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NOV 22 2013

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

P13-2498 (CLP)

Kiddieo Mall Consignment Boutique Description

11/14/13

Kiddieo Mall is a nice and charming children's consignment boutique offering quality, brand-name, gently-loved baby & kids' products.

Our goal is to help parents save money on shopping for quality kids' products. Parents can also sell their kids' outgrown items to us to recoup some of the money they spent on their kids' stuff.

The store will sell the following products:

- 1) Consignment: baby and kids items (clothes, toys, gears, strollers, etc)
- 2) Consignment: hand-made hair accessories by local moms
- 3) Children's small toys and accessories
- 4) Seasonal items: ex. backpacks for Back to School

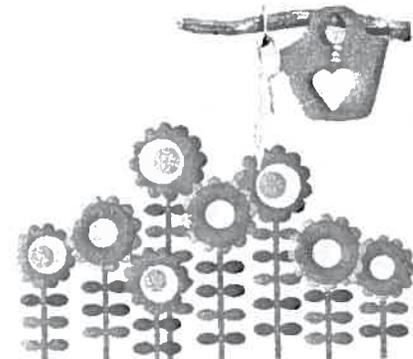
Local customers can buy items at both our storefront and online store after hours.

The boutique will be located at the Hopyard Village plaza at building 3037 unit E. It will be a nice complementary addition to the surrounding businesses.

Impact to parking is very minimal. Demand will mostly be in the morning from 9:30 am -11:30 am. The number of cars will be 2-3 max at a time.

Boutique's hours of operations will be Tuesday – Saturday from 9:30am – 2:30pm.

There will be no structural changes to the unit's floor plan. The unit only needs new wall paint colors and flooring. The interior of the boutique will be decorated with beautiful murals like these below, creating a nice and cozy shopping environment for both Mom and kids.



Back Exit

Restroom

7'10" L x 5'9" W

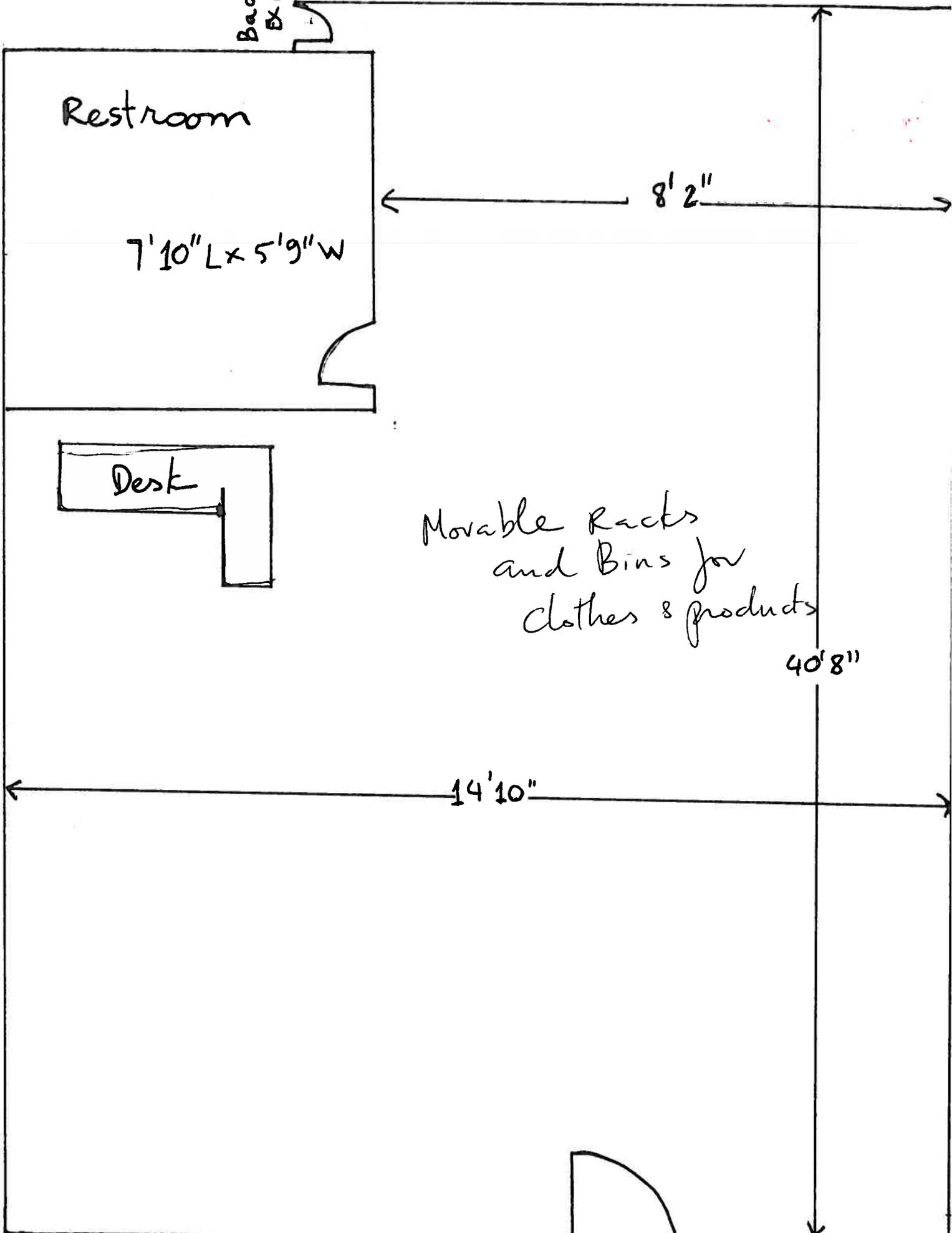
Desk

Movable Racks
and Bins for
clothes & products

8'2"

40'8"

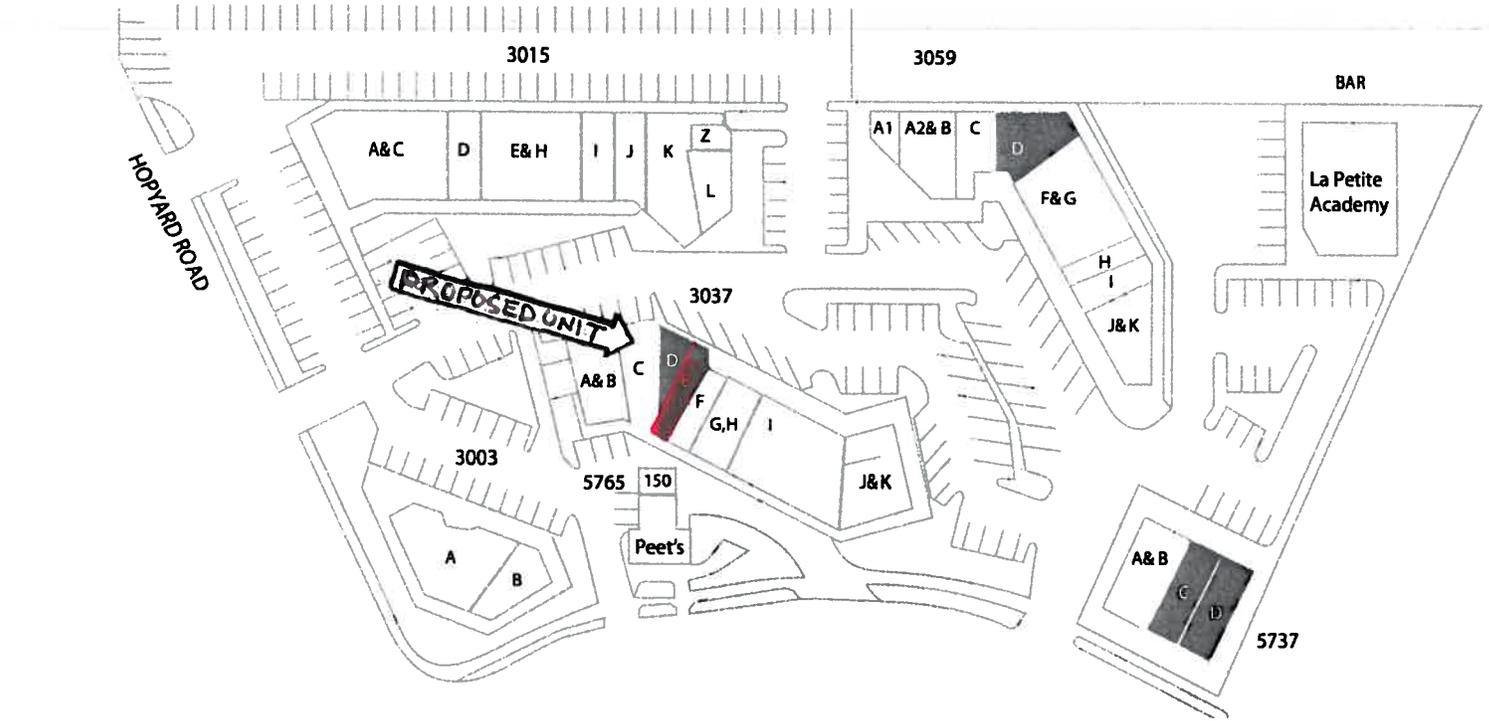
14'10"



FOR LEASE > RETAIL SPACE AVAILABLE

Hopyard Village

3003-3059 HOPYARD RD. PLEASANTON, CA



BUILDING 3015	SF
A&C Zorn's Restaurant	±3,376
D Edible Arrangements	±1,206
E&H Hopyard Ale House	±4,573
I Expressions Art & Dance	±1,120
J Carin For Hair	±840
K Sato Japanese Restaurant	±1,855
L State Farm Insurance	±985
BUILDING 3003	SF
A Massage Envy	±3,820
D Jewellery Store	±1,810

BUILDING 3037	SF
A&B All-Star Sports	±2,186
C Bello Pizza	±1,150
D AVAILABLE	±1,426
E AVAILABLE	±645
F Florist	±895
G&H La Vite Restaurant	±2,930
I Orthodontist	±1,870
J&K Valley Health Mill	±2,500
BUILDING 3059	SF
A1 Nail Salon	±625
A2&B Pleasanton Vet. Hospital	±1,994
C Zen Fitness	±1,308
D AVAILABLE	±3,132
F&G Chinese Restaurant	±3,315
H Dry Cleaners	±1,205
I Mr. Pickles	±1,026
J&K Pans on Fire	±1,973

BUILDING 5725	SF
5725 La Petite Daycare	±7,400
BUILDING 5737	SF
A&B Play-Well	±3,388
C AVAILABLE	±1,750
D AVAILABLE	±1,750
BUILDING 5765	SF
100 Peet's Coffee	±1,775
150 State Farm Insurance	±745

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