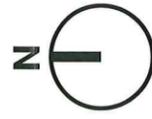
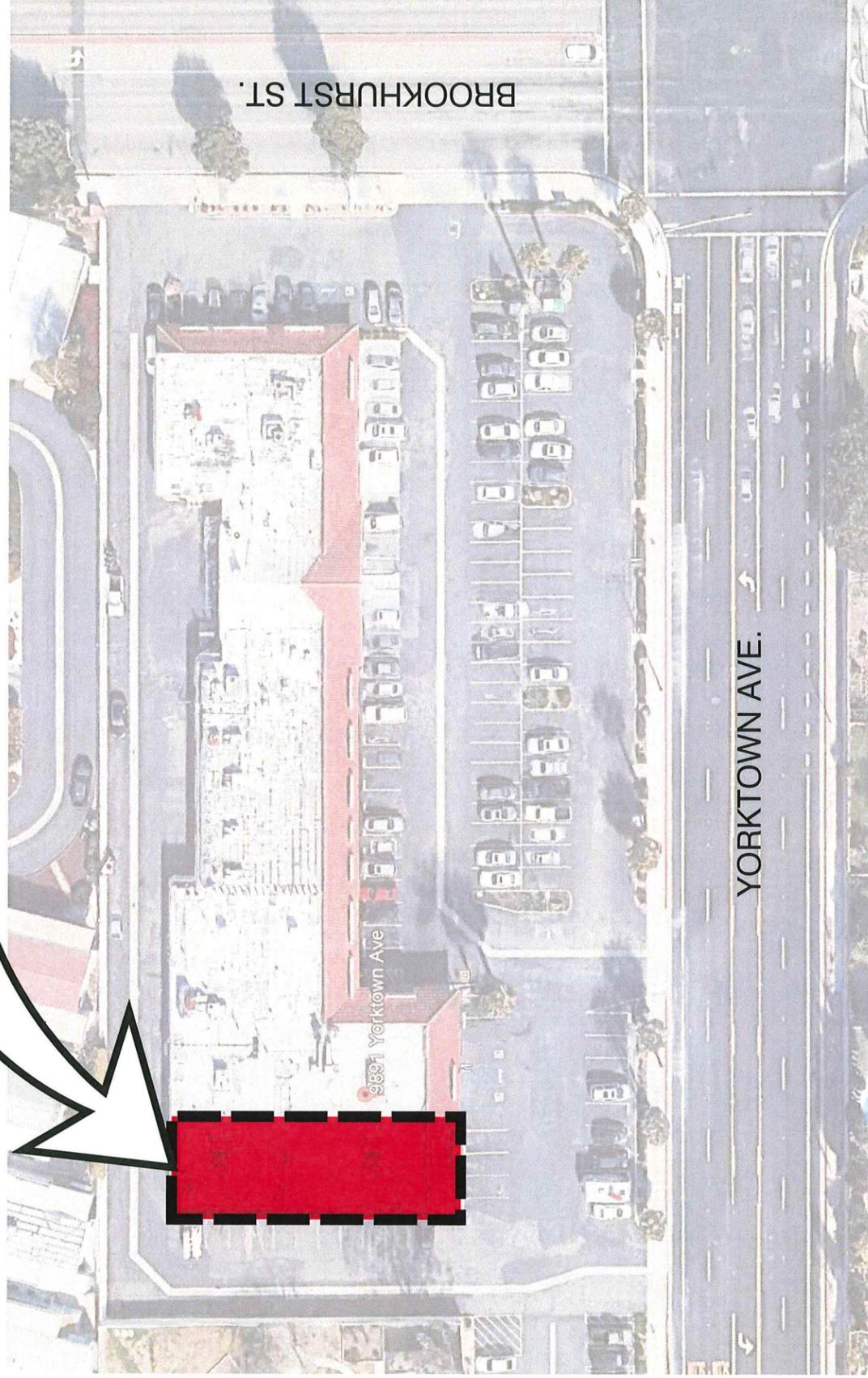


TENANT SPACE
AREA OF WORK



PROJECT LOCATION

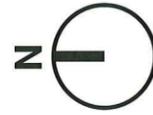
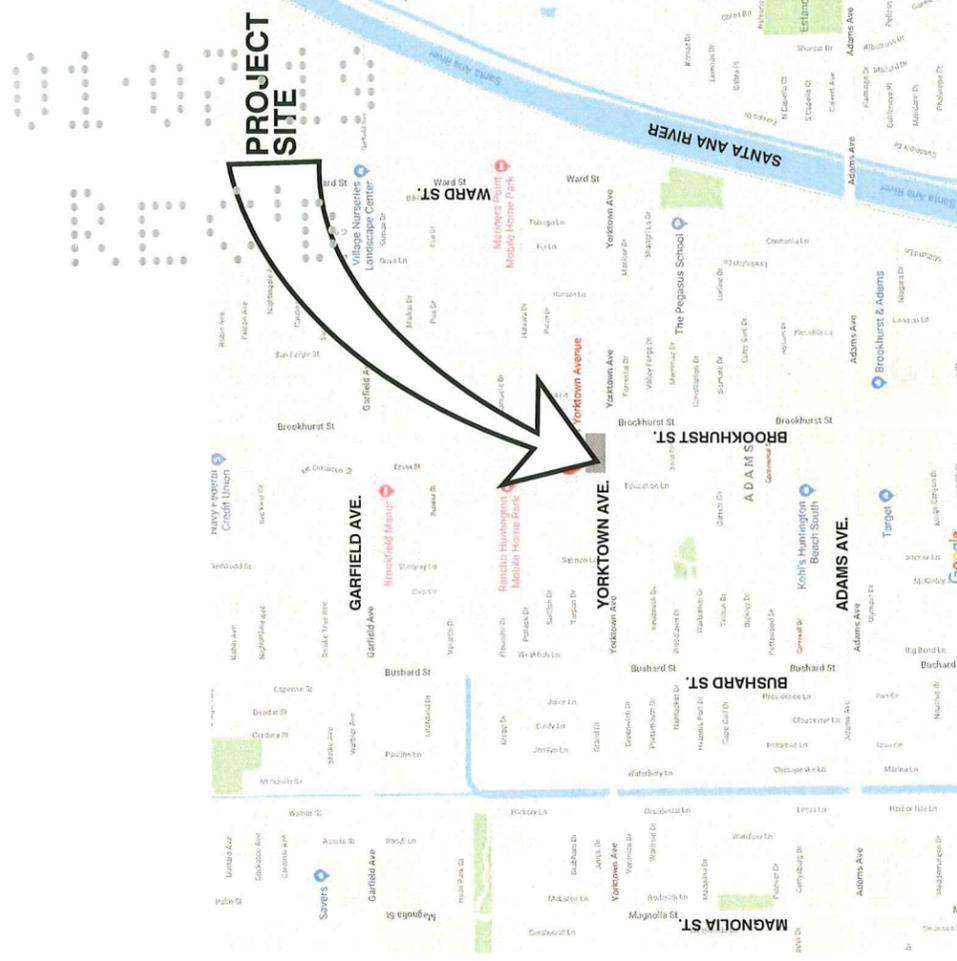
PROJECT SUMMARY:

PROJECT NAME: TWO BROTHERS GRILL
 ADDRESS: 9891 YORKTOWN AVE.
 HUNTINGTON AVE. CA 92646

TENANT SPACE AREA: ±3,750 SF

PROPOSED NUMBER OF SEATS:

Dining	- 92
Bar	- 12
Patio	- 12
Total	- 116



VICINITY MAP



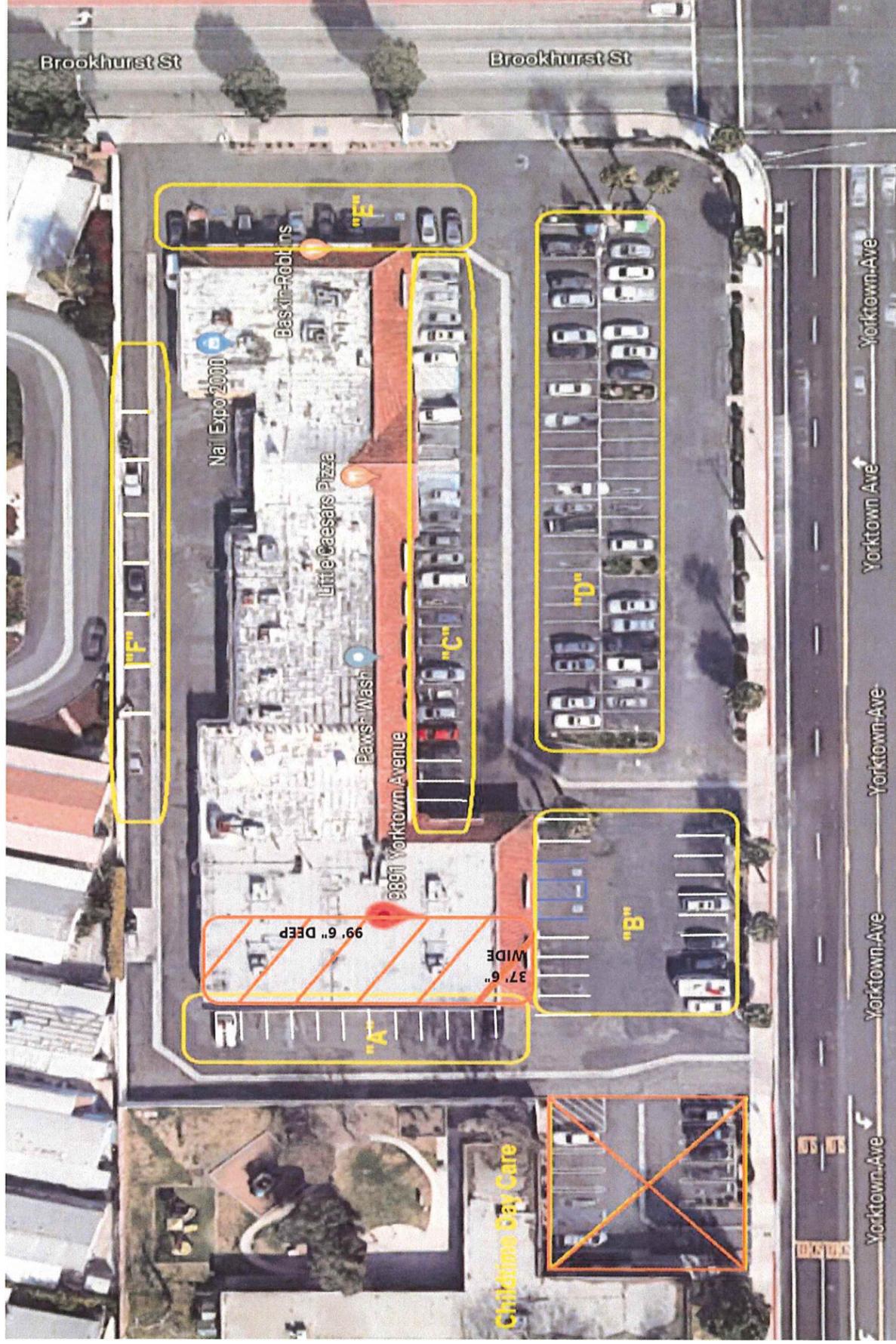
PROJECT
PROPOSED TENANT IMPROVEMENT
 TWO BROTHERS GRILL
 9891 YORKTOWN AVE.
 HUNTINGTON BEACH, CA 92646

CLIENT/TENANT
TALBERT & WARD CORPORATION
 3303 HARBOR BLVD, SUITE K-4
 COSTA MESA, CA 92626

PROPERTY OWNER
JC FAMILY PROPERTY GROUP
 P.O BOX 70249
 LOS ANGELES, CA 90070

A1

01/02/2019



YORKTOWN PLAZA SITE PLAN FOR TWO BROTHERS GRILL CUP APPLICATION

Exhibit 2. Tenant Information and Joint Use Parking Matrix

P6290- Yorktown Plaza Parking

Northwest Corner of Yorktown Ave and Brookhurst St, Huntington Beach

Prepared: 12/13/2018

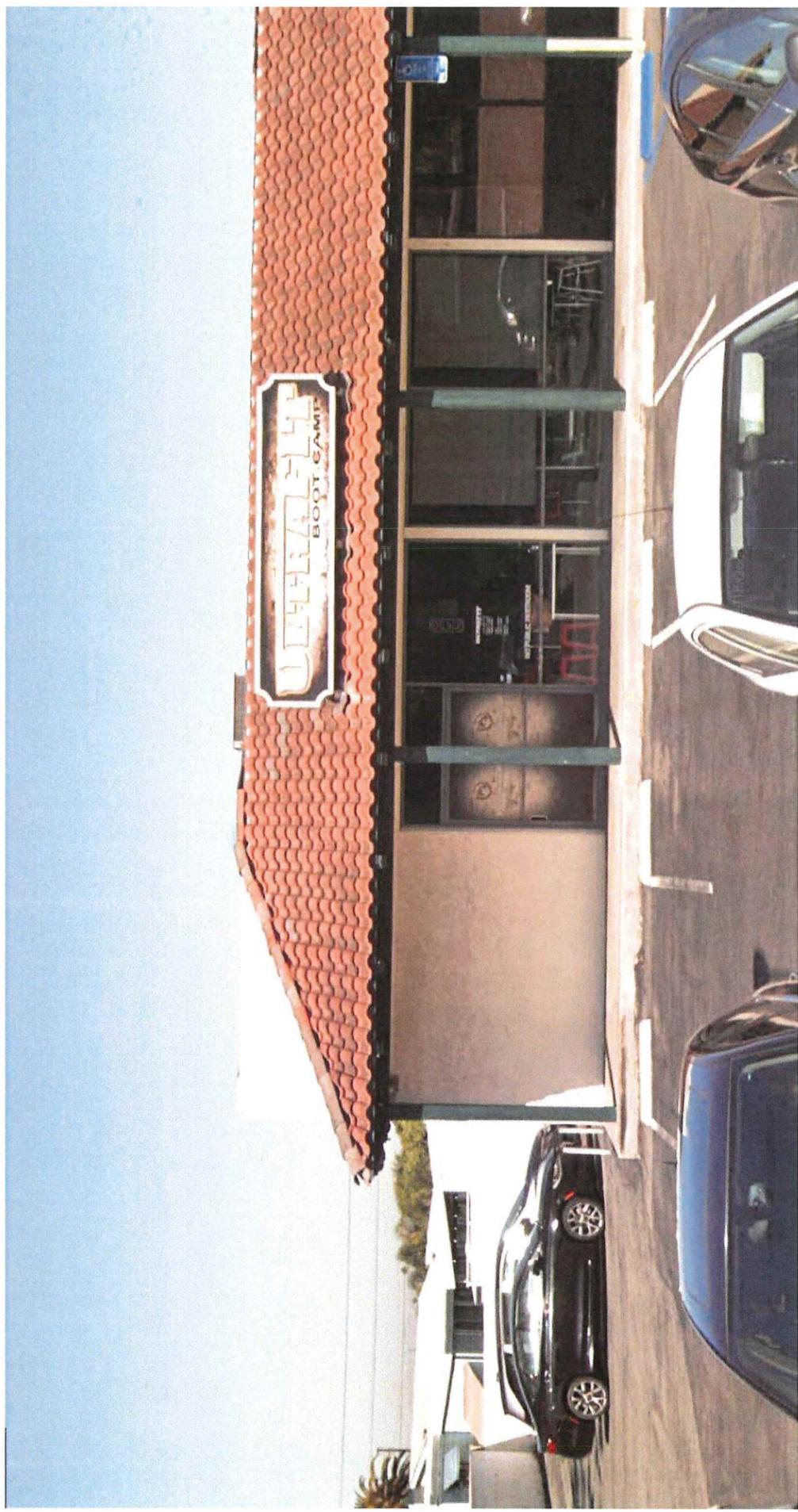
K2 Traffic Engineering, Inc.

Address	Business Name	Use	Business Hours	Sq. Ft.	Municipal Codes	
					Requirement (Sq.Ft./Space)	Req'd Parking Spaces
Yorktown Avenue						
9891	Two Brothers Grill	Restaurant	Daily: 11a - 8p (Proposed)	3,750	100	37.5
9901	Parmesan Grill	Retail & Restaurant	Under Renovation	3,700	See Table 2	16.0
9911	Vacant	Retail	VACANT	1,500	200	7.5
9915	Yorktown Coin Laundry	Retail	Daily: 9a - 10p	1,600	200	8.0
9921	Pawsh Wash	Retail	Tu-F: 8a - 5:30p, Sa: 8a - 4:30p	800	200	4.0
9925	Dry Cleaners	Dry Cleaner		800	200	4.0
9931	Dentistry	Dental Office		800	175	4.6
9935	Chiropractor	Retail	M-F: 8:30a - 5:30p, Sa: 9a - 12p	800	200	4.0
9941	Little Ceasars	Food and Beverage Sales	Su-Th: 10:30a - 10p, F & Sa: 10:30a - 11p	800	200	4.0
9951	7-Eleven	Retail	Daily: 24hrs	1,300	200	6.5
Brookhurst Street						
19465	Baskin Robbins	Food and Beverage Sales	Su - Th: 11a - 10p, F & Sa: 11a - 11p	1,200	200	6.0
19461	Mr Barber	Barber	M-Sa: 8:30a - 6p, Su: 8:30a - 5p	805	200	4.0
19459	Comer Vapory	Retail	M-Sa: 10a - 7p	825	200	4.1
19455	Nail Expo 2000	Nail Salon	Tu-Sa: 9a - 7p	800	200	4.0
				Total	19,480	115
				Parking Capacity		129
				Redundancy		14

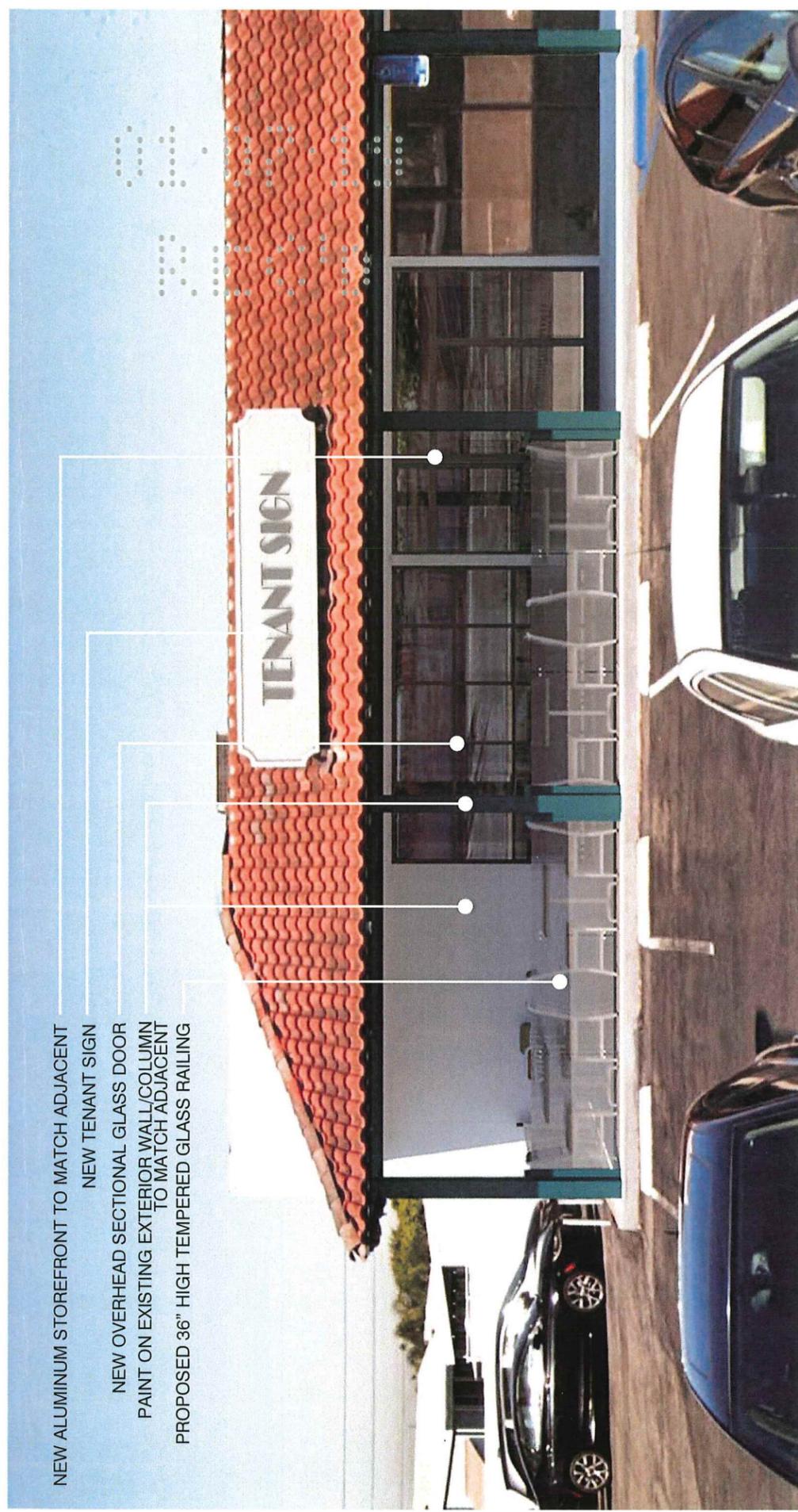
Data Source: Yorktown Plaza Property Management

Table 1. Parking Calculation for Parmesan Grill

Land Use	Parking Ratio	Quantity	Required Parking
Parmesan Grill - Dining	1 space per 50 SF of Seating Area	630 SF	13
Parmesan Grill - Retail	1 spaces per 200 SF	675 SF	4
Total			17



EXISTING CONDITION



PROPOSED IMPROVEMENT



NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

PROJECT

PROPOSED TENANT IMPROVEMENT
TWO BROTHERS GRILL
9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

CLIENT/TENANT

TALBERT & WARD CORPORATION
3303 HARBOR BLVD. SUITE K-4
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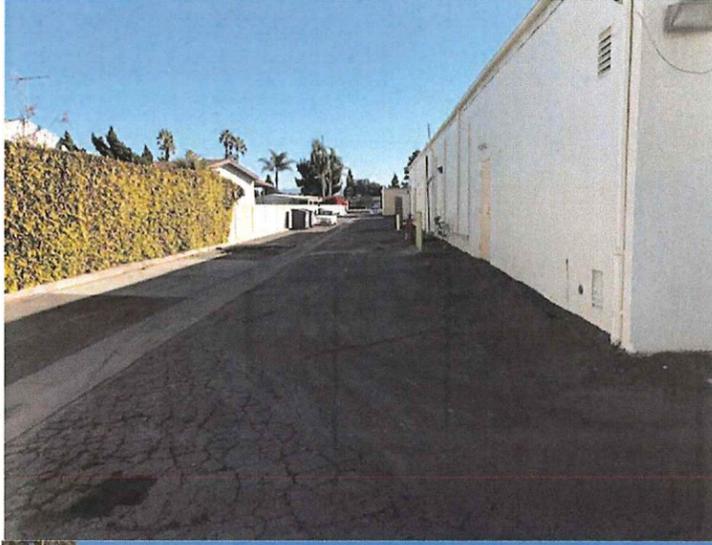
PROPERTY OWNER

JC FAMILY PROPERTY GROUP
P.O. BOX 70249
LOS ANGELES, CA 90070

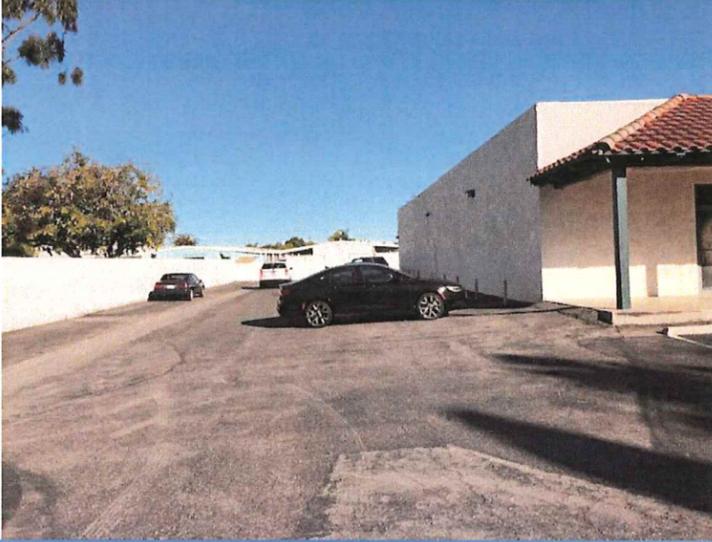
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01/02/2019

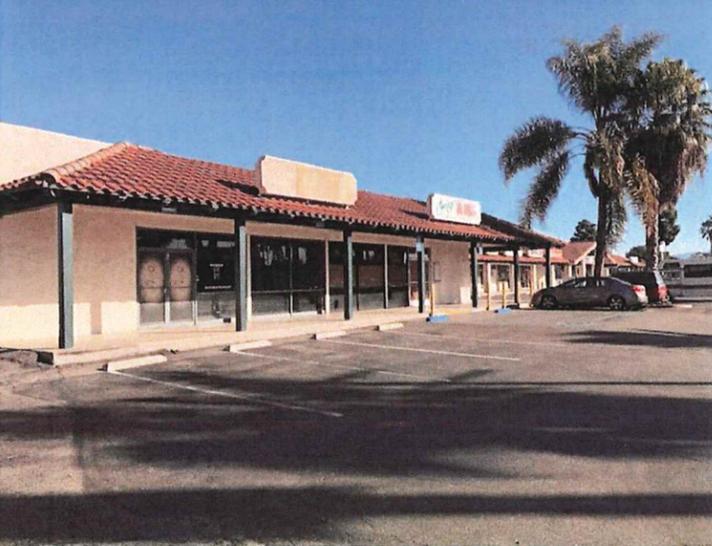
BACK ALLEY WALL LOOKING EAST



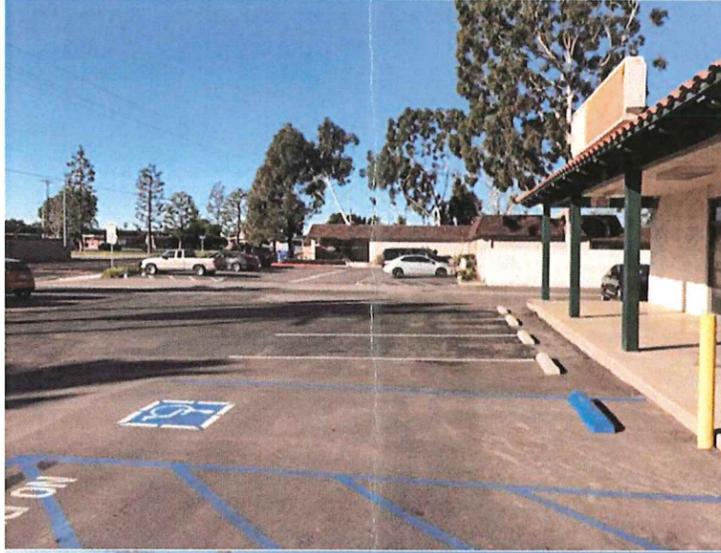
PREMISES WEST WALL LOOKING NORTH



SUBJECT PREMISES FRONT



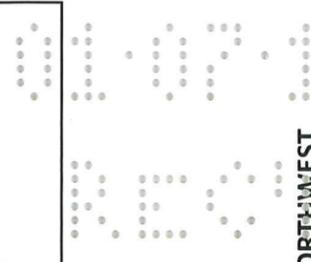
VIEW WEST FROM PREMISES



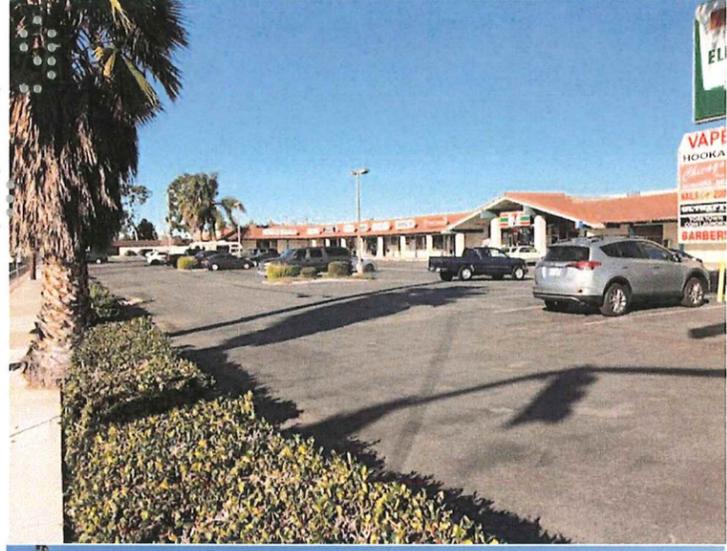
VIEW SOUTH FROM PREMISES DOOR



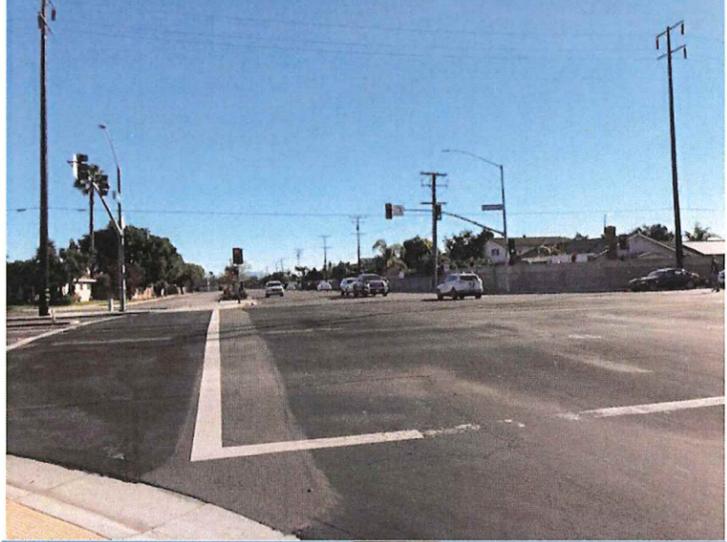
YORKTOWN
PLAZA
SITE PHOTOS



PLAZA VIEW NORTHWEST



YORKTOWN VIEW EAST



BROOKHURST VIEW NORTH

