions of Approval of this permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions shall be treated as a failure to meet this Condition and shall nullify and void this permit.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission.
3. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
4. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicants have been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
5. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Conditional Use Permit and Conditional Use Permit Amendments.
6. Unless this permit is used within two (2) years from the date of City approval, Case No. 05-CUP-001 Amendment will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

SPECIAL CONDITIONS

7. The applicants shall comply with all requirements of the State Department of Alcohol Beverage Control.
8. In accordance with Zoning Ordinance Section 9710, a new Conditional Use Permit by the City shall be required when any of the following conditions of the business apply:
 - A. The establishment changes its type of retail liquor license with the Department of Alcoholic Beverage Control;
 - B. There is substantial modification to the mode or character of operation, including, but not limited to, any increase of 20% or more in the floor area.
 - C. The alcoholic beverage license has either been revoked or suspended for any period by ABC.

Conditions of Approval (Case No. 05-CUP-001 Amendment #2)

Page 2 of 4

9. All employees involved in direct sales to customers shall enroll annually in ABC-approved alcoholic service training.
10. A full dinner menu shall be available until 1:00 a.m.
11. There shall be no minimum number of drinks required to be consumed during the operation of the eating establishment.
12. There shall be no service of alcoholic beverages on the dance floor.
13. "Last call" for alcoholic beverages will occur at 1:00 a.m. and there shall be no service of alcohol after 1:15 a.m. On Fridays and Saturdays, "last call" for alcohol beverages will occur at 1:15 a.m. and there shall be no service of alcohol after 1:30 a.m. All patrons must exit the premises by 2:00 a.m.
14. "Bottle service" shall only be allowed at times when a full dinner menu is available.
15. The applicant shall comply with all the provisions in the Security Plan, marked Exhibit E and is made a condition of the Conditional Use Permit Amendment #2.
16. Security/monitoring staff will be designated to patrol the parking lot and adjacent areas during the evening hours until the close of business and until all of the patrons have left the premises.
17. The telephone number of a responsible party shall be available upon request from the Lost Hills Sheriff Station staff.
18. Minors must be accompanied by an adult whenever there is dancing or live entertainment.
19. On-site security cameras shall be maintained. The recording shall be archived a minimum of 14 calendar days.
20. There shall be no pool tables or electronic gaming machines.
21. There shall be no leasing of the facility or subletting the facility for outside events.
22. There shall be no "after hours" use of the facility. Closing time shall be no later than 2:00 a.m.
23. The dance floor shall not exceed 1,080 square feet.
24. There shall be no outdoor entertainment or dancing.
25. Live entertainment is limited to only what is approved by the Planning Commission under this Conditional Use Permit. There shall be no wet tee-shirt contests, pole-dancing, lingerie shows, bikini dancing or taxi dancing, or the like.

Conditions of Approval (Case No. 05-CUP-001 Amendment #2)

Page 3 of 4

26. Any changes to the Floor Plan shall be subject to review and approval by the Director of Planning and Community Development and/or the Planning Commission.
27. The facility shall be responsible for removing all trash and debris from the site and adjacent sites every day after closing.
28. There shall be no noise audible over 50 dB beyond the property line per the Zoning Ordinance.
29. All live entertainment shall cease no later than 1:30 a.m.
30. All graffiti on the site shall be removed or painted over within 24 hours of each occurrence.
31. Prior to issuance of occupancy, the applicant shall meet with the City Traffic Engineer and shall submit a valet parking circulation plan to the satisfaction of the City Traffic Engineer.
32. Any changes to the valet parking, including changes to Condition Nos. 31, 33, and 34, shall be subject to review and approval by the Director of Planning and Community Development and/or the Planning Commission prior to implementation.
33. Prior to issuance of occupancy, the applicant shall enter into parking agreements with the property owner of the property currently occupied by the Adobe Cantina, and with the property owner of the property currently occupied by the Canyon Tile and Stone, acceptable to the City, for use as off-site valet parking lots of The Sunset Room patrons' vehicles. Per the Parking Study, there shall be a minimum of 226 spaces provided both on-site and off-site at all times.
34. Prior to occupancy, the Adobe Cantina parking lot's unpaved areas to be used for parking per the Parking Study, shall be provided with a finished surfaced and improved to the satisfaction of the City Engineer and the Director of Planning and Community Development.
35. A copy of these conditions will be maintained on the premises and all managers shall be made aware of these conditions.
36. The applicant shall allow inspection of premises by City Staff during normal business hours. A monitoring report on the applicant's compliance with the conditions of approval shall be prepared by the City Staff to the Planning Commission no later than 6 months after initial operation and at anytime thereafter as deemed necessary by the City. If at any time there are excessive calls for service by the Sheriff's Department, the applicant shall take action to address those issues immediately, including increasing security personnel and paying the City of Agoura Hills to offset the costs for the increases in calls for services attributed to the Sunset Room.

37. In the event that the applicant seeks to install a cover over the outdoor dining area, the design of the cover is subject to the review and approval of the Director of Planning and Community Development Department and the Building Official.
38. The Sunset Room Restaurant and Lounge will not open for business until the Conditional Use process for live entertainment is completed and all required permits are issued.

END

CASE NO. 05-CUP-001 Amendment #3

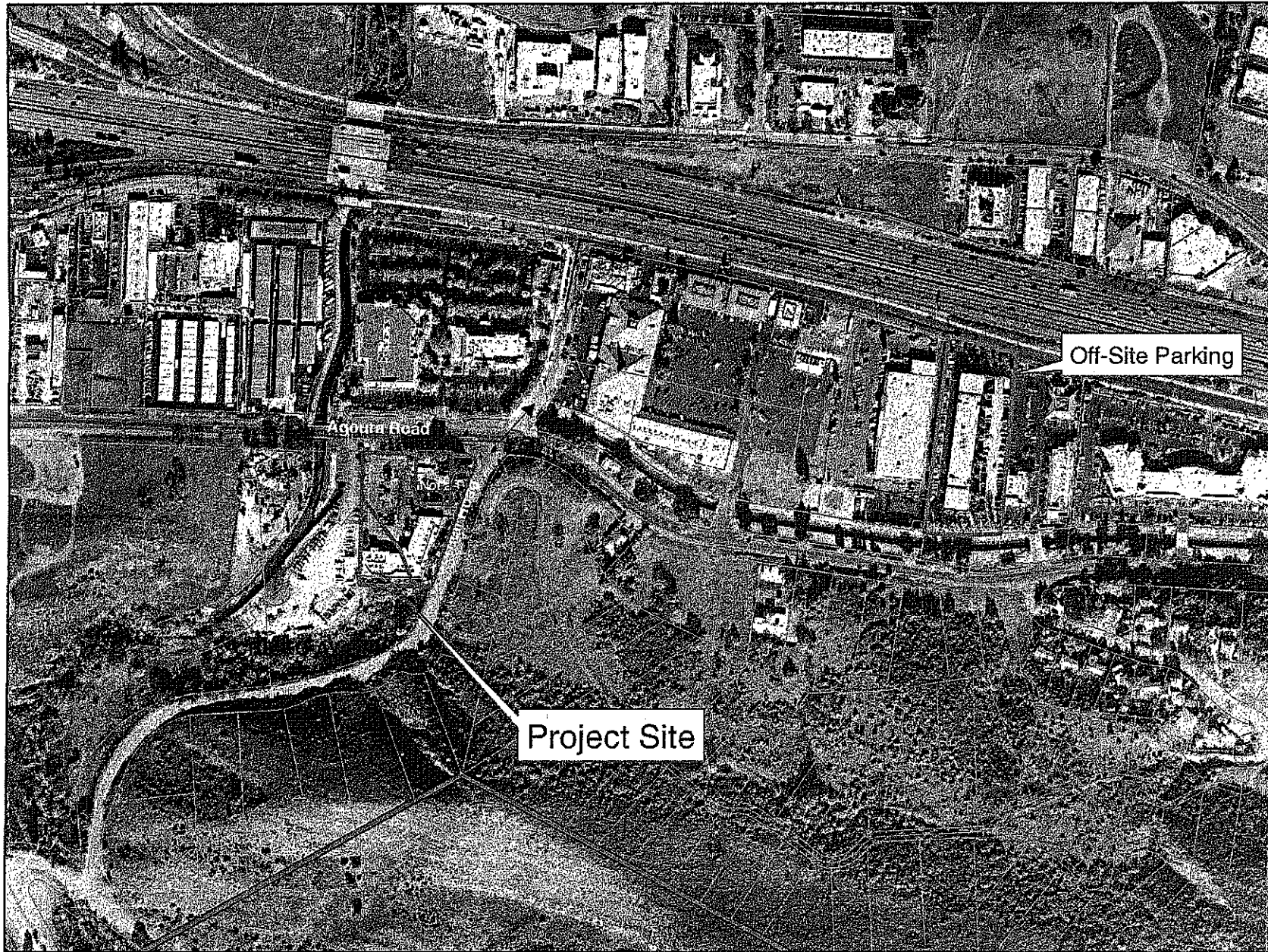
**For the project located at 29020 Agoura Road
Agoura Hills**

Exhibit B

Vicinity Map

City of Agoura Hills

Conditional Use Permit Amendment #3
Case No. 05-CUP-001 Amendt



CASE NO. 05-CUP-001 Amendment #3

**For the project located at 29020 Agoura Road
Agoura Hills**

Exhibit C

Site and Floor Plans

AGOURA RD

CORNELL RD

REV	REVISION	DATE

SCALE: AS SHOWN ON SHEET

SUNSET ROOM
 29020 AGOURA RD.
 AGOURA HILLS, CA. 91301

INTEGRAL DESIGN

DESIGN & CONSTRUCTION
 CONSULTANTS
 10000 AGOURA RD.
 AGOURA HILLS, CA 91301

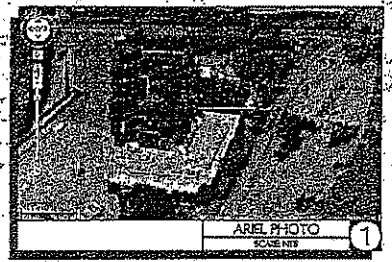
PROJECT TITLE
SUNSET ROOM

SHEET TITLE
SIZE PLAN

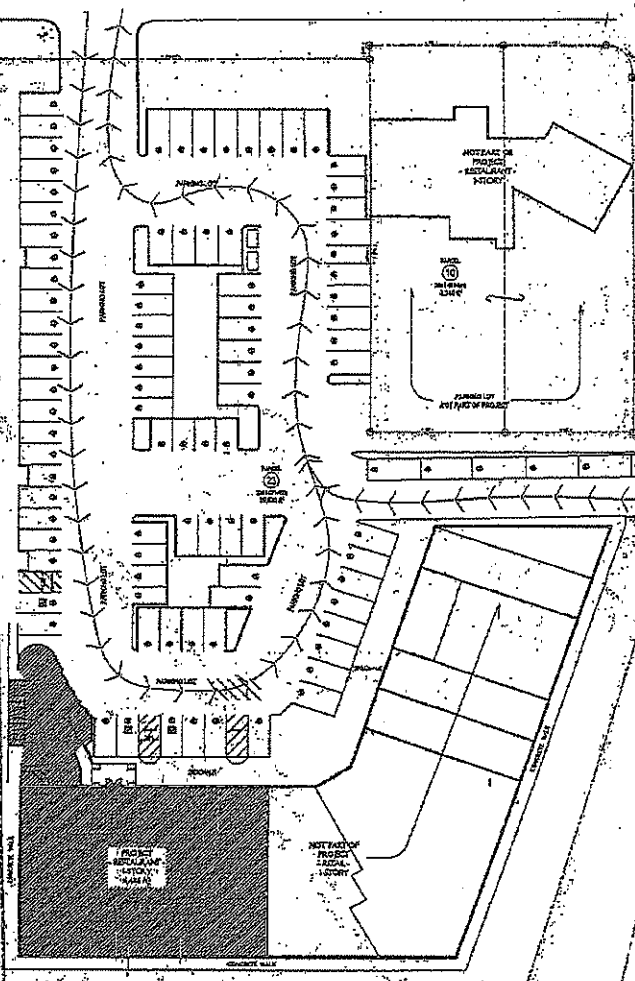
DATE
 01-04-12

DATE
 04/20/11

SHEET NO.
A-1.0



SAN DIEGO COUNTY PLAT MAP



PARKING DATA
 10 STALLS PROVIDED
 10 STALLS REQUIRED

LEGEND
 [Symbol] PROJECT BLDG

KEY LINES
 [Symbol] PROPERTY LINE
 [Symbol] CONCRETE
 [Symbol] FENCE
 [Symbol] CONCRETE WALK
 [Symbol] CYCLING FENCE
 [Symbol] FENCE WITH SLATS

NOTE
 LOT AREA = 12,000 SF
 PROJECT FOOTPRINT AREA = 6,400 SF
 SITE LANDSCAPED AREA = 2,144 SF
 VISITOR DRIVE AREA = 2,256 SF
 OUTDOOR PAVED OVERLAY AREA = 1,000 SF



REV	DATE	BY

CONCRETE WALLS
STRUCTURAL ELEMENTS

SUNSET ROOM
29020 AGOURA RD.
AGOURA HILLS, CA. 91301

TRUDESIGN
INTERIOR DESIGN
ARCHITECTURE
11444 AGOURA RD.
AGOURA HILLS, CA 91301
TEL: 909-251-1144

PROJECT TITLE
SUNSET ROOM

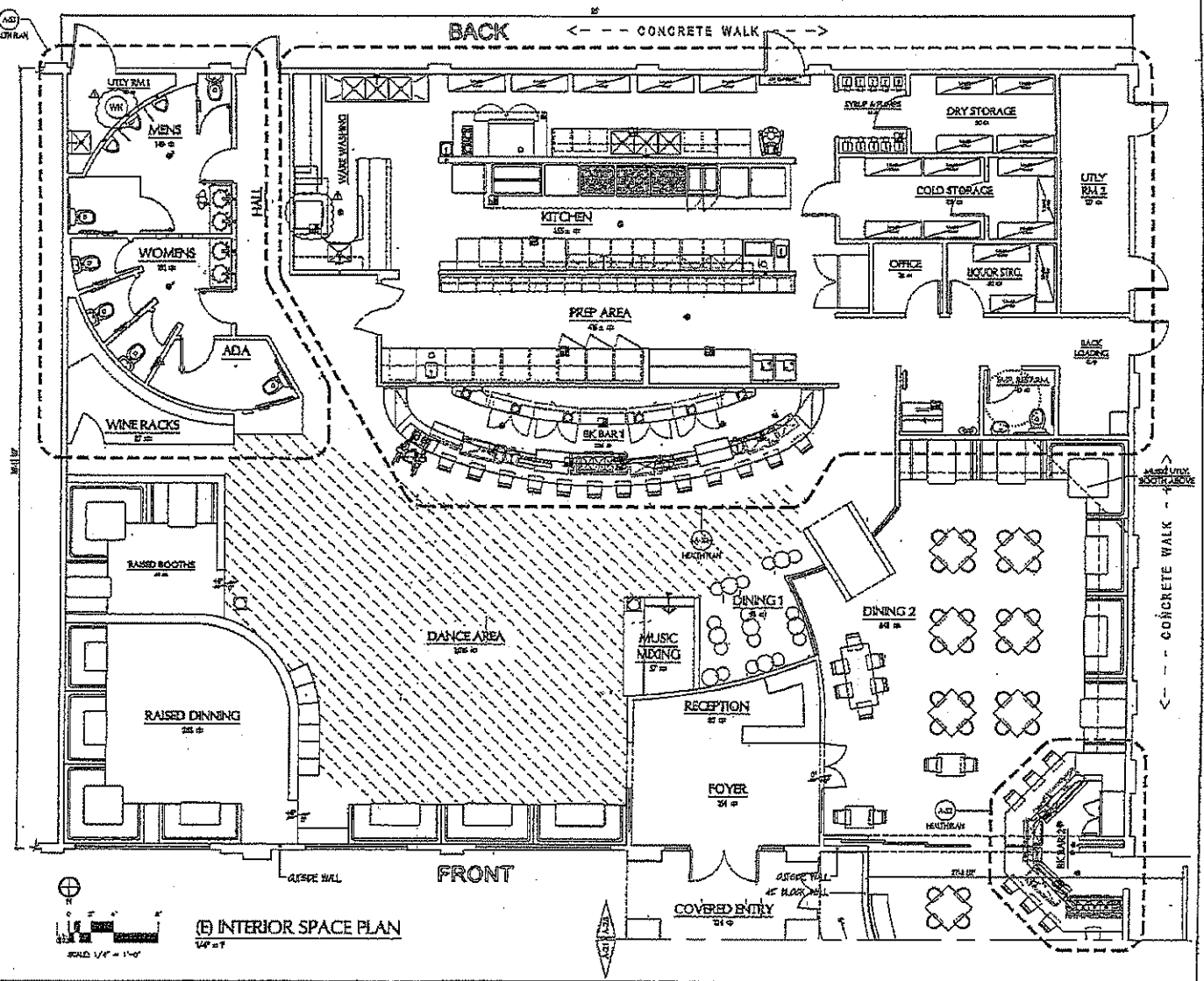
SHEET TITLE
FLOOR PLAN & SEATING PLAN

DATE
11-04-23

BY
ACM/SH

CHECKED BY
ACM

SHEET NO.
A-2.0



AREA DATA (SQ)

INDOOR DINING	1,754
OUTDOOR DINING	1,000
DANCE AREA	1,016
BAR & SK BAR	30
MUSIC DINING	37
BAR & KITCHEN	2,350
WINE & WOOD RACKS	230
ENTRY/FOYER	238
SEE SHEET A-1 FOR DETAILS	

OCCUPANCY

INDOOR DINING	74
OUTDOOR DINING	32
BAR/STG.	20

SEATING PLAN SEE BY SAFETY OF LIFE RULES PER
REQUIREMENT PERMITS SEATING APPROX. 12,000

(E) INTERIOR SPACE PLAN

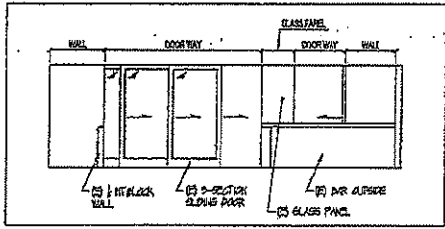


AREA DATA (SQ)

INDOOR DINING	1,784
OUTDOOR DINING	1,020
DANCE AREA	1,813
BAR & WINE WALLS	402
MUSIC ROOMS	87
BAR & KITCHEN	3,250
STAIR & WARE ROOM	373
ENTRY/FOYER	229
TOTAL AREA	10,958

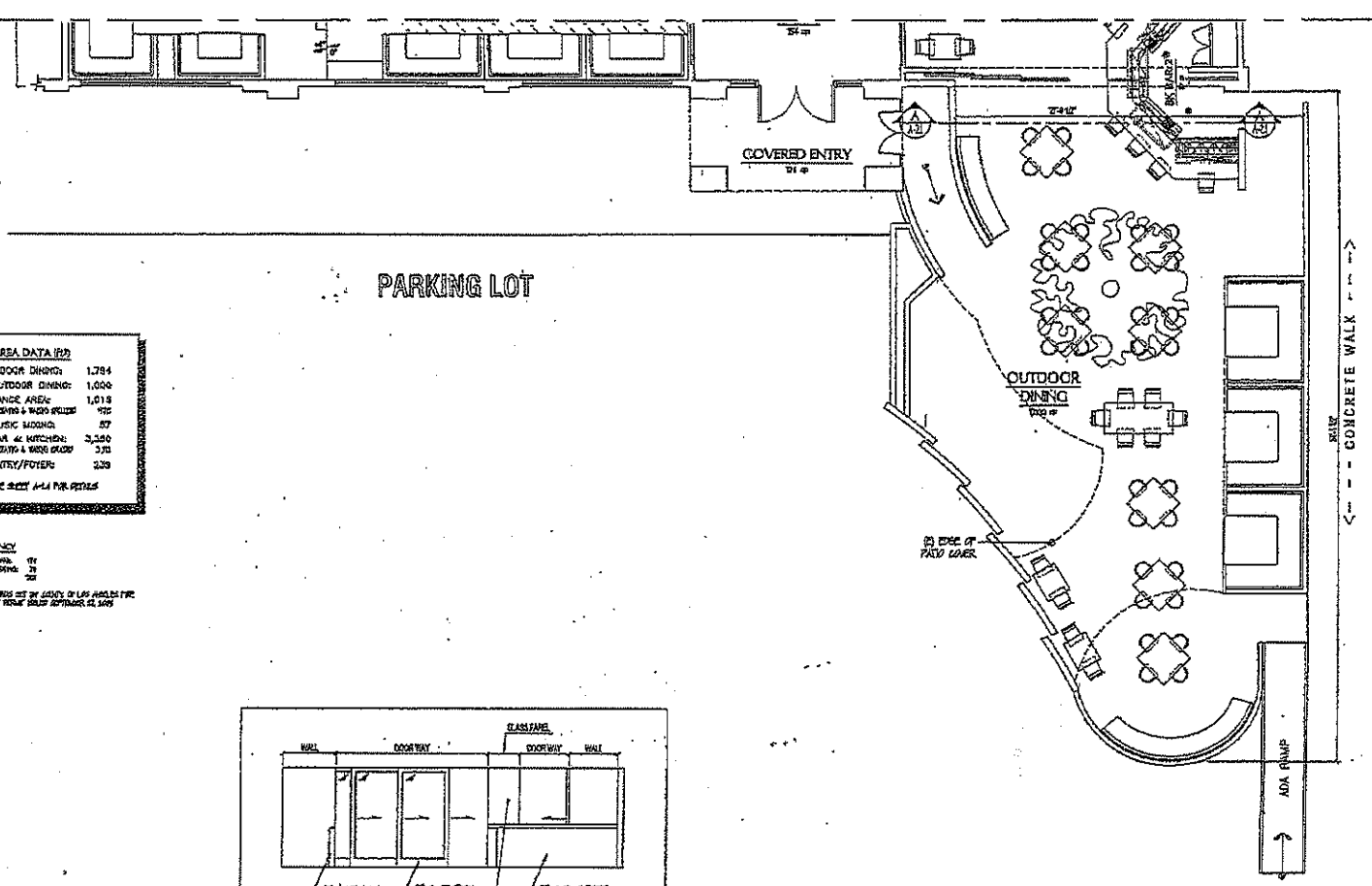
OCCUPANCY
 ROOMS: 17
 SEATING: 22
 STAIRS: 22

SEATING REG SET BY COUNTY OF LOS ANGELES FIRE DEPARTMENT FROM 2015 APPROVED PL 149



(A) ELEV. OUTDOOR BAR
1/4" = 1'

(B) EXTERIOR SPACE PLAN
1/4" = 1'



54707011

REV.	DATE	BY

DESIGN & CONSTRUCTION
 10101 Agoura Rd.
 Agoura Hills, CA 91301

SUNSET ROOM
 2902D AGOURA RD.
 AGOURA HILLS, CA. 91301

TWO DESIGN
 DESIGN & CONSTRUCTION
 10101 Agoura Rd.
 Agoura Hills, CA 91301

PROJECT TITLE	
SUNSET ROOM	
SHEET TITLE	
PAVED PLAN & SEATING PLAN	
DP	
JOB NO.	DATE
11-0428	08/20/21
SHEET NO.	
A-21	

CASE NO. 05-CUP-001 Amendment #3

**For the project located at 29020 Agoura Road
Agoura Hills**

Exhibit D

New Valet Parking Plan



All Secure Valet & Parking
1560-1 Newbury Road, Suite 287, Newbury Park, CA 91320
Phone: (877) 828-7275 - Fax: (805) 222-5786

CITY OF AGOURA HILLS

2011 JAN -4 PM 2:47

CITY CLERK

To: Greg Ramirez / City of Agoura , City Manager

Dear Greg,

Please consider our request to cancel the current off site parking and traffic plan currently in use for Sunset Room.

The Agoura Gateway Property is just too far from our venue to offer effective, prompt service for our guests.

We have secured a much closer property (Shamrock Plaza) 28720 Roadside Dr., Agoura Hills, CA , that can offer the same parking lot structure and will be much closer and cost efficient so we can keep our parking fees competitive to the area. The time to retrieve the cars back to Sunset Room is cut by 1/3. Less than 2 minutes.

Please refer to the parking plan and contract attached.

As permitted in your required clause of contract (approvals control), we request a change of parking venues from 28632 Roadside Dr. Agoura Hills, CA to 28720 Roadside Dr. Agoura Hills, CA. Effective immediately.

Respectfully,

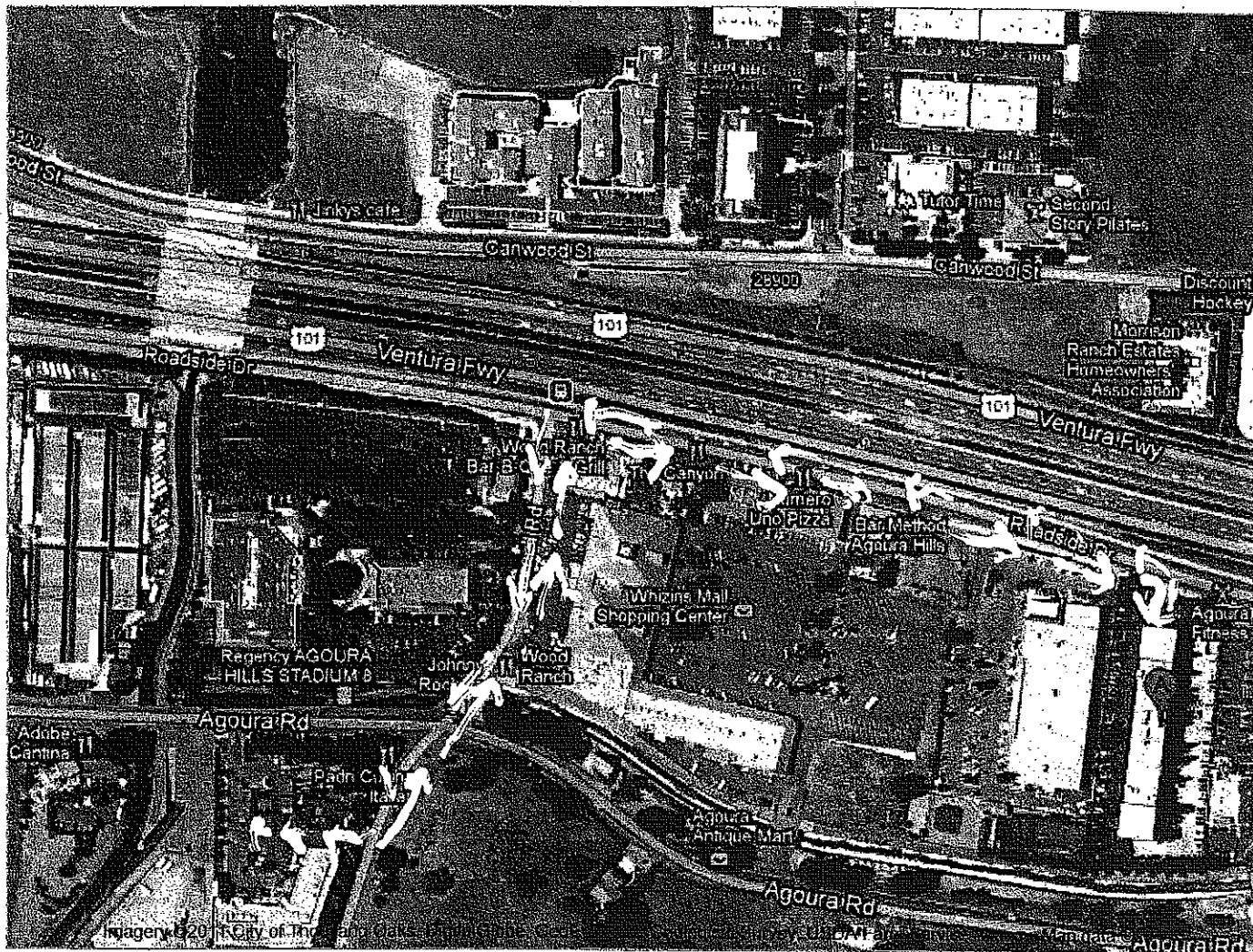
James Ashford
Sunset Room Owner

Michelle Thrower
All Secure Valet & Parking, Inc.

Thank you for business!

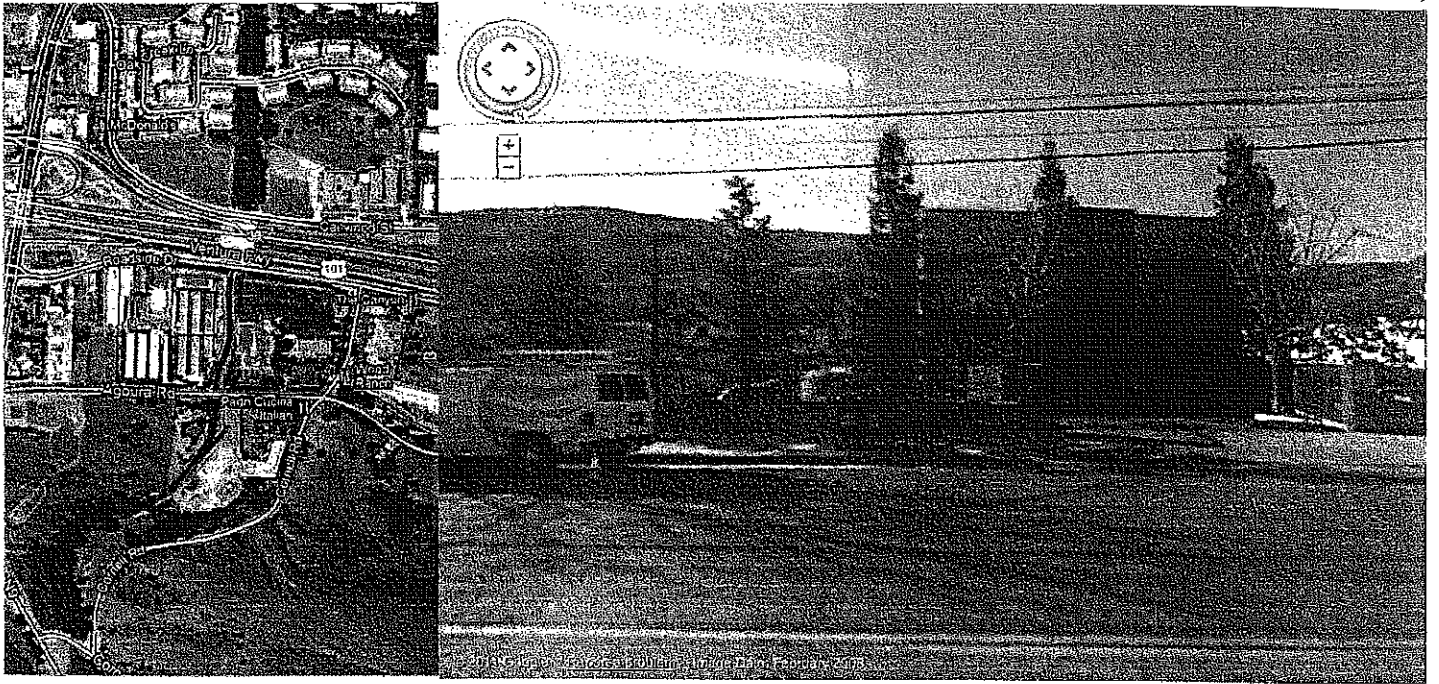
Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Exhibit E

Letters

BARRY M. ALLEN

A Professional Law Corporation

CITY OF AGOURA HILLS

2011 DEC 28 PM 3:46

CITY CLERK

5699 Kanan Road #270
Agoura Hills, CA 91301
818-889-7393
818-889-6297 (fax)
barry@barryallenlawcorp.com

FAX TRANSMITTAL

To: CITY OF AGOURA HILLS
CITY CLERK
K. RODRIQUES

Date: Dec. 28, 2011

Time: 3:20 p.m.

To Fax No.: 818-597-7352

From Fax No.: 818-889-6297

Re: Parking Lot License Agreement (SUNSET ROOM)
28632 Roadside Drive, Agoura Hills

Pages to Follow: 3 Message only Original document in mail
Copy

Comments:

COPY OF:

3-DAY NOTICE TO PAY LICENSE FEE OR USE OF LICENSE WILL BE REVOKED AND TERMINATED, dated December 28, 2011.

Privacy Notice: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential or exempt from disclosure under applicable Federal or State Law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. In the event that you have received this communication in error, please notify us immediately by telephone and return the original message to use at the above address via the U.S. Postal Service.

BARRY M. ALLEN

A Professional Law Corporation

5699 Kanan Road #270
Agoura Hills, CA 91301
818-889-7393
818-889-6297 (fax)
Barry@barryallenlawcorp.com

COPY

3-DAY NOTICE TO PAY LICENSE FEE OR USE OF LICENSE WILL BE REVOKED AND TERMINATED

TO: SUNSET ROOM
JAMES ASHFORD
CHRIS BREED
29020 Agoura Road
Agoura Hills, CA 91301

Via e-mail: ashfordapts@sbcglobal.net
Via Fax: 818-865-1621
And First Class Mail

NOTICE IS HEREBY GIVEN that pursuant to the written PARKING LOT LICENSE AGREEMENT, dated as of October 2011 (the, "Agreement"), that was entered into between Agoura Gateway, LLC, a California limited liability company, as Licensor; and James Ashford & Chris Breed, individually & doing business as the "Sunset Room", as Licensee; under which said Licensee holds a revocable non-exclusive License to access and use the License Area within the Parking Lot of Licensor's property located at 28632 Roadside Drive, Agoura Hills, CA 91301 for the purpose of the valet parking of automobiles during the nighttime hours of 6:00 p.m. to 2:00 a.m. (per the terms & condition set forth in said Agreement (the, "License"), the following stated License Fees and amounts due under the Agreement are past due and payable:

\$2,800, representing the License Fee due for the monthly period of December 1, 2011 to December 31, 2011, that became due and payable on December 1, 2011;

\$1,000, representing the balance due regarding the partial reimbursement of Licensor's legal fees incurred in connection with the Agreement per the terms of paragraph 37 of the Agreement, that was due and payable by December 1, 2011; and

\$ 380, representing the Late Charge per the terms of paragraph 24 of the Agreement regarding the above stated past due amounts.

**3-Day Notice To Pay License Fee Or Use of License Will Be Terminated
Agoura Gateway – Sunset Room**

WITHIN THREE (3) BUSINESS DAYS after service of this Notice upon you, said Licensee is required to pay the above stated amounts due in the total amount of **FOUR THOUSAND ONE HUNDRED EIGHTY DOLLARS (\$4,180) in full to Licensor (by Cashier's Check or Money Order only), OR YOUR LICENSE UNDER SAID AGREEMENT WILL BE IMMEDIATELY REVOKED AND TERMINATED WITHOUT FURTHER NOTICE**, and Licensee shall also be liable to Licensor for all License Fees and other amounts due under the Agreement, for all damages incurred by Licensor as a result of Licensee's breach of the Agreement, and for the recovery of all reasonable attorneys fees and costs incurred by Licensor due to Licensee's breach of the Agreement.

The foregoing is stated without waiver of or prejudice to any and all rights and remedies that Licensor has pursuant to the Agreement, and on behalf of Licensor, the undersigned hereby reserves all such rights and remedies.

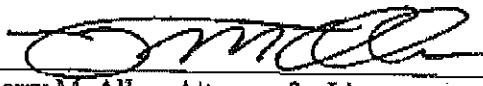
The License Fee and other amounts due under the Agreement shall be mailed, or personally delivered to Licensor [Monday through Friday between the hours of 10:00 a.m. & 4:00 p.m.], as follows:

Agoura Gateway, LLC
C/O Jade Management, LLC
Jay Arteaga, Manager
28632 Roadside Drive
Suite 115
Agoura Hills, CA 91301

Phone: 818-706-9710
Fax: 818-706-9713

DATED: December 28, 2011

BARRY M. ALLEN, A LAW CORPORATION

By: 
Barry M. Allen, Attorney for Licensor
Agoura Gateway, LLC,
a California limited liability company

*See following page re providing copies of this Notice:

**3-Day Notice To Pay License Fee Or Use of License Will Be Terminated
Agoura Gateway – Sunset Room**

COPY OF THIS NOTICE PROVIDED TO:

✓ City of Agoura Hills:
3001 Ladyface Court
Agoura Hills, CA 91301
Attention: City Clerk
Attention: K. Rodriques

Via E-mail: krodriques@ci.agoura-hills.ca.us
Via Fax: 818-597-7352
And First Class Mail

All Secure Valet & Parking, Inc.
Michelle Thrower
1560-1 Newbury Road
Suite 287
Newbury Park, CA 91320

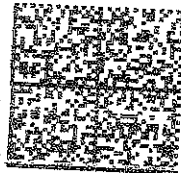
Via E-mail: mthrowerski@yahoo.com
Via E-mail: michelle@allsecurevalet.com
Via Fax: 805-222-5786
And First Class Mail

Property
Management
Associates

6011 Bristol Parkway
Culver City, California 90230

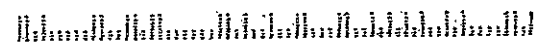
CITY OF AGOURA HILLS
2012 APR 18 AM 11:39
CITY CLERK

City of Agoura Hills
Attn: City Clerk
30001 Ladyface Court
Agoura Hills, CA 91301



HASLER
017H16554161
\$0.450
04/17/2012
Mailed From 90230
US POSTAGE

017H16554161 0130



Property
Management
Associates

CITY OF AGOURA HILLS

2012 APR 17 AM 11:51

CITY CLERK

April 16, 2012

Ms. Michelle Thrower
All Secure Valet & Parking, Inc.
1560-1 Newbury Road, Suite 287
Newbury Park, CA 91320

RE: 28720 Roadside Drive, Agoura Hills, CA 91301
April 2012 Rent

Dear Michelle,

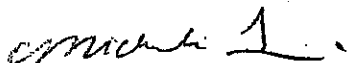
Our records show that we have not received your April rent payment for the above Premises. Please be advised that a 10% late charge will be assessed, pursuant to Paragraph 13.1.2 of your License Agreement dated January 12, 2012.

You are currently in default of your License Agreement and a 3-day Notice will be issued this week. Please remit \$1,980.00 upon receipt of this letter.

If you have any questions, please contact my portfolio manager, Lorin Kupan, at 323-295-2000.

Sincerely,

PROPERTY MANAGEMENT ASSOCIATES



Michele Tsai
Administrative Assistant

cc: Lorin Kupan, Portfolio Manager
James Ashfield, Sunset Room
City Clerk, City of Agoura Hills
Frank Pisano, Hoffski & Pisano

3 DAY NOTICE TO PAY OR QUIT
and Notice of Provisions of
Section 1161.1 of the Code of Civil Procedure
Regarding Acceptance of Payment of Rent

CITY OF AGOURA HILLS

TO TENANTS: Sunset Room and All Secure Valet & Parking, Inc.; and all others in possession
FROM LANDLORD: Property Management Associates Authorized Agent for Shamrock Plaza LP
RE: That 1 (one) year License Agreement dated January 12, 2012 ("Agreement") for the rental of the property commonly known as ("Property").

28720 Roadside Drive
Agoura Hills, CA 91301

TENANTS have defaulted in the payment of rental charges due under the Lease.

LANDLORD reasonably estimates, under C.C.P. §1161.1 that total sum of the rental charges due under the AGREEMENT within the preceding year is \$1,800.00 as follows:

<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
04/01/2012	Rent (4/2012)	\$ 1,800.00

LANDLORD demands that the named parties hereinabove either pay the total sum of \$1,800.00 or vacate and quit the premises, within three (3) days.

If the named parties hereinabove fail or refuse to pay LANDLORD the total sum of \$1,800.00 within three (3) days, LANDLORD elects to declare a forfeiture of the AGREEMENT, and the AGREEMENT will terminate under §1951.2 of the Civil Code.

If the named parties hereinabove fail or refuse to pay the total sum of \$1,800.00 or to return possession of the PROPERTY to LANDLORD within three (3) days, LANDLORD will institute, without further notice or demand, legal action to: (1) terminate and forfeit the AGREEMENT, (2) recover possession of the PROPERTY, (3) recover the amount of unpaid rental charges and other sums due under the AGREEMENT, and of the damages caused by TENANTS remaining in possession of the PROPERTY, plus interest, and (4) recover attorney's fees and other costs incurred in this legal action.

Notice of Provisions of C.C.P. §1161.1
Regarding Acceptance of Payment of Rent

Rent to be paid to:
Shamrock Plaza, LP
c/o Property Management Associates
Attn: Lorin Kupan
6011 Bristol Parkway
Culver City, CA 90230
Phone: (323) 295-2000

Business Hours: Mon. – Thursday 8:30 AM – 5:30 PM and Friday 8:30 AM – 4:30 PM

LANDLORD will accept any partial payments of rent made by TENANTS under Sub-sections 1161.1 (b) and (c) of the Code of Civil Procedure. If TENANTS make any partial payments of rent, LANDLORD's acceptance of said payments will not constitute a waiver of any rights, including LANDLORD's right to recover possession of the PROPERTY. If TENANTS make a partial payment of rent after the service of this Notice, LANDLORD may accept said partial payment and may file, without further notice or demand, the legal action described in the preceding paragraph. If TENANTS make a partial payment of rent after the service of the legal action described in the preceding paragraph, LANDLORD may accept said partial payment and may amend the legal action to reflect said partial payment without delaying that action from proceeding.

Dated: April 17, 2012

Landlord: Shamrock Plaza, LP

By: _____

Lorin Kupan
Authorized Agent for LANDLORD

Property
Management
Associates

6011 Bristol Parkway

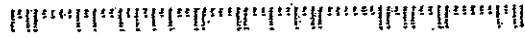
Culver City, California 90230

CITY OF AGOURA HILLS

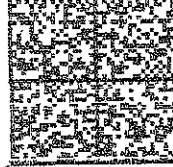
2012 APR 17 AM 11: 5

CITY CLERK

City of Agoura Hills
Attn: City Clerk
30001 Ladyface Court
Agoura Hills, CA 91301



0900 5005010015



HASLER

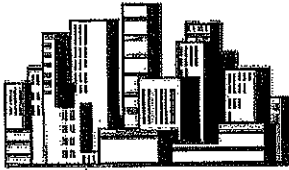
017H15554161

\$0.450

04/16/2012

Mailed From 90230

US POSTAGE



KIDS FROM THE VALLEY V, LLC

dba AGOURA OAKS TOWN SQUARE

850 S. Broadway, Penthouse Fl. Los Angeles, CA 90014

Tel (213) 626-5321 Fax (213) 622-1939

City of Agoura Hills
Department of Planning and Community Development
Attn: Mike Kamino, Director
30001 Ladyface Court
Agoura Hills, CA 91301

March 30, 2012

RE: Case No.: 05-CUP-001 (Amendment #3)
29020 Agoura Road, Suite A-14 (A.P.Ns. 2061-031-023 & 024)
Conditional Use Permit for Sunset Room

Dear Mr. Kamino,

While we are huge supporters of new business coming into the area, we have some MAJOR concerns with regards to the above referenced Conditional Use Permit for the Sunset Room. When this space was another night club (Chapter 7) our experience was NOT a positive one. We had constant and never-ending problems and complaints from our tenants and customers to our Center because the patrons and employees of Chapter 7 (as well as limousine drivers) parked on our property, not to mention an endless array of issues associated with public intoxication (i.e. fights, litter, public urination, vandalism, etc.) We were forever calling the Lost Hills Sheriff's Department to lodge complaints and ask for their assistance. We are confident it is just a matter of time before these problems, and subsequently our calls to the sheriff's department which had all but stopped, will resume immediately and continue on a regular basis.

We have at our sole cost and expense, extended the hours of our security guards on Thursday, Friday and Saturday nights to address the issues discussed herein. Therefore in addition to your modified CUP, we feel a new condition which would benefit not only us, but the City and local law enforcement as well, would be that the City require the owners/operators of the Sunset Room to supply and pay for a security guard to be posted on our property Thursday through Saturday nights from 6 pm to 2 am to monitor and control their patrons and to serve as a deterrent to issues associated with public drunkenness as outlined above. We respectfully request that the City take a more active role in monitoring the CUP and providing regular formal reviews and re-filings of the CUP to assure that should problems occur they won't go "un-checked" for any extended period of time. Thank you in advance for the opportunity to express our concerns. I can be reached at 213.626.5321 if you need to discuss this further.

Sincerely,

Mark Cohen, CFO
MSC/cd

cc: Brad Rosenheim

Agoura Oaks Town Square
29045 Agoura Road & 5015 & 5045 Cornell Road
Agoura Hills, CA 91301