

Monty's beach LLC will be concessionaire at Granada location and it's going to be in charge of running a restaurant (serving food, non-alcoholic beverages, beer, wine and wine-based cocktails) with the seating area on the concrete slab and the part that is inside the palm trees that are surrounding the premises and it will be in charge of renting beach equipment such as, sunbeds, umbrellas, SUP boards, surfboards, roller-skates and kites.

Also, Monty's is going to organize weddings and special events from time to time, outside the Premises listed on Exhibit A-1 in lease agreement signed by the City of Long Beach in coordination with the Office of Special Events and Filming, and also will operate community events from time to time at its sole expense.

Hours of operation will be: -Open weekends year-round from 7:00 a.m. until 10:00 p.m.

- Open weekdays through the Spring, Summer and Fall (Daylight Savings Time) months from 7: a.m. until 10:00 p.m.

-Open to the greatest extent feasible during weekdays through the winter (Standard Time) months.

Restaurant will provide food and drinks in take-out window, also with part-table service which means that the staff will be allowed to carry orders to the costumers and to collect them when they are finished consuming to keep the trash from flying to the beach during windy days and to keep the beach tidy and clean.

Total sales should be: 50% food, 25% non-alcoholic beverages and 25% from beer and wine.

Food purchase is going to be required with alcohol service.

Seating is allowed at all seating areas to the general public and they will be notified in visible written sign about that.

Our staff will be in charge of renting beach equipment and of instructing costumers on how to use said equipment safely. A beach attendant will also be employed to make sure equipment is used in a responsible manner.

The sales of alcoholic beverages stop one-hour prior to closing.

All sales or service of alcoholic beverages shall be made only from the concession counter.

There should be no glass bottles, such as Champagne Bottles on the beach only plastic bottles or cans served and consumed in plastic cups with "Monty's Beach" logo.

No live entertainment, dancing, disc jockey and no amplified music or stereo systems permitted on the premises at any time, only light ambiental music (chillout beach lounge music) not over 50db. Except special events, such as weddings and private events, taken in consideration closeness to residential houses and buildings.

Any events in conjunction with the Office of Special Events and Filming would be treated separately and under their permitting requirements. This operations plan is for daily operations of the concession stand.

Compliance with all ABC standards and training.

ABC-required enclosures around the dining area (temporary ropes around the palm trees surrounding the premises, visually acceptable and thematized with Monty's Beach brand colors blue RAL 5015 and white.

"No Alcoholic Beverages Beyond This Point" signage will be in visible place to warn our guests to stay with their drinks inside closed parameter.

No exterior signage advertising sale of alcoholic beverages.

Security cameras around the premises are going to be connected with local police department, light is going to illuminate on concrete slab and the palm trees are going to be wrapped in warm Christmas lights, so the premises are going to lightly illuminate during night hours to keep this part of the beach safe from crime. Also, our beach attendant will be in charge of keeping the premises safe during night hours and he will not ban anyone from walk freely around the premises area. He is going to be here just to keep an eye on premises cleanliness and safety.