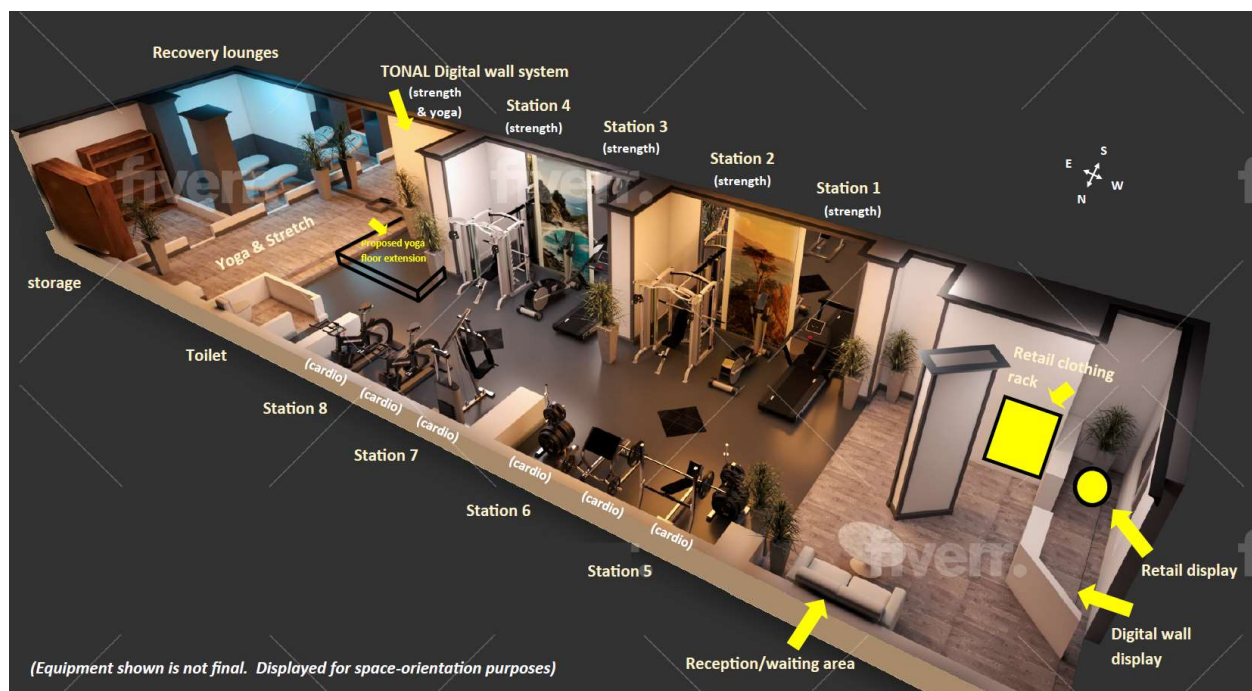


SOULO FIT - COMPANY DESCRIPTION

Soulo Fit is a high-end state of the art fitness and yoga boutique located in the heart of Carmel-by-the-Sea, California. We are dedicated to offering a safe, clean, and emotionally inspiring atmosphere to local residents and vacationers coming from all parts of the world. Our goal is to provide renewing balance of mind and body to our customers, in an upscale spa-like setting conducive to the tranquil and up-scale environment of Carmel-by-the-Sea. Our business proposal includes the following high-level details:

- General operation model is to provide a self-serve facility for fitness customers.
- Standard hours of operation will be from 5am – 10pm daily.
- Customer access will be by smart-lock key code to facility when boutique is not staffed.
- Although Soulo Fit will not require an on-site employee during its hours of operation, a staff member will be on-premises often between 8am-6pm (normal retail hours), Monday-Saturday.
- Fitness customer use will be by appointment-only, and designated to one of 8 single-use, self-serve exercise stations of approximately 50 sq feet, or a combination of 2 stations (if reserved) within 30 or 60-minute intervals.
- Small yoga classes will be offered by appointment-only (in the back area of the facility), up to 5 times per week by live instruction to a maximum of 6 persons in-studio. On-line class participation options will be provided to remote customers.
- Self-use electric massage lounges will be available for customers to use at approximately 10-minute intervals for post-workout recovery.
- Small retail of branded fitness clothing and merchandise will be offered to customers less than 10% of space (branded t-shirts, branded yoga clothing, branded water-bottles). Small retail clothing display is anticipated to be within the right-facing storefront windowed area, and a small rack/shelf of clothing against the opposite wall.



2. Business location is directly south of the MirMar Art Gallery on San Carlos St between 5th and 6th Ave. Photos of exterior and interior are in the appendix of this document.

3. We are sending separately a check for \$2,650 to Margi Perotti for this Use Permit application.

4. Small yoga classes will be offered by appointment-only (in the back area of the facility), up to 1 time per day, and up to 5 times per week by live instruction to a maximum of 6 persons. Estimated class time is either 10 am or 5 pm, for 1 hour 15 minutes. On-line class participation options will be provided to remote customers.

5. Due to Covid restrictions currently, we are prepared to provide limited customer access if/when allowed per county requirements. We believe that our business model of self-serve, single-use fitness stations on a reservation basis will provide optimal safe-use in our current Covid environment. If county allows, we can provide a minimum 1 person-use at a time per hour to a maximum of 8 person-use (1 per station). There is no joint-use allowed in each fitness station. In-person yoga classes will not be offered until county restrictions allow.

6 & 7. General operation model is to provide a self-serve facility for fitness customers. Yoga customers will be limited-use to one staff-run class per day. Standard hours of operation will be from 5am – 10pm, 7 days per week. Fitness customer access will be by smart-lock key code to the facility when boutique is not staffed. Although Soulo Fit will not require an on-site employee during its hours of operation (with exception of yoga classes), a staff member will be on-premises often between 8am-6pm (normal retail hours), Monday-Saturday for customer support, cleaning, and maintenance. Fitness customer use will be by appointment-only, and designated to one of 8 single-use, self-serve exercise stations of approximately 50 sq feet, within 30 or 60-minute intervals. Small yoga classes will be offered by appointment-only (in the back area of the facility), up to 5 times per week by live instruction to a maximum of 6 persons in-studio. On-line class participation options will be provided to remote customers.

8. The leased space already provides 4 main areas of separation, within which we will subdivide into 8 sub-stations of 50 sq ft. Separation in the sub-stations will be based on equipment placement, and no additional physical separators are planned (unless required). Equipment choice is almost finalized and photos of proposed equipment are in addendum of this document (may be subject to change).

9. The retail component will be an ancillary use and be less than 10% of the floor area. Since window space is very limited, we would request that the south 20% of the window for display of branded clothing (assuming a mannequin), and the north 30% to have a digital wall display of Soulo Fit activity.

10. Sample inventory photo examples of merchandise to be sold are in the appendix. Locations of display and rack are noted on the 3D layout photo on page 1.

11. Tenant improvements planned are:

- Flooring (commercial gym rubber in the fitness area; wood flooring in the back area (yoga, toilet, and rooms), and finished floor tile in the entry where it is currently bare cement.
- Painting of entire interior
- Extension of the flat yoga floor on the south-eastern half of the stair (resulting in additional flat floor

- Installing sliding barn doors between the Yoga space and the Fitness space to allow temporary semi-privacy during yoga classes.
- Replacing ceiling fans with higher quality ceiling fans
- Reception furniture, plants, and accessories to beautify the space as a welcoming spa-like environment.

12. The space above our facility is a 2nd story to the MirMar art gallery opposite to us, and is not a residential space.

Thank you,

Sharon & Ted Rachuna
Owners

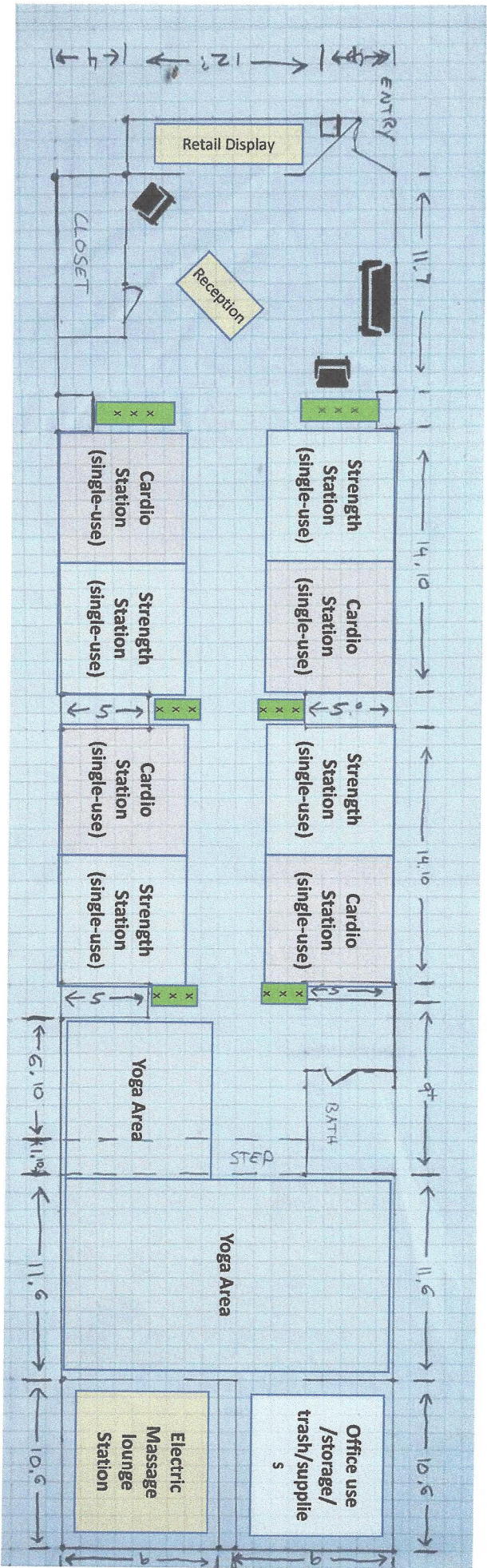
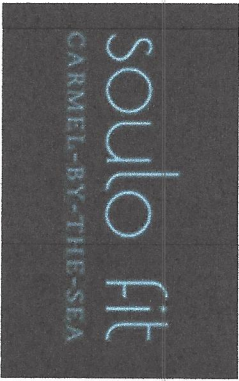


APPENDIX: PHOTOS

Paragraph #2: Photos of space exterior and interior

(Video of space located here: <https://1drv.ms/v/s!AoITFJU14RrliaBEAEIpZODSGbqXYA?e=QVKXA4>)

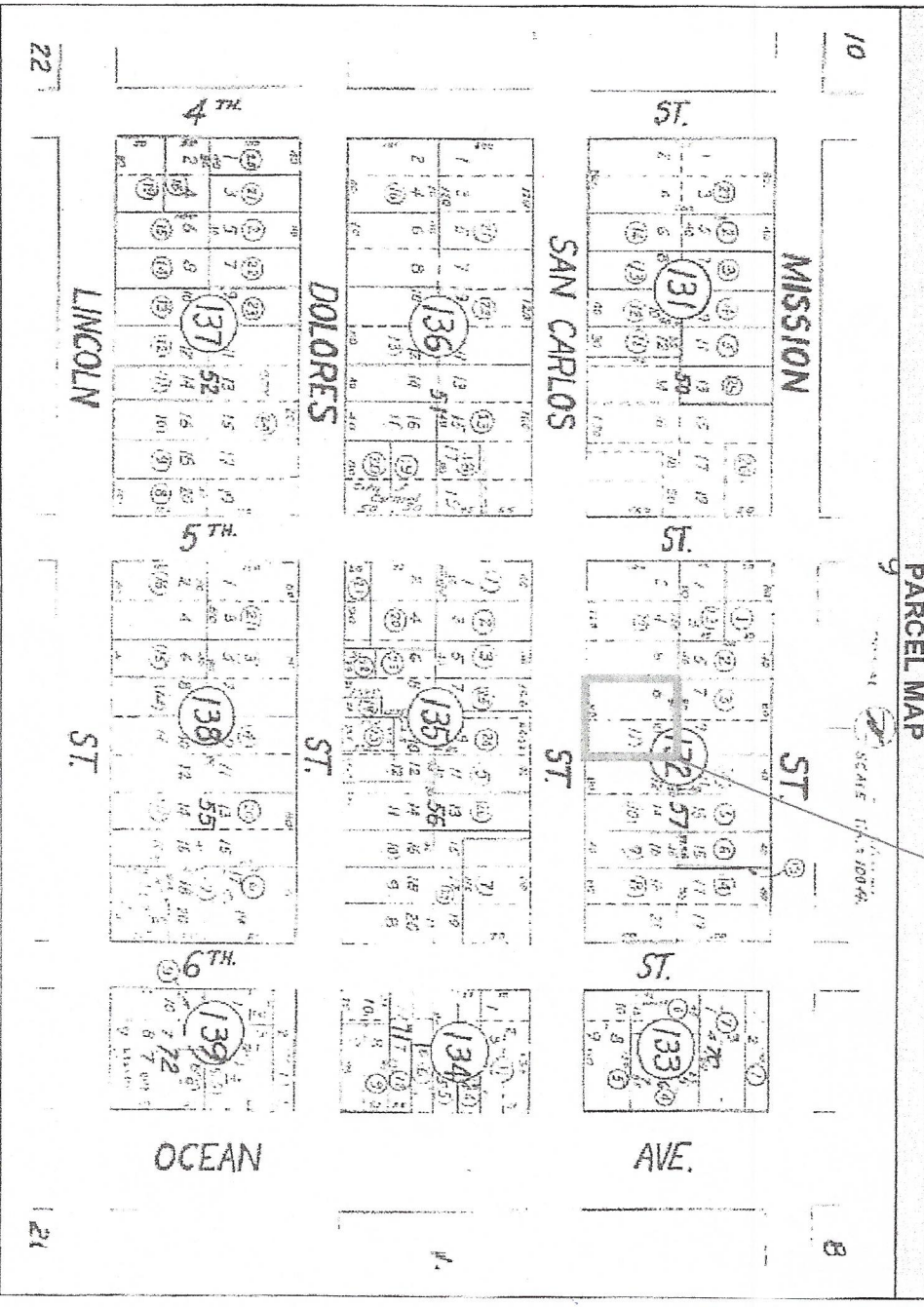




PROJECT
LOCATION

PARCEL MAP

SCALE 1" = 100'



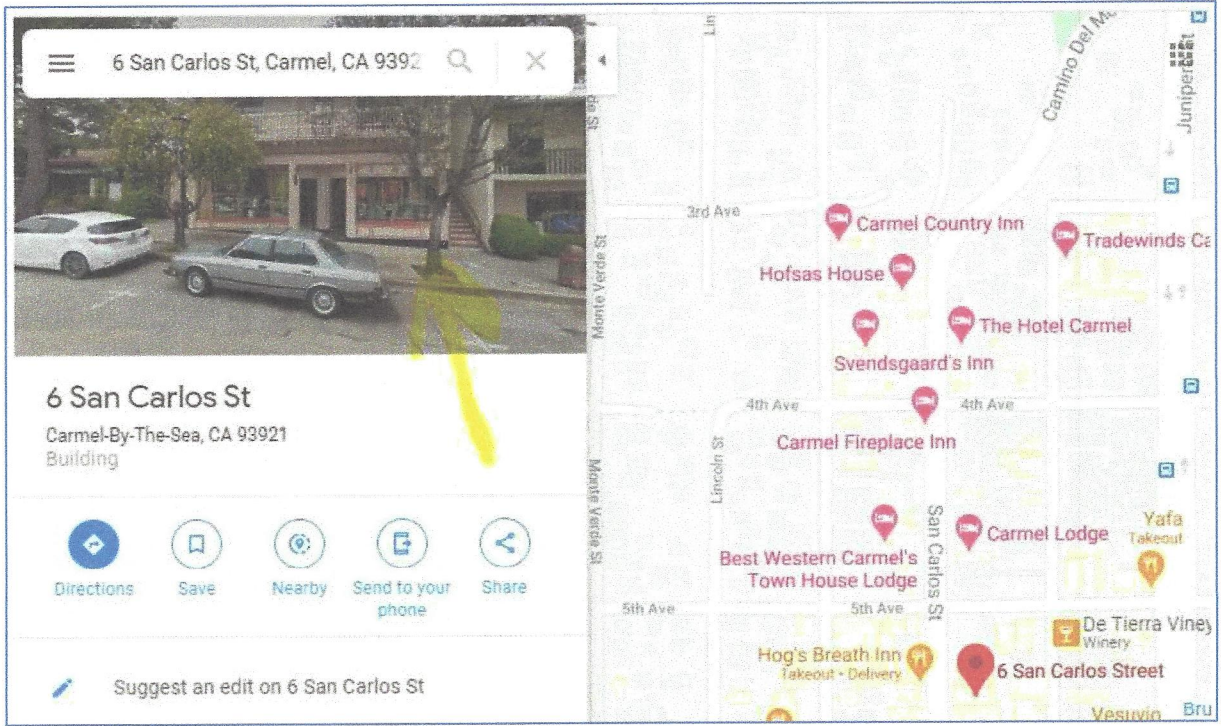
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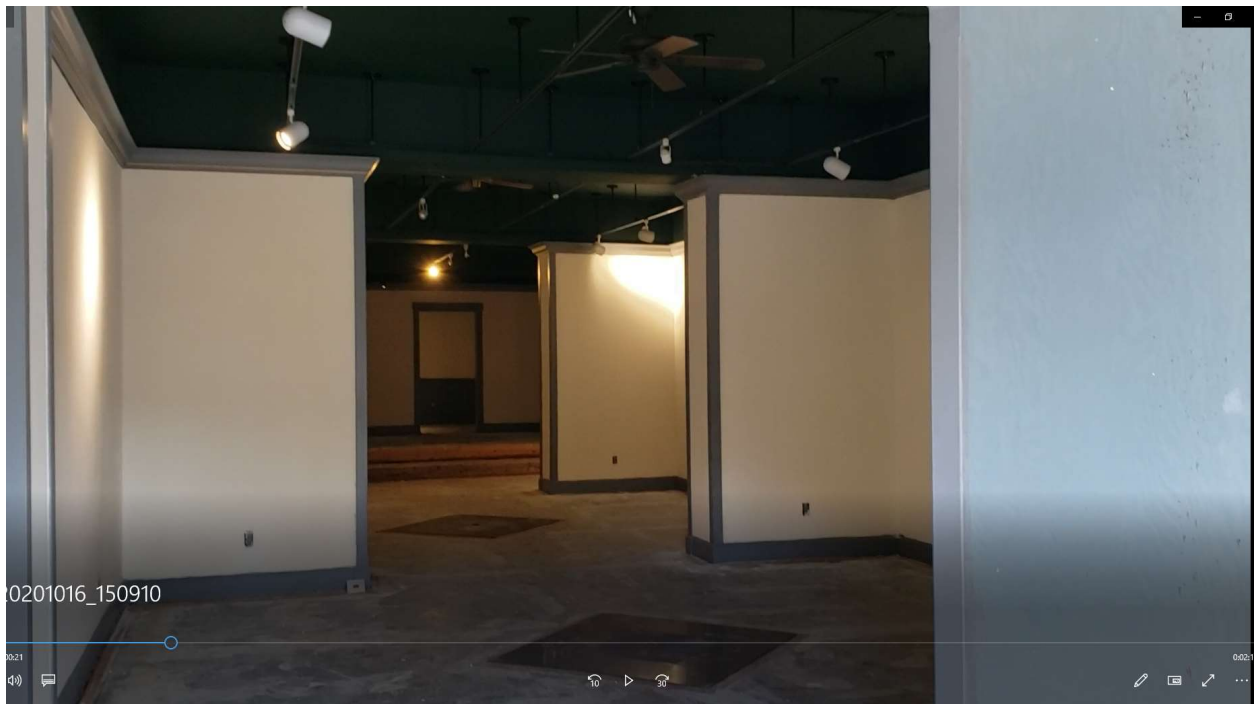
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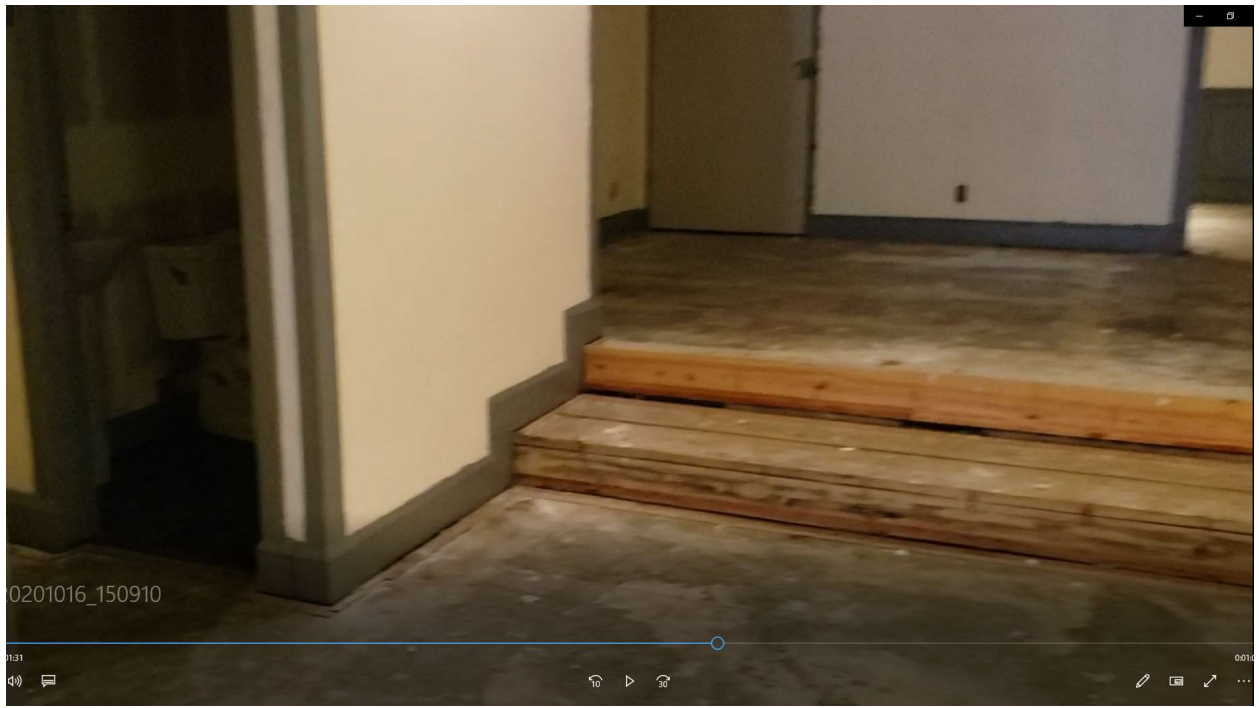
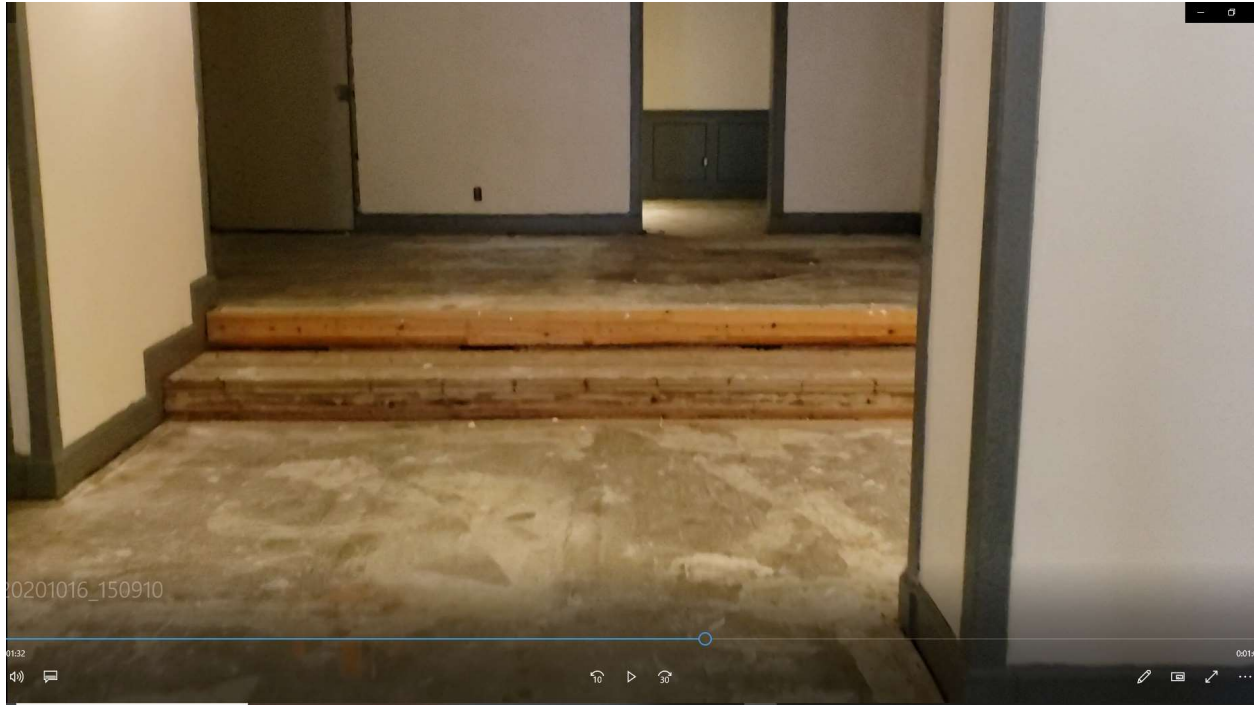
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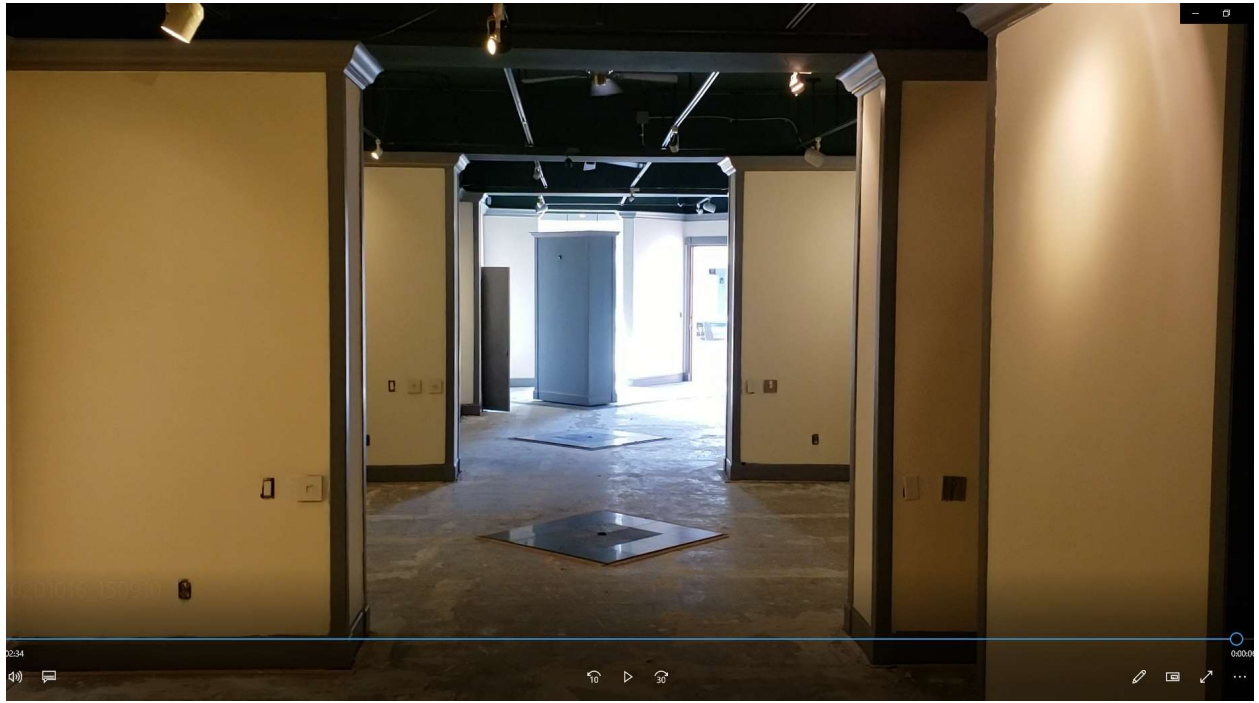
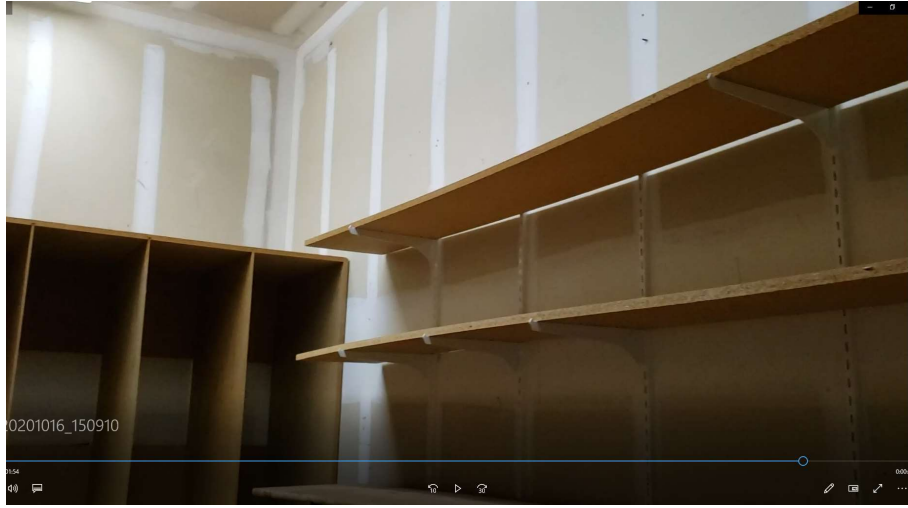
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Subject Property; Lower-Level South commercial space

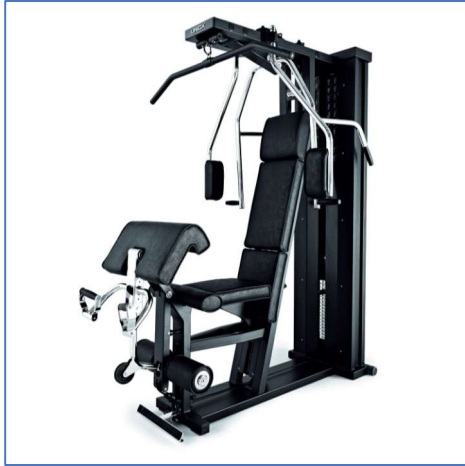








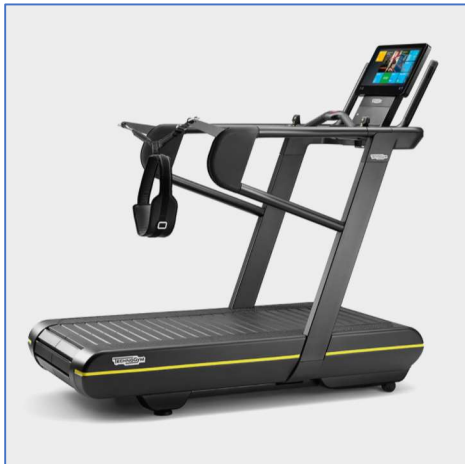
Paragraph 8: Photos of Proposed Equipment



Technogym Unica Multi-gym



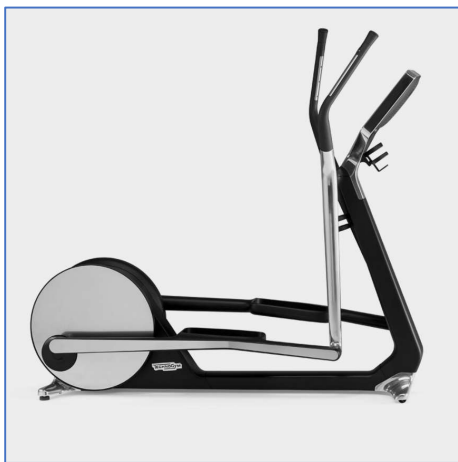
Technogym Dual Cable Pulley



Technogym Skill Run Treadmill



Technogym Vario Elliptical



Technogym Cross Elliptical



Technogym Recline Bike



Technogym Studio Bike



Technogym Run Treadmill



Tonal Digital All-in-one system



Technogym Plurima Multistation

Paragraph 10: Retail Merchandise examples (branded clothing and water bottles)

