

Tanner's or assigned trade name

Business Summary

September 1, 2005

The Business

"Tanner's", will be located in the North Scottsdale/Phoenix area (in the Agua Caliente shopping center) and will be a very upscale lounge with small entrées featuring a solo jazz artist to a jazz duo (un-mic'd). The lounge is going have a "throw-back" feel to the upscale hotel lounges of the 1930's coupled with today's visual technology and service with the customer's comfort and well-being always in mind.

Tanner's lounge concept is a hybrid of the jazz clubs of the 1930's and *the Strand* Hotel (in L.A.) coupled with Scottsdale flair. Tanner's plans to have a live music show nightly. The show will feature either a solo artist up to two-piece jazz duo wearing tuxedos. Part of the show will feature the group interacting with the crowd. Popular CD music will be played in between sets. There will be tables, booths, couches and a retro bar for the clientele to take in the experience.

The patio will be a romantic getaway with a fountain, foliage, tables and couches for comfort.

Besides gourmet cuisine, the club will feature martini's coupled with bottles of either champagne and/or wine.

Tanner's plans to have a happy-hour and charge cover later in the evening due to the entertainment. Both are subject to feasibility.

This business plans to attract the 28 and up business crowd who have discretionary income and are looking for a unique, uplifting experience without the typical Scottsdale nightclub and/or lounge scene.

The ownership and management understand the neighborhood (they live in North Phoenix/Scottsdale) and feel that this unique concept will only enhance its feel.

2/10/12 SEE TRACKING SHEET

COVERED WALK

PLANTE

PLAZA

ADJACENT
TENANT

AREA CALCULATIONS

FUNCTION	SQUARE FEET
CLUB BAR	240 SF
LOUNGE	580 SF
OUTDOOR PATIO	2040 SF
KITCHEN	307 SF
BATHROOMS AND HALL	236 SF
STORAGE AND ADMINISTRATION	70 SF
TOTAL IN BUILDING	4013 SF


LOW SEAT CLUSTER


TABLE


COUCHES

FLOOR PLAN
SCALE 3/16" = 1'-0"

S H E A

B O U L E V A R D

FLOOR PLAN

CONTRACTOR

ENGINEERING

ARCHITECTURE
Peter Owens Designs
Architectural Designs

for
LADMAN & ASSOCIATES
604A BOULEVARD

SCALE:

ON R.

DATE

COUNTY

CITY

A-1

PLAN

PARKING CALCULATIONS

- TOTAL BUILDING SQUARE FOOTAGE 8,735 SQ. FT.
- SQUARE FOOTAGE DEVOTED TO KITCHEN 3,056 SQ. FT.
- TOTAL FLOOR AREA 3,045 SQ. FT.
- TOTAL AREA FOR STORAGE 12,515 SQ. FT.
- TOTAL OUTDOOR FLOOR AREA 234 SQ. FT.
- TOTAL PERCENTAGE OF TOTAL SQUARE FOOTAGE 1.1%

ALL DOOR AREA HAS TO BE CALCULATED AT DOOR RESTAURANT

- PARKING REQUIREMENTS
- RESTAURANT AREAS 1 SPACE / 150 SQ. FT.
- OUTDOOR AREA - 1 SPACE / 150 SQ. FT.
- TOTAL PARKING REQUIRED 11 SPACES
- TOTAL PARKING PROVIDED 101 SPACES

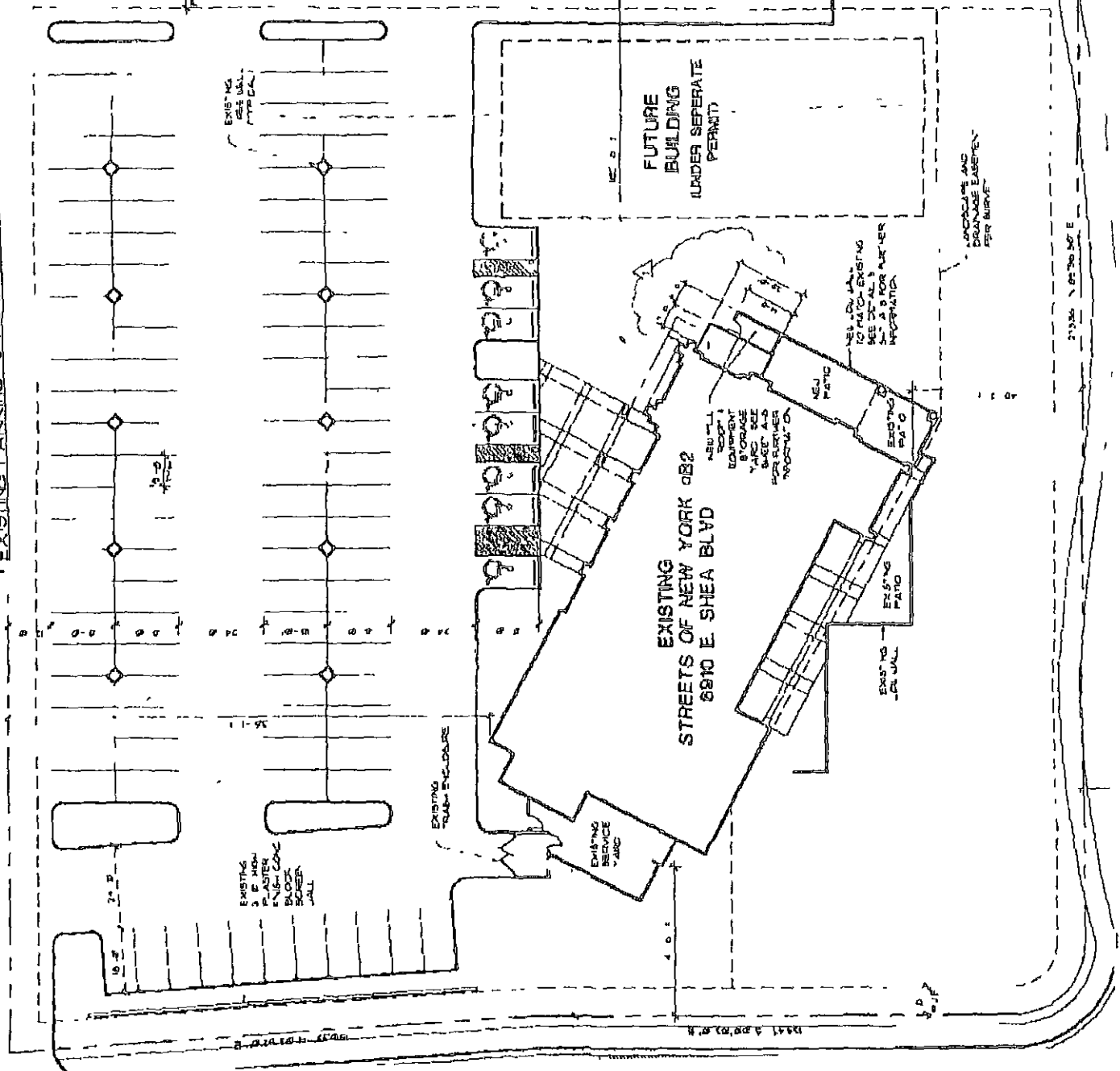
- UNOCCUPIED RESTAURANT
- UNOCCUPIED PARKING REQUIRED 10 SPACES
- UNOCCUPIED PARKING PROVIDED 10 SPACES

EXISTING PARKING TO REMAIN AS IS

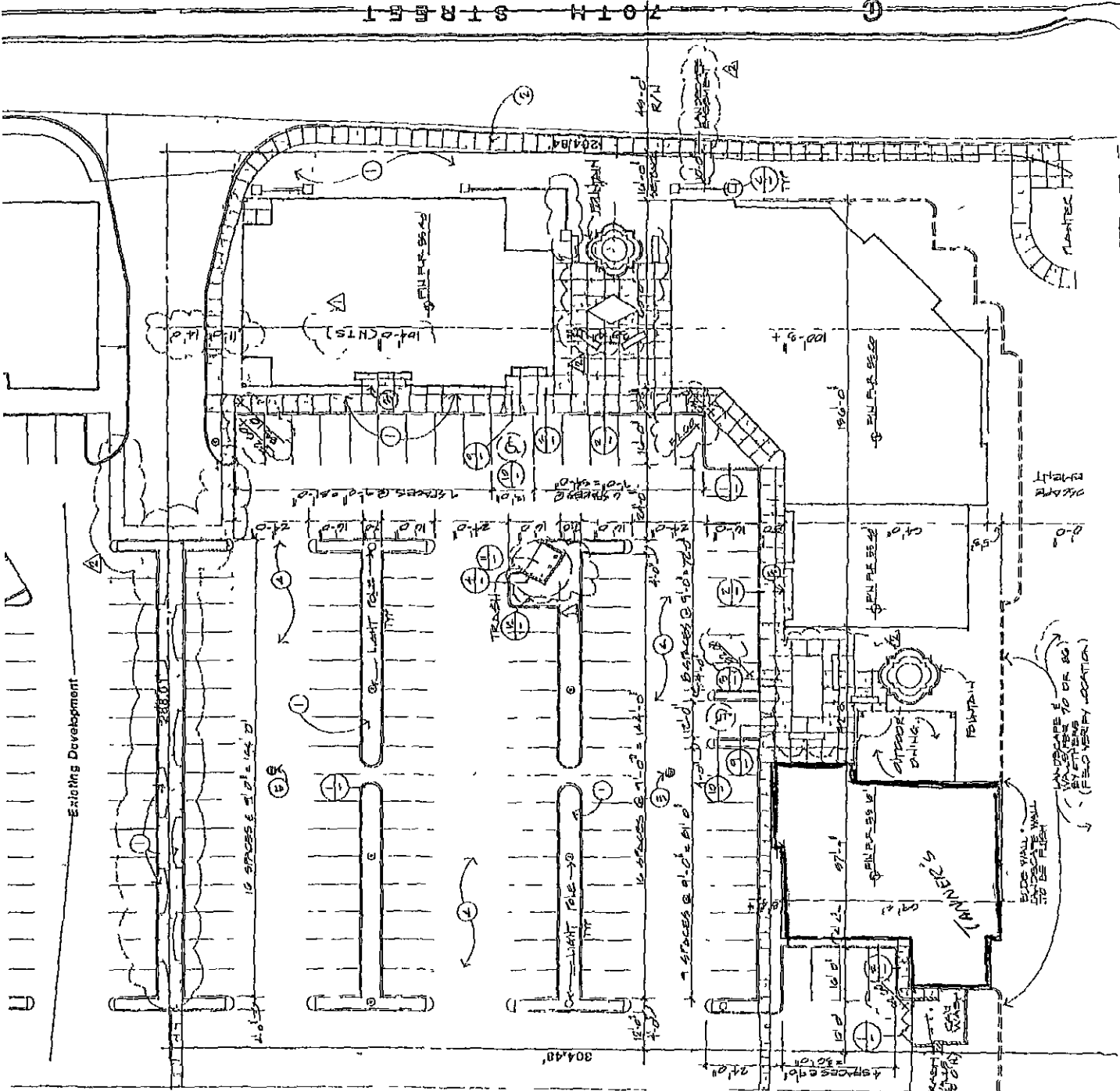
TANNER'S BAR USE

PERMIT

1-UP-2006



ENTERANCE



SHEA BLVD.



ADJACENT
TENNANT

AREA CALCULATIONS

<u>FUNCTION</u>	<u>SQUARE FEET</u>
CLUB BAR	840 SF
LOUNGE	1330 SF
OUTDOOR PATIO	2040 SF
KITCHEN	302 SF
BATHROOMS AND HALL	236 SF
STORAGE AND ADMINISTRATION	710 SF
TOTAL IN BUILDING	4040 SF

CONTRACTOR	
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ARCHITECTURE ENGINEERING/

ARCHITECTURE
Peter Owens Designs
Architectural Designs
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OVERSEAS SAVINGS CORP.
for
LADMAN & ASSOCIATES
SHEA BOULEVARD
SCOTTSDALE, ARIZONA

SCALE	
DATE	1-22-06
DRAWN:	-
CHK BY	-
ISS NO	

REVISIONS	
1	
2	
3	

A-

FLOOR PLAN

1-UP-2006
1-23-06