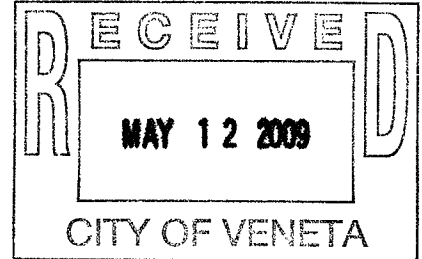




May 12, 2009

City of Veneta
88184 Eighth Street
PO Box 458
Veneta, OR 97487
(541) 935-2191



RE: Occupancy Information

To Whom It May Concern:

This letter is to provide occupancy information for a business planning on being expanded in Veneta, Oregon at 24965 Hwy 126.

Ixtapa Mexican Restaurant anticipates 35 patrons per day to dine in their cantina. Seating capacity including video poker is projected to be 42 persons.

If you have any questions feel free to contact me at 541-221-4553.

Cordially,


Wade Wilsonson
Project Manager

Site Plan Notes

05.28.2009

Motor Vehicle Parking

- Per Land Development Ordinance No. 461, Ixtapa Mexican Restaurant is required to provide 32 motor vehicle parking spaces. In total, 451 parking spaces are required for the West Lane Shopping Center. 452 parking spaces are provided (see “Motor Vehicle Parking – West Lane Shopping Center – 05.28.2009”).

Bicycle Parking

- Per Land Development Ordinance No. 461, Ixtapa is required to provide five bicycle parking spaces. Six bicycle parking spaces are provided (see “Site Plan”).

MOTOR VEHICLE PARKING - WEST LANE SHOPPING CENTER - 05.28.2009

Assessor's Map 17-06-36-1-0-12600

Address	Tenant Name	Land Use	Parking Ratio	Subtotal Square Footages	Required Spaces
24927 Hwy 126	Veneta Gas & Go	Service	600	1,375	2
24943 Hwy 126	Dairy Queen	Eating	100	3,323	33
24945 Hwy 126	Westlane Storage	Storage	300	300	1
24949 Hwy 126	FR Chamber of Commerce	Office	300	1,200	4
24957 Hwy 126	All State Real Estate	Office	300	1,300	4
24965 Hwy 126	Ixtapa Mexican Restaurant	Eating	100	3,200	32
24965+1/2 Hwy 126	Vacant	Office	300	822	3
24967 Hwy 126	Macenzi's Too Bar	Eating	100	3,636	36
24975 Hwy 126	Vacant	Office	300	1,300	4
24983 Hwy 126	Movie Gallery	Retail	200	5,610	28
24985 Hwy 126	Taco Time	Eating	100	1,600	16
24991 Hwy 126	Tiffany's Drug Co.	Retail	200	9,900	50
25013 Hwy 126	C&K Market	Retail	200	25,720	129
88312 Territorial	Siuslaw Bank	Bank	300	2,465	8
88330 Territorial	Vacant	Office	300	850	3
88334 Territorial	Veneta Beauty Salon	Retail	200	480	2
88338 Territorial	Bonne Chance Bistro	Eating	100	1,120	11
88340 Territorial	Figaro's Pizza	Eating	100	1,600	16
88344 Territorial	Applegate Art Guild	Retail	200	1,300	7
88348 Territorial	JC's Laundry	Laundry	300	1,600	5
24947 - A Hwy 126	Subway	Eating	100	1,050	11
24947 - D Hwy 126	Select Medical Corp.*	Medical	300	1,173	6
24947 - F & G Hwy 126	Vacant	Office	300	1,489	5
24989 - A Hwy 126	Vacant	Office	300	10,406	35
Parking Totals:				82,819	451
			Provided Parking		452

*Includes 1 Space/2 Employees. Currently 3 employees = 2 additional spaces.