

Chan's Consulting, LLC
7842 12th Ave S
Bloomington, MN 55425

January 13, 2016

Mandarin Kitchen
8766 Lyndale Ave. S
Bloomington, MN 55420

Project Summary for Mandarin Kitchen

Interior remodeling of next door existing space into restaurant dry storage and a walk-in freezer only. This space will not be open to public and customer seating will remain at 128 seats (including bar seating). Storage expansion is solely for storing dry goods and additional walk-in freezer space for better organization of the kitchen and increase efficiency. This expansion will not have any operational impact or changes to the restaurant daily routine.

Building owner, Lyndale Plaza LLC, and its adjacent building, Motor Parts Service LLC, has entered into a parking easement agreement allowing patrons of Lyndale Plaza, including Mandarin Kitchen, to use up to 14 parking space (Please see attached Easement agreement). The 14 parking spaces has been assigned to Mandarin Kitchen from 10:00 to 2:00 p.m. on the weekend. Also, the previous designated parking space for other tenants on the weekends has decreased from 24 to 12 allowing additional parking spaces for Mandarin Kitchen and other tenants. With the reservation system for dim sum on the weekends and additional parking from Motor Park Service, there should be sufficient parking spaces for patrons of Mandarin Kitchen.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jin Chen', with a horizontal line extending to the right.

Jin Chen