

6945 ABOTT M LLC

BOUTIQUE HOTEL
OPERATIONAL PLAN

Formerly the M Hotel, the redeveloped boutique hotel (hereinafter "Hotel") at 6945 Abbott Avenue will consist of 7 stories of habitable space, ground floor commercial, approximately 48 hotel units, rooftop pool and outdoor gym/amenity area, as shown on the enclosed plans. The operational criteria for the Hotel is provided below:

1. Except as may be required for fire or building code/life safety code purposes, no loudspeakers shall be affixed to or otherwise located on the exterior premises of the retail spaces or ground floor café should one be established. Exterior speakers may be permitted for ambiance provided that music levels shall not interfere with the normal conversation.
2. No outdoor live music associated with any commercial uses in the retail space or rooftop shall be permitted at any time, unless provided for under a special event permit.
3. The rooftop pool and amenities are reserved for Hotel patrons and guests, unless provided for under a special event permit.
4. Interior loud speakers shall not be located near doors which lead to the outside and interior music levels shall not interfere with the normal conversation.
5. The maximum number of outdoor seats for a restaurant or cafe shall be 50 seats.
6. No rooftop food and beverage service may operate as an entertainment venue, disco or nightclub.
7. The hours of operation for the Hotel's rooftop outdoor areas, and any associated food and beverage service-including poolside service, shall be limited from sunrise to sunset, Monday through Thursday and sunrise to 9:00 PM, Friday through Sunday.
8. The sale, service, and consumption of alcoholic beverages, except for beer and wine, at the rooftop pool and amenity areas shall be prohibited.
9. The hours of operation for any ground floor restaurant or cafe shall be limited to 8:00 AM to 11:30 PM, Sunday through Wednesday and 8:00 AM to 1:30 AM, Thursday through Saturday.
10. Deliveries and loading activities for the Hotel shall be conducted exclusively along Abbott Avenue, utilizing the designated on-street parking spaces for pick-up/drop-off and loading. Deliveries shall not interfere with peak check-in or check-out times and must be scheduled to occur either before 9:00 AM or after 4:30 PM to avoid conflicts with guest arrival and departure.
11. The Hotel shall be rated with a minimum of a AAA Three Diamond or similar rating, which indicates comprehensive amenities, style, and comfort level, in order to ensure overall quality, range of facilities and level of hospitality offered in connection with this use.

12. The following commercial uses shall be prohibited on the Property: entertainment establishment (excepting television, radio, and/or recorded background music pursuant to Chapter 7 of the City's Resiliency Code), package store, tattoo studio, stand-alone bar (however, a restaurant is allowed to have a bar with poolside service as a component or ancillary use thereof), check cashing store and pawnshop.