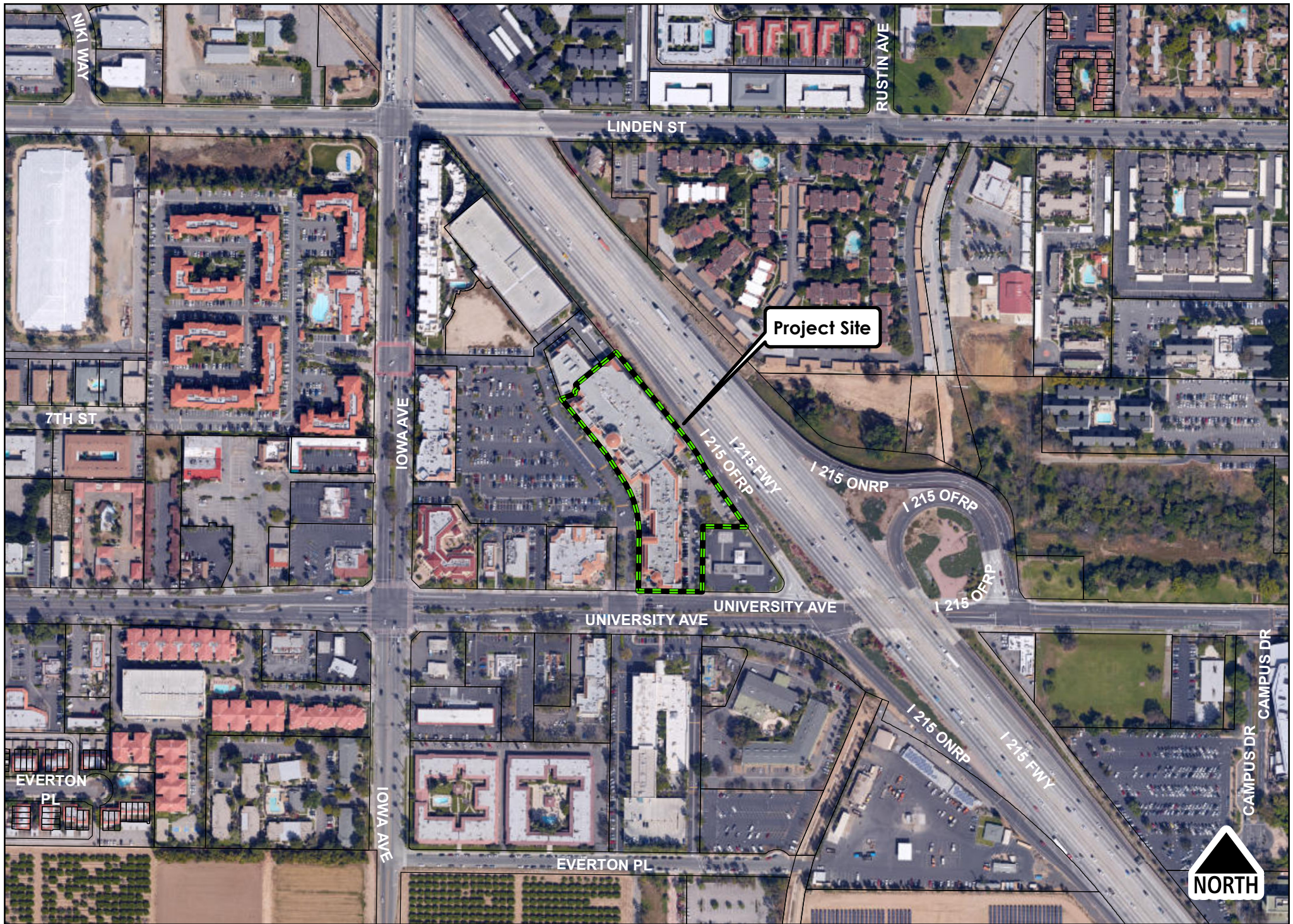
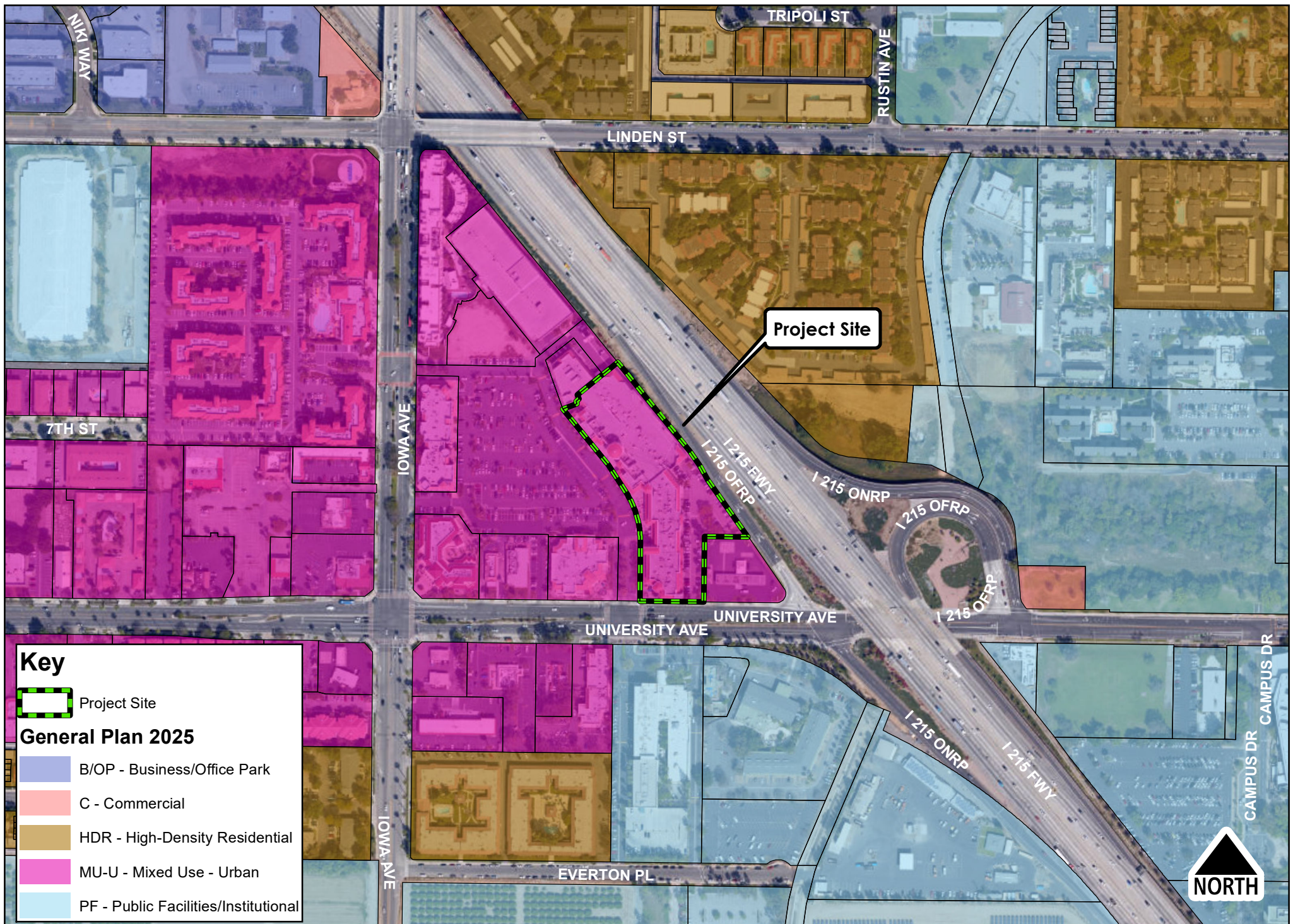




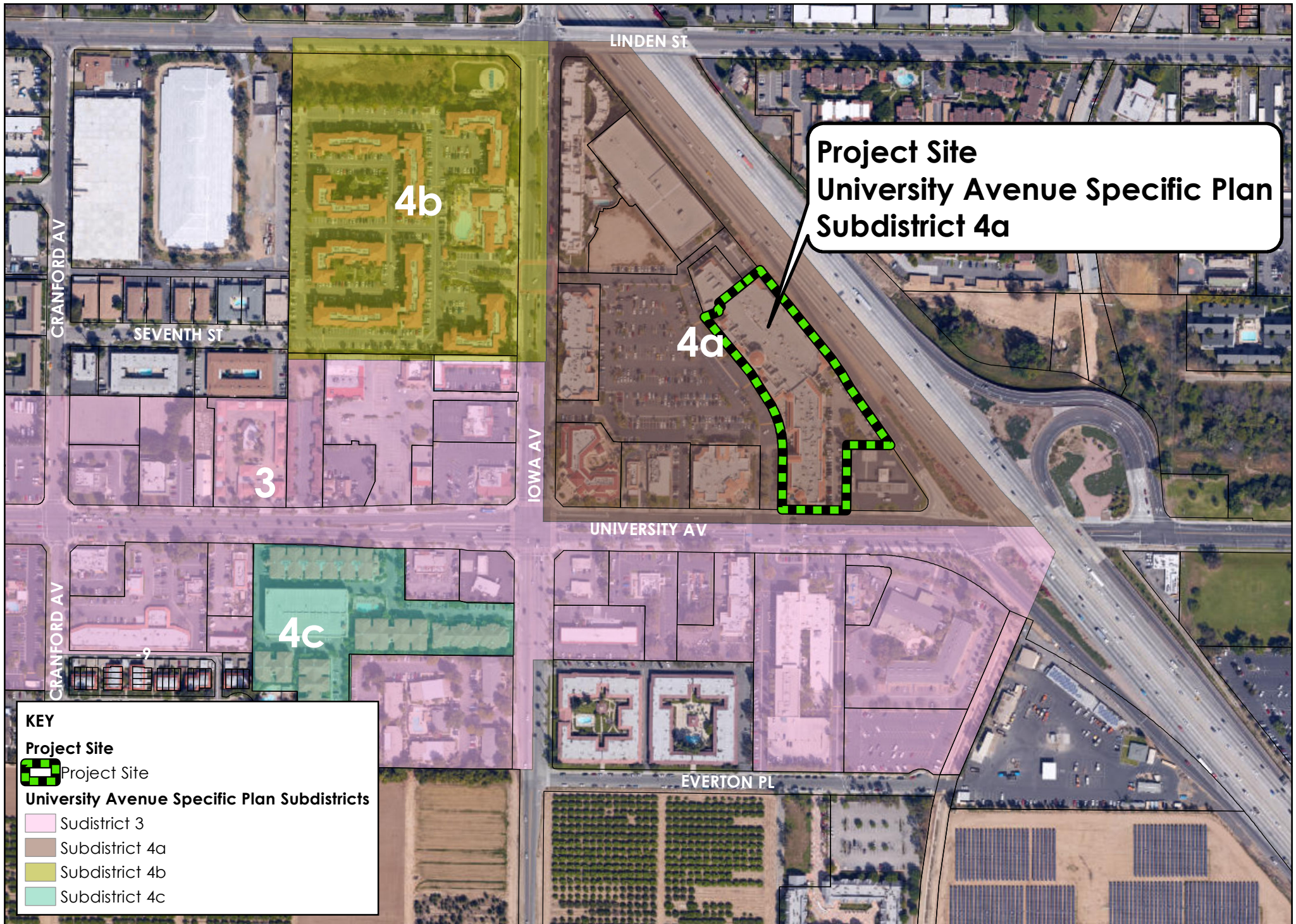
P19-0016, Exhibit 3 - Location Map

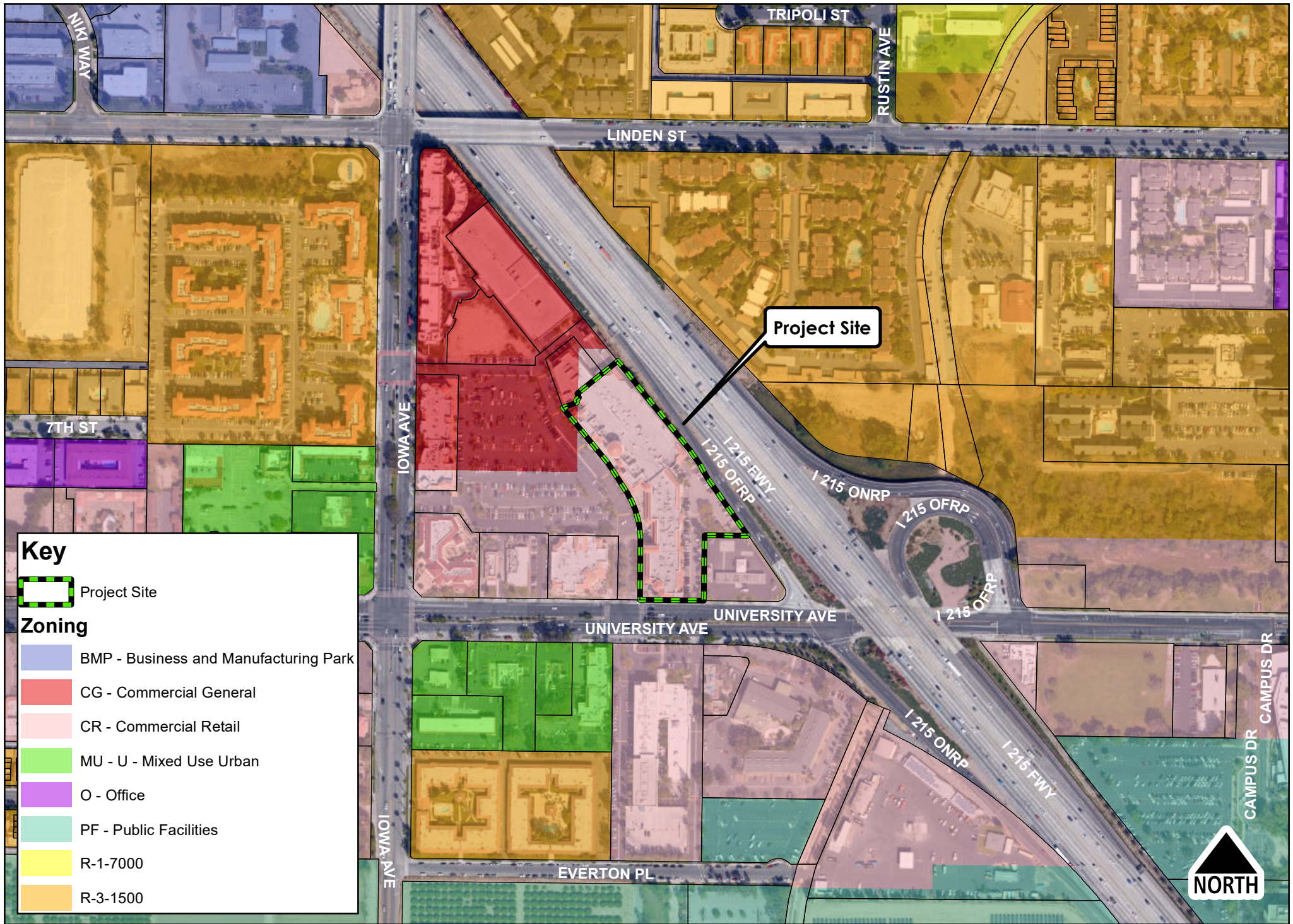
0 125 250 500 Feet



P19-0016, Exhibit 4 - General Plan Map

0 125 250 500 Feet





P19-0016, Exhibit 6 - Zoning Map

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PROJECT
PHANTOM X
E-SPORTS
TENANT
IMPROVEMENT

1201 UNIVERSITY AVE. #211
RIVERSIDE, CA 92507

REVISION		
DATE	NO.	DESCRIPTION
02/25/19	1	P.C. CORRECTION
03/20/19	2	CUP CORRECTION

DRAWING TITLE
PROJECT DATA
SITE PLAN &
PARKING
ANALYSIS

DRAWN BY: ACRC
DATE: JAN. 6, 2018
SCALE: AS SHOWN
SHEET NO.

A-1

PLAN CHECK NO.

PROJECT DATA

SCOPE OF WORK:
1) ALL EXISTING CEILINGS, LIGHT FIXTURES, SUPPLY & RETURN AIR DISTRIBUTIONS, FIRE SPRINKLERS AND EXTERIOR STOREFRONT SYSTEM TO REMAIN AS IS, NO ALTERATION. (DAMAGED TO BE REPAIR)
2) REMOVED ALL EXISTING OFFICE PARTITION WALLS
3) RELOCATED ONE RESTROOM WALL TO COMPLY WITH ADA STANDARDS
4) ADD ONE NEW INTERIOR RESTROOM METAL STUD PARTITION WALLS, AND ONE NEW RESTROOM DOOR
5) PROVIDED NEW ELECTRICAL / DATA OUTLETS FOR GAMING STATIONS
EXISTING FLOOR AREA:
1,255 SQ. FT.

PROPOSED USE:
INTERNET GAMING AREA

OCCUPANCY:
ASSEMBLY GROUP A-2

TYPE OF CONSTRUCTION:
VB - SPRINKLERED - EXISTING (CBC 903.2.9.1)
BASIC ALLOWABLE FLOOR AREA
24,000 SQ. FT. - PER FLOOR (TABLE 506.2)

PROPOSED EXISTING FLOOR AREA:
EXIST. TOTAL FLOOR AREA 1,255 S.F.
EXISTING STORAGE AREA 85 S.F.
TOTAL RESTROOMS AREA 175 S.F.
OPEN REST AREA 65 S.F.
RECEPTION AREA 50 S.F.
NET TOTAL GAMING FLOOR AREA 880 S.F.

OCCUPANT LOAD:
TOTAL GAMING FLOOR AREA 880/30 = 30
OPEN REST AREA 65/15 = 5
RECEPTION AREA 50/15 = 4
TOTAL OCCUPANT LOAD 39

1201 UNIVERSITY AVE. #211
PARKING ANALYSIS

PARKING ZONE						TOTAL
1	2	3	4	5		
231	100	320	43	90		784

SUITE #	TYPE OF USE	LEASED SQ. FT.	PARKING STANDARD RATIO	TOTAL SPACES REQUIRED	TOTAL REMAINING
1A-101	STARBUCKS COFFEE	1,400	1 / 100	14	170
1A-102	RUBIO FRESH GRILL	2,000	1 / 100	20	150
1A-103	JERSEY MIKES	1,355	1 / 100	14	136
1A-104B	FUN HOOPS	2,712	1 / 250	12	124
1A-105	JBEZ BARBERSHOP	1,866	1 / 250	8	116
1A-106A	AFTERS ICE CREAM	1,100	1 / 100	8	108
1A-106B	VACANT - OFFICE	396	1 / 250	2	106
1A-107	PHO VINAM RESTAURANT	1,700	1 / 100	17	689
1A-108	GAMESTOP	1,415	1 / 250	6	683
1A-109A	FLAME BROILER	2,403	1 / 100	24	659
1A-109B	YOSHINOYA	1,662	1 / 100	17	642
1A-110A	BURGERIM	1,120	1 / 100	18	624
1A-110B	MANNA GRILL	1,480	1 / 100	15	609
1A-112	UNET	2,612	1 / 250	11	598
1A-114	JUICE IT UP	1,107	1 / 100	11	587
1A-115	MIFEN HOUSE	1,107	1 / 100	11	576
1A-116	RAY'S PIZZA	1,250	1 / 100	13	563
1A-117	SUSHI YA	3,608	1 / 100	36	527
1A-1201A	REGENCY THEATRES	41,915	1 / 4 SEATS 4 / 2,094	525	2
1A-201	REGENTS OF UCR	1,771	1 / 250	7	-5
1A-202	VACANT - OFFICE	2,804	1 / 250	7	-12
1A-203	EDUCATION BOARD	509	1 / 250	2	-14
1A-204-206B	REGENTS OF UCR	4,652	1 / 250	19	-33
1A-206A	REGENTS OF UCR	1,095	1 / 250	5	-38
1A-207	VACANT - OFFICE	2,804	1 / 250	11	-49
1A-208	REGENTS OF UCR	1,634	1 / 250	31	-80
1A-209	REGENTS OF UCR	1,453	1 / 250	6	-86
1A-210	DR. RICKERBY HINDS	760	1 / 250	3	-89
1A-211	PHANTOM X E-SPORT (SUBJECT SPACE)	1,255	1 / 250	6	-95
1A-216	VACANT - OFFICE	610	1 / 250	3	-98
1A-217	VACANT - OFFICE	350	1 / 250	2	-100
1A-220	US ARMY CORP	2,722	1 / 250	11	-111
B-100	SLICKABLES POLAR ICE	946	1 / 100	10	-121
B-110	BOBA CAFE	1,090	1 / 100	11	-132
B-120	POPCORN CHICKEN	2,095	1 / 100	21	-153
B-130	KOREAN BBQ	3,099	1 / 100	31	-184
B-140	HOLY CRAB	3,017	1 / 100	31	-215
B-150	INDIAN CURRYHUT	1,298	1 / 100	13	-228
B-160	MAD PLATTER	2,750	1 / 100	28	-256
B-200	REGENTS OF UCR	5,183	1 / 250	21	-277
B-220	REGENTS OF UCR	138	1 / 250	1	-278
B-230	ASSEMBLY COMMITTEE	1,814	1 / 250	7	-285
B-240	REGENTS OF UCR	8,946	1 / 250	36	-321
E-101	REGENTS OF UCR	8,579	1 / 250	34	-355
E-102	SPRINTS	2,028	1 / 200	10	-365
E-103	EYE-G-YOU	1,846	1 / 250	8	-373
E-104	FRIGE	1,795	1 / 100	18	-391
E-105	JP MORGAN CHASE	3,152	1 / 180	18	-409
E-200B	REGENTS OF UCR	4,836	1 / 250	20	-429
E-2024-203	REGENTS OF UCR	7,890	1 / 250	32	-461
F6-101	T-MOBILE	2,940	1 / 200	15	-476
F6-102	ZI ZI BBQ HOUSE	1,645	1 / 100	17	-493
F6-103	LOLLICUP TEA ZONE	1,543	1 / 100	16	-509
F6-104	RAMEN OKAWARI	2,589	1 / 100	26	-535
F6-105	MILBOX	1,355	1 / 250	6	-541
F6-106	THE BUFFALO SPOT	1,634	1 / 100	17	-558
F6-107	SIGNATURE NAILS	1,548	1 / 250	7	-565
F6-108	POKE BAR	1,444	1 / 100	15	-580
F6-109	UC BAKERY	1,433	1 / 100	15	-595
F6-110	7-ELEVEN	3,088	1 / 250	13	-608
TOTAL				1,392	-608

SHEET INDEX

- A-1 PROJECT DATA, SITE PLAN & PARKING ANALYSIS
- A-2.1 EXISTING AND DEMOLITION FLOOR PLANS
- A-2.2 PROPOSED FLOOR & REFLECTED CEILING PLANS
- A-2.3 RESTROOM ENLARGED PLAN AND ADA NOTES
- A-3 DETAILS

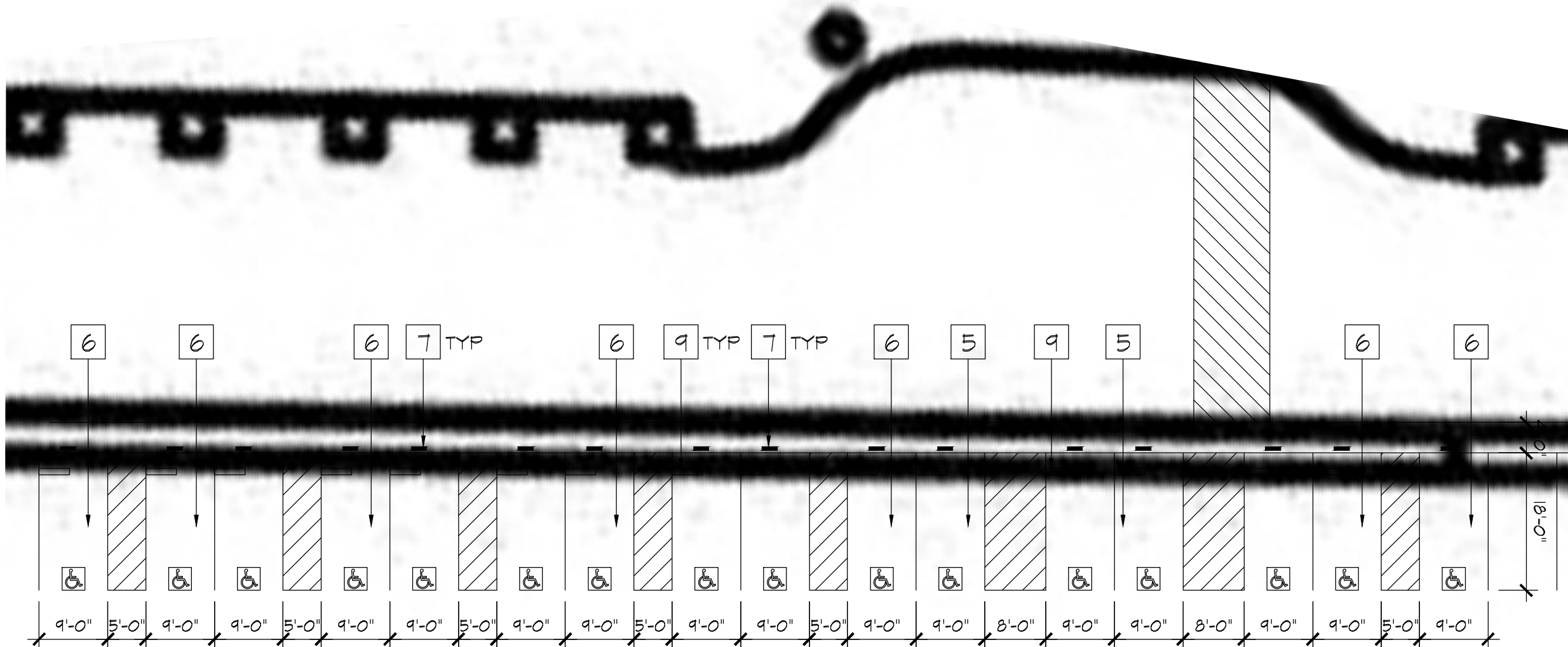
PROJECT TEAM

OWNER
PHANTOM X ENTERTAINMENT
1201 UNIVERSITY AVE
SUITE 211
RIVERSIDE, CA 92507
PHONE: (949) 288-1997
CONTACT: ZIYU ZHENG

ARCHITECT
ACRC DESIGN GROUP
4403 RIVERSIDE DRIVE #A
CHINO, CA 91710
PHONE: (951) 454-8801
CONTACT: HENRY CHEN

NOTES:
1. SIGNAGE AND ALARM SYSTEM SHOULD BE DEFERRED SUBMITTALS

SEE SHEET A22 FOR SECURITY CAMERA PLAN



ENLARGED ADA PARKING AREA

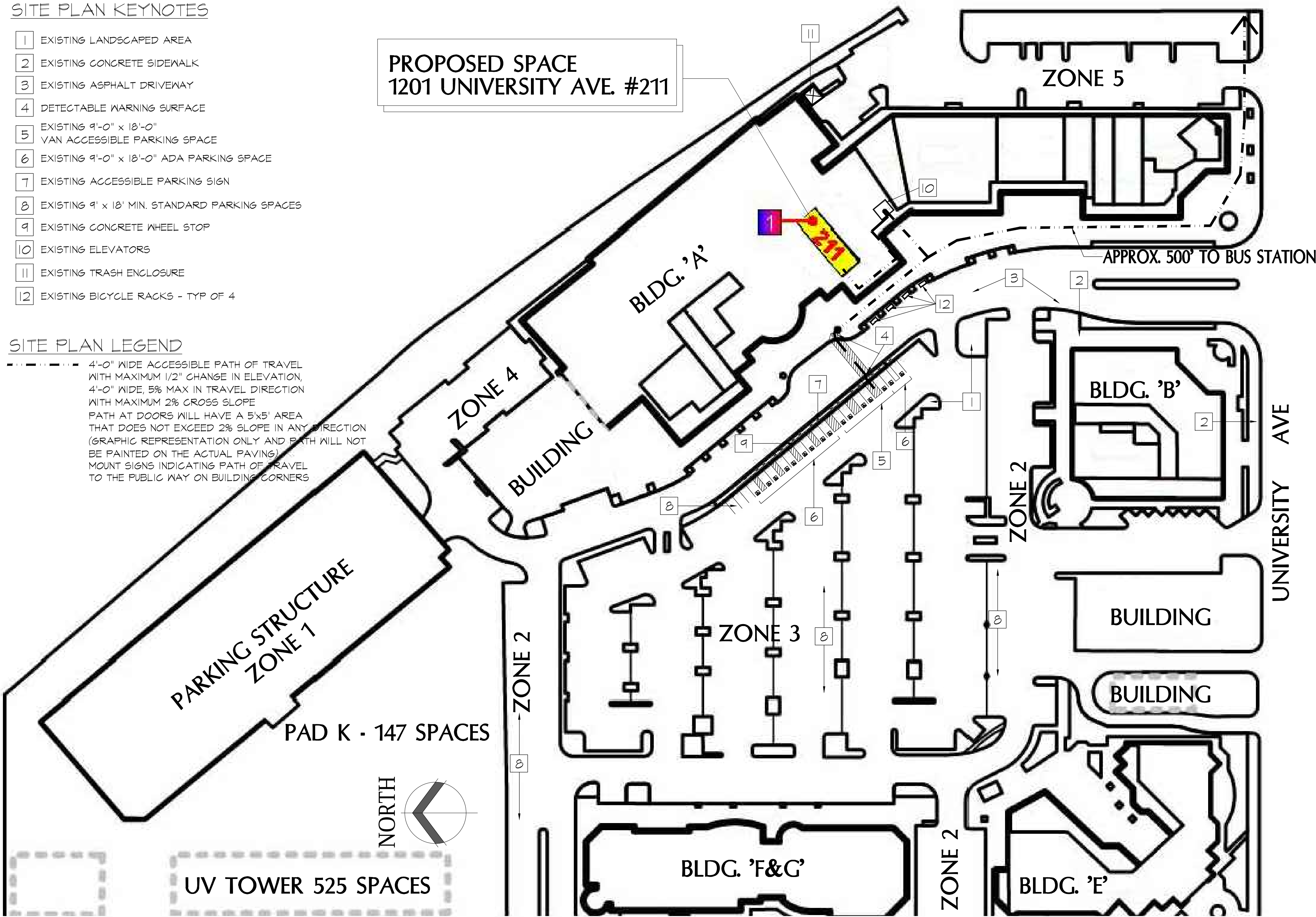
SCALE: 1/16" = 1'-0"

SITE PLAN KEYNOTES

- 1 EXISTING LANDSCAPED AREA
- 2 EXISTING CONCRETE SIDEWALK
- 3 EXISTING ASPHALT DRIVEWAY
- 4 DETECTABLE WARNING SURFACE
- 5 EXISTING 9'-0" x 18'-0" VAN ACCESSIBLE PARKING SPACE
- 6 EXISTING 9'-0" x 18'-0" ADA PARKING SPACE
- 7 EXISTING ACCESSIBLE PARKING SIGN
- 8 EXISTING 9' x 18' MIN. STANDARD PARKING SPACES
- 9 EXISTING CONCRETE WHEEL STOP
- 10 EXISTING ELEVATORS
- 11 EXISTING TRASH ENCLOSURE
- 12 EXISTING BICYCLE RACKS - TYP OF 4

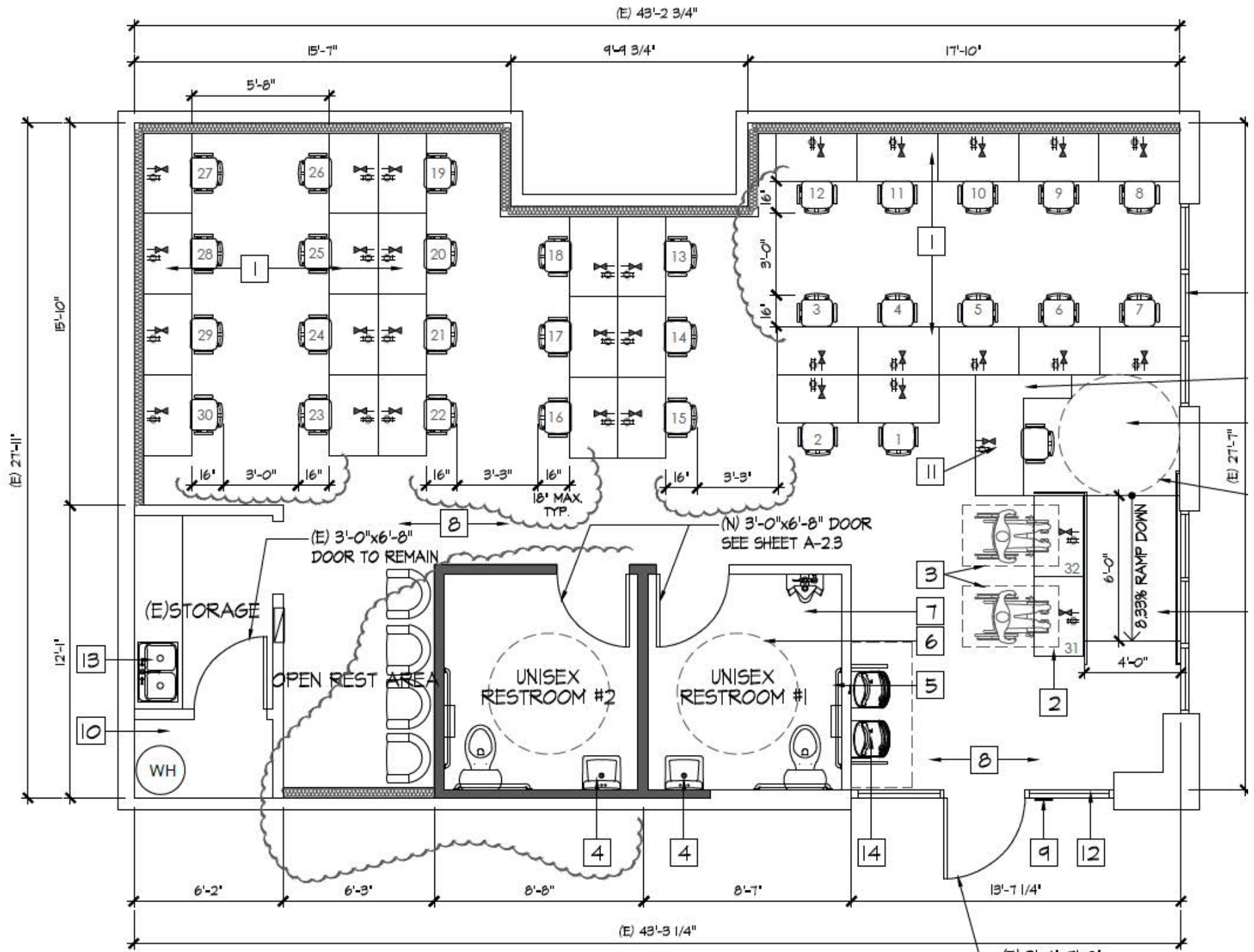
SITE PLAN LEGEND

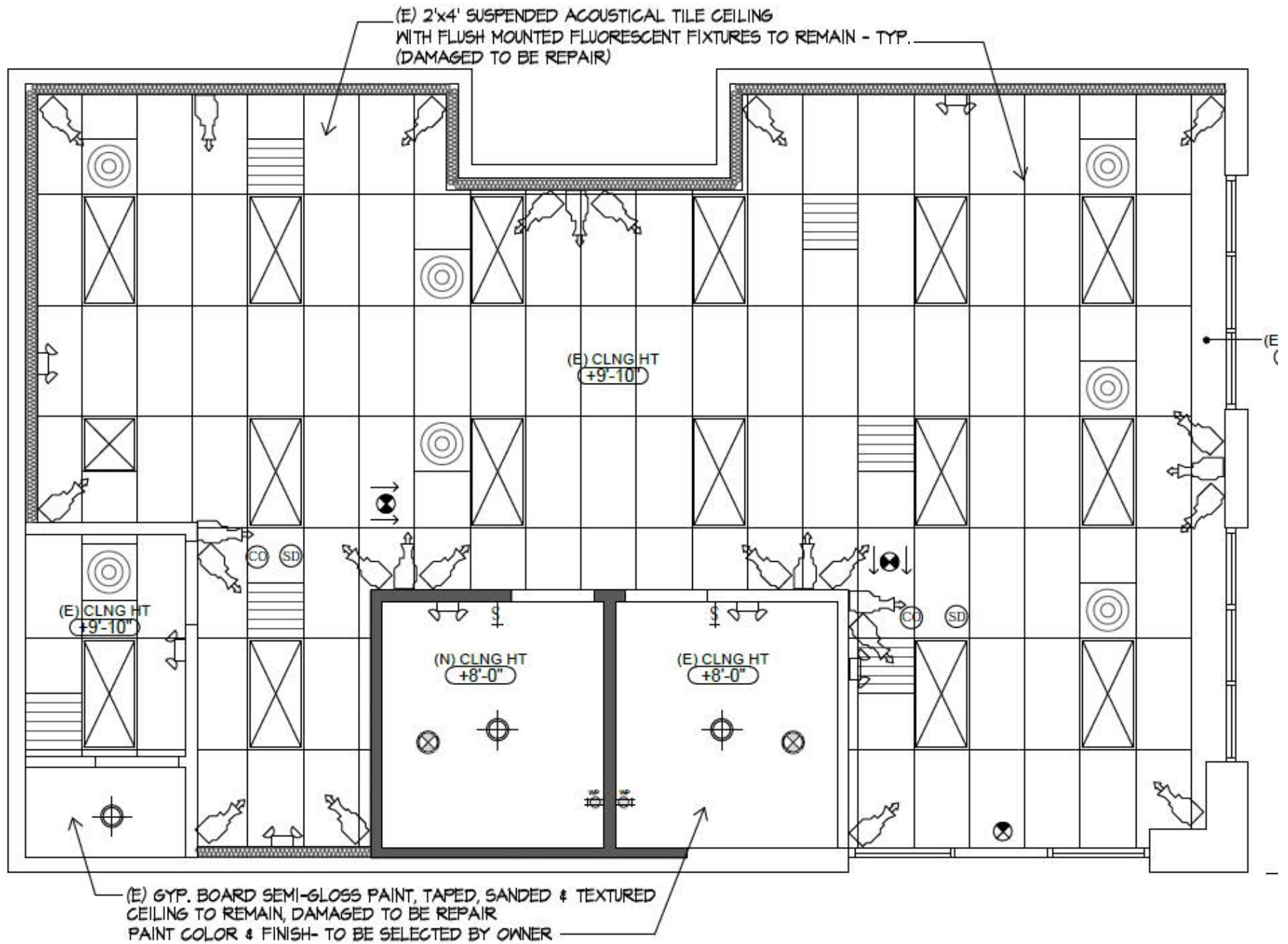
4'-0" WIDE ACCESSIBLE PATH OF TRAVEL WITH MAXIMUM 1/2" CHANGE IN ELEVATION, 4'-0" WIDE, 5% MAX IN TRAVEL DIRECTION WITH MAXIMUM 2% CROSS SLOPE
PATH AT DOORS WILL HAVE A 5'x5' AREA THAT DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION (GRAPHIC REPRESENTATION ONLY AND PATH WILL NOT BE PAINTED ON THE ACTUAL PAVING)
MOUNT SIGNS INDICATING PATH OF TRAVEL TO THE PUBLIC WAY ON BUILDING CORNERS

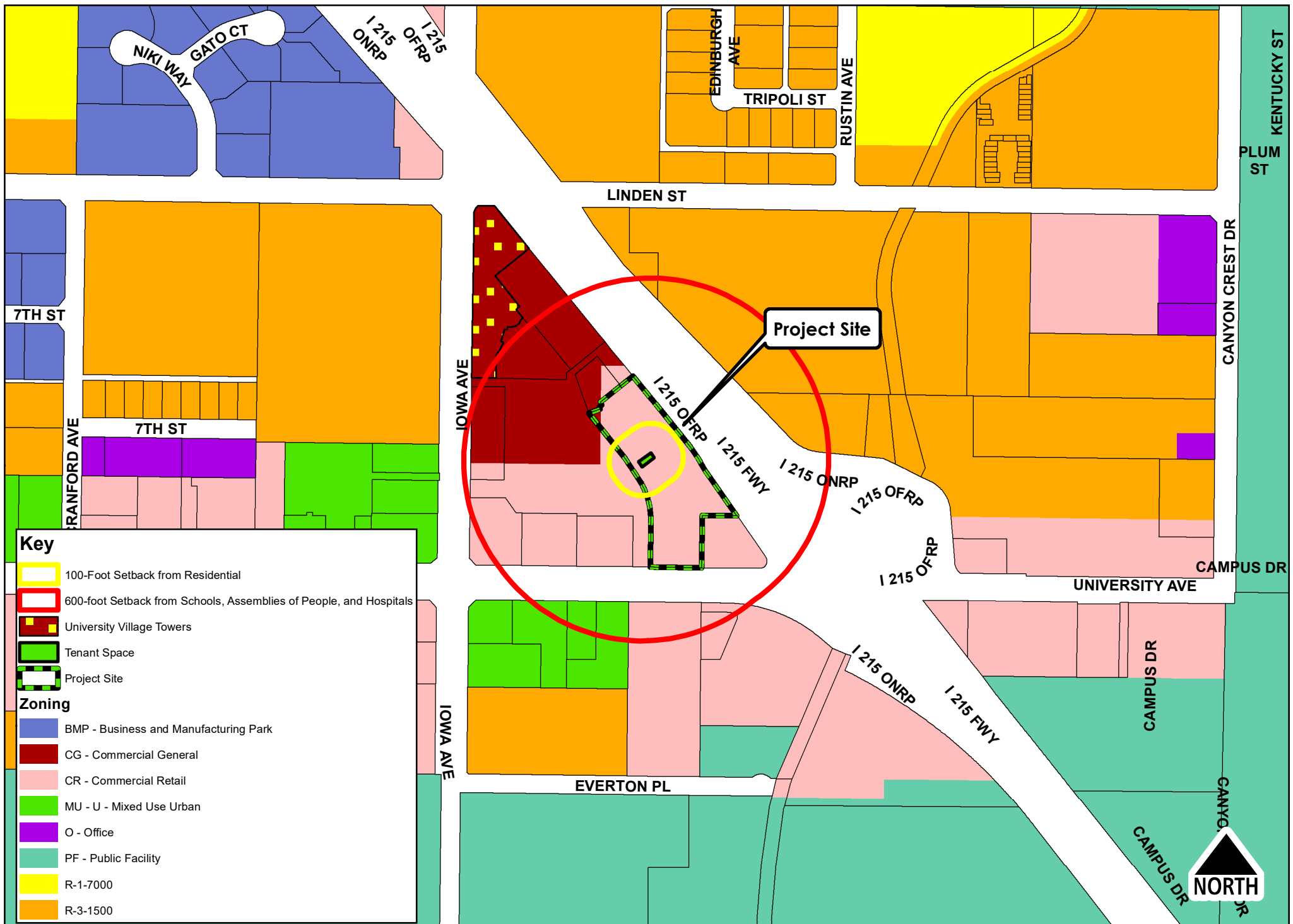


EXISTING SITE PLAN

SCALE: N.T.S.







P19-0016, Exhibit 8 - Distance Requirements Map

Internet Cafe Business Plan

Business summary and highlights:

Our goal is to provide communities with access to the Internet and share online experiences in a comfortable environment. People can play games and have fun with their friends at our cafe. We will provide 32 PCs at our Internet Cafe. But we don't sell hot food. We don't sell food, **and no alcohol**. Most of the time, we will have about **20 customers**. Even in the busy hour, we won't have more than 32 customers, because **one computer is only for one customer**. We will have at least one staff in our internet cafe. Also, we will have surveillance system, and **we will put our cameras in the positions that the camera could monitor all the screens of the computers**, so that our staff can monitor all the computers at the same time.

In the city policy "RMC 19.245.030.B4", it says "Patrons under the age of 18 shall not be permitted without a legal guardian during the hours of 9:00 a.m. and 3:00 p.m. weekdays and after 10:00 p.m. on any day of the week. Notice of these hours shall be posted at the entrance of the business in lettering of at least two inches in size. This prohibition will exclude days that are either legal holidays or when the under 18 patron's school is off-track. Each under 18 patron will be required to show proper school identification upon entering the premises for purpose of playing. Store management will check the patron's identified school against published school schedules ensuring that the patron is attending on a non-school day prior to allowing

the patron to proceed.” So We will check customers’ ID during the time listed in the policy. During the time that in the policy, we won’t have any customers under 18. We will make a recording log to keep recording the customers’ names and ages in our computer.

For the security officer, the university village has security offices in this plaza,so this could be waved.

For new applications, if there are customers want to download anything new, we will check it by ourselves first to make sure it doesn’t relate to any gambling or pornographic materials. If the new application is a proper application, we will download by ourselves to the computer.

If overflow happens, we will let our customers write down their names and phone numbers. When there are space available, we will text them to let them know.

We might have a small competition for the students from the universities around us, the winner will get some prize but no gambling will be involved in this competition.

For illicit uses, we will notice the police department, and we will ban the these customers. We will record their names and next time when they show us their ID, we won’t let them in.

Business Hour:

We will open from 11am to 12am on Monday to Sunday. The business hour could be changed, which depends on the business hours of the plaza and requirements from city.

Security Plan:

We will have two adult staffs in our internet cafe. Also, we will have surveillance system, and **we will put our cameras in the positions that the camera could monitor all the screens of the computers**, so that our staffs can monitor all the computers at the same time. For the security officer, the university village has security offices in this plaza, so this could be waived.

1. Surveillance system:

We will have surveillance system in our internet cafe, it will help our staff to see all the corner in our internet cafe, so that our staff could know if anyone is doing any illegal thing in our internet cafe. The surveillance system will be working 24 hours everyday, so that if any bad thing happens, we will have a record.

Functions and details of the surveillance system:

- Real-time remote monitoring, 24/7 video surveillance recording, Access To Real Time & Past Security Footage
- High Definition 1080P Picture Quality
- Easy Retrieval by Time and Date
- Digital Zoom Capability
- Night Vision in Total Darkness
- Remote video viewing, recording, and playback on PC, smart phone or tablet
- Protection against loss and theft
- Crime deterrent
- Protect employees
- Protect customer
- Protection against fraudulent insurance claims
- Motorized zoom security camera control, motion alerts, and object masking
- Wall and ceiling mountable dome cameras
- Digital wide dynamic range and super wide 106-degree angle viewing

capability

2.System on our computer

Also, we will have a system in our computers to supervise the computers. This will be a disk-less system, all the computers get the data from the main server in our internet cafe, it will only allow our customers to access to the applications, games and websites that we download in our server, and our staff could use this system to ban all the gambling and pornographic website, so that we could avoid people use our computers for gambling, viewing pornographic materials, and any illegal thing. For illicit uses, we will notice the police department, and we will ban the these customers. We will record their names and next time when they show us their ID, we won't let them in.

For new applications, if there are customers want to download anything new, we will check it by ourselves first to make sure it doesn't relate to any gambling or pornographic materials. If the new application is a proper application, we will download by ourselves to the computer.

Plan for events:

A: Only 1 tournament per year.

B: The time for the tournaments will be some time between 12pm to 7pm. We won't make the tournaments end too late, that could help to reduce many safety problems.

C: There will be about 10 teams, each team has 5 people. And we will have their games happens in different time, so that we could run everything well.

D. We won't have any big tournaments or big events. All the tournaments will take place in our internet cafe, it is just a chance for gamers to know and play with each other, for the winner we might give them some gift cards as the prize. There won't be other organization in the tournaments since we are just having some small tournaments.

E. The most part of the people that want to play in the tournaments will be the students from the universities around us and we also accept other gamers to play in the tournaments. But we will check everyone's ID when they sign up for the tournaments, so that we could have a record for the people that are in the tournaments.



NewMark Merrill
C O M P A N I E S

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Fax: (818) 710-6116

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San Diego
Los Angeles
Colorado
Orange County
Ventura County
Chicago



Development

Asset
Management

Property
Management

Construction

March 25, 2019

VIA: E-mail: 1061228000@qq.com

Mr. Yancheng Chen and Ziyu Zheng
DBA: Internet Café
15338 Nantes Circle
Irvine, CA 92604

Re: University Village ("Shopping Center")
Location: 1201 University Avenue, Suite 211, Riverside, CA ("Premises")
Tenants: Mr. Yancheng Chen and Ziyu Zheng
Security Services

Dear Mr. Yancheng and Mr. Zheng,

This letter shall serve as written notification that there is 24-hour Security guard services provided at the referenced shopping center. The security officers conduct periodic check-ins with the Tenants and will be responsible for responding to all calls for service. Should a dedicated guard service be required at the referenced premises, Tenant shall be fully responsible for the cost associated for this service.

We look forward to your Tenancy at University Village.

Respectfully,

UR VILLAGE, LLC
C/O NEWMARK MERRILL COMPANIES, INC.,
As authorized Manager for Landlord

Kumari Prasad

Kumari Prasad
Property Manager
CC: File



Existing Building



Existing Tenant Space