



3750 LONG BEACH BLVD. STE 200
 LONG BEACH, CA 90807
 562.427.4124 | WWW.STEELCRAFTLB.COM

May 20, 2020

SteelCraft Garden Grove Operating Report #1

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Written Plan, Training and Communication, Face Masks, Gloves, Social Distancing, Regular Sanitizing and Disinfecting, Hand Washing, Contactless Payment options, Order Online for Pick up, Removal of all shared food items and utensils and dispensers, Disposable Menus, Removed all shared entertainment, Gates/Doors are propped open, Removal of 50% of bar stools to help maintain social distancing guidelines. Restrooms are currently for employees only. Rules are posted at each entrance for guests to see.

Policy on social distancing:

Yes, we are implementing the 6ft markers on the ground to help people identify where to stand while in line and we will maintain this policy moving forward. Once we are permitted to open for dine-in customers, we will have tables strategically blocked off to ensure social distancing measures are adhered to. We have removed half of our barstools and spaced out the remainder of the stools six feet apart.

Opening date for pick-up:

Currently SteelCraft Garden Grove is open for pick-up and to-go orders only. Two tenants have been open for to-go orders with two more making plans to open soon.

Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community as a safe option for dining during the reopening of our nation. We are prepared to open as soon as the governor, county and City officials allow us to.

Days and hours of operation:

Each of our tenant-partners have differing hours and days of operation, currently the two tenants that are open are open 7 days a week between the hours of 12pm-8pm. When we reopen for sit down dining, we anticipate opening for limited hours at the outset and gradually expanding the hours back to normal operating hours as customer demand begins to return.

ORIGINAL Tenants	RETAINED Tenants
The Penalty Box	The Penalty Box
Barrio	Barrio
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewery	Beachwood Brewery
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee	Dark Horse Coffee
Honey & Butter	Honey & Butter
The Nest	The Nest

RETAINED JOBS	LOST JOBS	ANTICIPATED JOBS
Property Manager	Day Porters	Day Porters
	Security	Security
	Site Manager	Site Manager
	Marketing/Social Media	



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June 11, 2020

SteelCraft Garden Grove Operating Report #2 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are strongly encouraged for customers when not eating or drinking.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.
- **Games:** For the time being to maximize sanitation efforts, we will not be putting out the yard games or opening the arcade.

2. Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically blocked off with red tape to adhere to the 6' social distancing requirement.

3. Opening date for pick-up:

One of SteelCraft Garden Grove's tenants opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. The open tenants at SCGG are still offering take-out and/or delivery.

4. Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community as a safe option for dining during the reopening of our nation. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants.

5. Days and hours of operation:

Each of our tenant-partners have differing hours and days of operation. Currently, the days and hours of operation are as follows in the chart below:

STEELCRAFT GARDEN GROVE							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
The Penalty Box	12pm-8pm						
Renegade Taco	Closed	12pm-7pm					Closed
Dark Horse Coffee Roasters	8am-2pm						
Cauldron Ice Cream	12pm-8pm						
Beachwood Brewing	Closed		12:30pm-7:30pm				
Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed until further notice; Approx. reopening early July						
The Nest	Pending						
Honey & Butter	Permanently closed						

6. List of original tenants // 7. List of retained tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewery	Beachwood Brewery
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee	Dark Horse Coffee
Barrio	Barrio (in the process of rebranding)
The Nest	Pending
Honey & Butter	Permanently closed

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest's continued tenancy is pending. During this transition period, SteelCraft is in conversation with multiple potential vendors to fill the vacant space(s).

8. Retained jobs // 9. Lost jobs // 10. Anticipated jobs // 11. New jobs

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

12. Additional information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another. The first came when the county abruptly announced restaurants could reopen dining rooms over the holiday weekend. The next came as the concern for protests with acts of looting and vandalism affecting the surrounding cities. And now, in response, the local government has declared curfews forcing the businesses to close and local guests to be home before the mandated curfew time.

In light of recent events including protests in the surrounding area as well as the mandated citywide curfew effective from 6:00pm on Tuesday, June 2nd, 2020 to 5:00am Wednesday, June 3rd, 2020 and from 6:00pm Wednesday, June 3rd, 2020 to 5:00am Thursday, June 4th, 2020, SteelCraft Garden Grove and its tenants have chosen to close early on Tuesday, June 2nd and remain closed all day on Wednesday, June 3rd to ensure the safety of employees and guests. The sudden and confusing rollout of COVID-19 rules, requirements and criteria as well as the concern around safety and protection of the development's employees and property has caused the small businesses at SteelCraft Garden Grove continue to struggle to gain customer traction.

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July 2020

SteelCraft Garden Grove Operating Report #3 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.
- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

2. Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above.

3. Opening date for pick-up:

SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options some with mobile ordering, curbside pickup, and/or delivery services.

4. Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor

Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests seem confused and frustrated with the fact that they must purchase food with their alcohol beverage. If they came to only to drink, they typically just leave.

5. Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
The Penalty Box	12pm-8pm						
Renegade Taco	Closed	12pm-7pm					
Dark Horse Coffee Roasters	8am-2pm						
Cauldron Ice Cream	12pm-8pm						
Beachwood Brewing	Closed	12pm-8pm					
The Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed	11am-8pm					
Wilson Creek Winery	TBD on Opening Date						
Merenda	Soft Open Date- Potentially 9/1						
Former Honey & Butter	TBD New Tenant						

6. List of original tenants // 7. List of retained/new tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (New)
Honey & Butter	Available for Lease

On June 8th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest has since closed their location in Garden Grove to focus on their main Bellflower operation. We were

able to fill the vacancy of The Nest's container with a new pizza concept, Merenda Pizza. Merenda is projected to be open for business on September 8th, 2020 with a soft opening potentially starting September 1st, 2020. We are searching for a donut/cake/cupcake/crepe vendor who meets our standards to take over the Honey & Butter vacancy. We want to avoid direct competition between the vendors, so we are looking for a food concept we are not already offering. We are also hoping that the new vendor will come with their own draw/fanbase that will end up being first time SteelCraft visitors and will hopefully check out our other vendors and come back time and time again.

8. Retained jobs // 9. Lost jobs // 10. Anticipated jobs // 11. New jobs

Originally:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 7/15/2020:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Security	Security	N/A
Site Manager(s)	Marketing/Social Media	Marketing/Social Media	
Day Porters			

12. Additional Information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more.

Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can.



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August 19, 2020

SteelCraft Garden Grove Operating Report #4 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.
- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

2. Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above.

3. Opening date for pick-up:

SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options some with mobile ordering, curbside pickup, and/or delivery services.

4. Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor

Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests seem confused and frustrated with the fact that they must purchase food

5. Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
The Penalty Box	Closed		12pm-8pm		12pm-9pm		12pm-8pm
Renegade Taco	Closed		12pm-7pm		12pm-8pm		12pm-7pm
Dark Horse Coffee Roasters	Closed	8am-1pm			7:30am-6pm		
Cauldron Ice Cream	Closed		12pm-8pm		12pm-9pm		12pm-8pm
Beachwood Brewing	Closed		12pm-8pm		12pm-9pm		12pm-8pm
The Chick 'N Shack	Closed				12pm-8pm		
Barrio	Closed		11am-8pm		11am-9pm		11am-8pm
Merenda Pizza	Soft Open Date- Potentially 9/1						
Wilson Creek Winery	TBD on Opening Date						
Former Honey & Butter	TBD New Tenant						

6. List of original tenants // 7. List of retained/new tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (New)
Honey & Butter	Available for Lease

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest has since closed their location in Garden Grove to focus on their main Belflower operation. We were able to fill the vacancy of The Nest's container with a new pizza concept, Merenda Pizza. Merenda is

projected to be open for business on September 8th, 2020 with a soft opening potentially starting September 1st, 2020. We are continuing the search for a donut/cake/cupcake/crepe vendor who meets our standards to take over the Honey & Butter vacancy and believe we have narrowed it down to a few exemplary candidates. We want to avoid direct competition between the vendors, so we are looking for a food concept we are not already offering. We are also hoping that the new vendor will come with their own draw/fanbase that will end up being first time SteelCraft visitors and will hopefully check out our other vendors and come back time and time again.

8. Retained jobs // 9. Lost jobs // 10. Anticipated jobs // 11. New jobs

Originally:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 8/15/2020:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Security	Security	N/A
Site Manager(s)	Marketing/Social Media	Marketing/Social Media	
Day Porters			

12. Additional Information

SteelCraft Garden Grove, its employees, tenants and tenant employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. The vendors have all recently agreed to close on Mondays to save on a full day of operation costs, and it provides one day respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will be trying Monday closures out for the next several weeks. Vendors have however increased their Friday and Saturday hours to be open until 9pm.

We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more. We partnered with CAP OC and the Census on July 31st to participate as a sponsor and as a viewing party location for their virtual concert. We are open to these kinds of events to draw people to the site, while also being safe and implementing our Covid-19 guidelines and protocols. We have people contacting us through our website on a weekly basis inquiring about private party bookings, which we are allowing if they can follow our Covid-19 guidelines (see attached). Local musicians have been inquiring if they can play at SteelCraft to support themselves financially. As SteelCraft and its tenants are not in a position to be able to pay for live entertainment at this time, the musicians have generously offered to play for free, with a tip jar out and/or a sign with their Venmo/PayPal account. Therefore, we have been able to schedule live entertainment from time to time on Friday and Saturday nights for our socially distanced, seated guests to listen to while enjoying their meal as well as giving the musicians a safe outdoor location to make a living. Our plan moving forward is to create more continuity with hours between vendors and work on getting hours extended for vendors to

open earlier and stay open later, we will fill our open vacancy, continue marketing and sharing our story and the vendors offerings via social media and email blasts, schedule live music on Friday and Saturdays hopefully more consistently and we are always open to partnering with the City and other organizations to draw more people into our site, while adhering to CDC and Health Department guidelines. SteelCraft and our family of vendors are all trying to put our best foot forward to come out of this pandemic is the best condition as we possibly can.

STEELCRAFT

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September 18, 2020

SteelCraft Garden Grove Operating Report #5 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.
- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

2. Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above.

3. Opening date for pick-up:

SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options some with mobile ordering, curbside pickup, and/or delivery services.

4. Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor

**SteelCraft Garden Grove Operating Report #5 Update
September 18, 2020**

Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests seem confused and frustrated with the fact that they must purchase food

5. Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7pm			12pm-8pm		12pm-7pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm			4pm-9pm		4pm-8pm
Wilson Creek Winery	TBD on Opening Date						
Donut / Cake / Crepas	TBD New Tenant						

6. List of original tenants // 7. List of retained/new tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (OPEN)
Honey & Butter	Available for Lease

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." We are continuing the search for a donut/cake/cupcake/crepe vendor who meets our standards to take over the Honey & Butter vacancy. We want to avoid direct competition between the vendors, so we are looking

SteelCraft Garden Grove Operating Report #5 Update
September 18, 2020

for a food concept we are not already offering. We are also hoping that the new vendor will come with their own draw/fanbase that will end up being first time SteelCraft visitors and will hopefully check out our other vendors and come back time and time again.

8. Retained jobs // 9. Lost jobs // 10. Anticipated jobs // 11. New jobs

Originally:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 8/15/2020:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Marketing/Social Media	Marketing/Social Media	N/A
Site Manager(s)			
Day Porters			
Security			

12. Additional Information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. The vendors have all recently agreed to close on Mondays to save on a full day of operation costs, and it provides one day respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will be trying Monday closures out for the next several weeks. Vendors have however increased their Friday and Saturday hours to be open until 9pm.

We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more. We partnered with CAP OC and the Census on July 31st to participate as a sponsor and as a viewing party location for their virtual concert. We are open to these kinds of events to draw people to the site, while also being safe and implementing our Covid-19 guidelines and protocols. We have people contacting us through our website on a weekly basis inquiring about private party bookings, which we are allowing if they can follow our Covid-19 dine-in guidelines. Local musicians have been inquiring if they can play at SteelCraft to support themselves financially. As SteelCraft and its tenants are not in a position to be able to pay for live entertainment at this time, the musicians have generously offered to play for free, with a tip jar out and/or a sign with their Venmo/PayPal account. Therefore, we have been able to schedule live entertainment from time to time on Friday and Saturday nights for our socially distanced, seated guests to listen to while enjoying their meal as well as giving the musicians a safe outdoor location to make a living. SteelCraft and our family of vendors are all trying to put our best foot forward to come out of this pandemic in the best condition as we possibly can. Starting September 28th, the site will open back up on Mondays. We want to be open daily for our community and hopefully Monday night football helps draw people here. We are working towards extended vendor hours across the board, in effect most likely on September 28th as well. We will have those updated hours included on the October update. We have been able to lock down live music performances on a more

**SteelCraft Garden Grove Operating Report #5 Update
September 18, 2020**

consistent basis thankfully, which has been helping build traffic on the weekends. We're in conversation with ChessPalace to host chess tournaments at SteelCraft Garden Grove on a weekly basis, it would start in October. We have been getting a great number of private party inquiries coming through our website and a few have moved forward with the reservation. We place the group in the more private areas such as the west patio or the balcony; they are sat at socially distanced tables and educated about our Covid-19 dine-in guidelines in advance.



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November 18, 2020

SteelCraft Garden Grove Operating Report #6 Update -- October 2020

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. On Monday, November 18th, 2020, Governor Gavin Newsom declared that Orange County move back into the purple tier due to the rise in COVID-19 cases. As SteelCraft Garden Grove is 100% outdoors, we continue to remain open and operate under the following protocols and measures:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above. On top of this, we have opened our garden space with additional, socially distanced seating.

Opening date for pick-up:

SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options with mobile ordering, curbside pickup, and/or delivery services.

Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include

proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests continue to be confused and frustrated with the fact that they must purchase food to enjoy a beer.

Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7pm			12pm-8pm		12pm-7pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm			4pm-9pm		4pm-8pm
Chick 'N Shack	Closed Permanently						
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD (Tentatively 6am-9pm)						

List of original tenants // List of retained/new tenants

Original Tenants	Retained Tenants
The Penalty Box	The Penalty Box
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (OPEN)
Honey & Butter	Duck Donuts (Projected Jan opening)
The Chick 'N Shack	CLOSED
Wilson Creek Winery	Wilson Creek Winery (awaiting ABC approval)

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest has since closed their location in Garden Grove to focus on their main Bellflower operation. On November 11th, 2020 Chick N' Shack publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove. We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes.

We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first week of January 2021. To encourage a stronger morning draw on the weekends, we have been in communication with and successfully booked a breakfast sandwich food truck to join us onsite during the timeframe of 7:30am-11:30am. This should help our coffee partner, Dark Horse, increase their Saturday morning business as well.

Wilson Creek Winery has yet to open as they have been waiting for approval from the ABC. Wilson Creek Winery submitted for their license (#612326) over a year ago on October 28, 2019. Wilson Creek Winery, SteelCraft and all the vendors at SteelCraft GG would appreciate any help from the City of Garden Grove to reach out to the Santa Ana ABC office to accelerate this process.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

Originally:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 11/18/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	Marketing/Social Media	N/A
Site Manager(s)			
Day Porters (Hours Cut)			
Security (Limited Hours)			

Additional Information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can while maintaining a safe and sanitized site. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. The vendors have all recently agreed to close on Mondays to save on a full day of operation costs, and it provides one day respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will continue to stay

closed on Mondays until January 2021. Vendors have however increased their Friday and Saturday hours to be open until 9pm.

We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more. Local musicians have been inquiring if they can play at SteelCraft to support themselves financially. As SteelCraft and its tenants are not in a position to be able to pay for live entertainment at this time, the musicians have generously offered to play for free, with a tip jar out and/or a sign with their Venmo/PayPal account. Therefore, we have been able to schedule live entertainment from time to time on Friday and Saturday nights for our socially distanced, seated guests to listen to while enjoying their meal as well as giving the musicians a safe outdoor location to make a living. SteelCraft and our family of vendors are all trying to put our best foot forward to come out of this pandemic in the best condition as we possibly can. We have been able to lock down live music performances on a more consistent basis thankfully, which has been helping build traffic on the weekends. We have been and will continue to host ChessPalace chess tournaments at SteelCraft Garden Grove on a weekly basis. We have been getting a great number of private party inquiries coming through our website and a few have moved forward with the reservation. We place the group in the more private areas such as the west patio or the balcony; they are sat at socially distanced tables and educated about our dine-in guidelines in advance.



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December 10, 2020

SteelCraft Garden Grove Operating Report #7 Update – November 2020

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.
- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above. On top of this, we have opened our garden space with additional, socially distanced seating.

Opening date for sit-down:

Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor Newsom ordered the closure of outdoor seating of restaurants again on November 21st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the weeks following the announcement. Beachwood Brewing had to switch their operations back to to-go and delivery with the tenants who remained open to serve the community.

Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

Beginning of the Month:

STEELCRAFT GARDEN GROVE							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7:30pm			12pm-8:30pm		12pm-7:30pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Chick 'N Shack	Closed Permanently						
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm			12pm-9pm		12pm-8pm
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD (Tentatively 6am-9pm)						

End of the Month:

STEELCRAFT GARDEN GROVE							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm		Closed	12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7:30pm		Closed	12pm-8:30pm		12pm-7:30pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm		Closed	7:30am-6pm		
Cauldron Ice Cream	Closed	12pm-8pm		Closed	12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm		Closed	12pm-9pm		12pm-8pm
Barrio	Closed	11am-8pm		Closed	11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm		Closed	12pm-9pm		12pm-8pm
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD New Tenant						
Chick N Shack	Permanently Closed						

List of original tenants // List of retained/new tenants

Original Tenants	Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	CLOSED- New Tenant TBD
Renegade Taco	CLOSED
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (OPEN)
Honey & Butter	Duck Donuts (Projected Jan opening)

We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes. We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first week of January 2021. To encourage a stronger morning draw on the weekends, we have been in communication with and successfully booked a breakfast sandwich food truck, Huevos The Egg Bar, to join us on-site during the timeframe of 7:30am-11:30am every Saturday starting 11/21. This has been helping our coffee partner, Dark Horse, increase their Saturday morning business.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

Originally:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Day Porters	N/A	N/A
	Security		
	Site Manager		
	Marketing/Social Media		

As of 11/30/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	N/A	N/A
Site Manager	Day Porters		
	Security		

Additional information

The vendors have all recently agreed to close on Mondays as well as Thursday to save on a full two days of operational costs, and it provides time off respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will continue to stay closed on Mondays until January 2021.

- At the beginning of October, we started a monthly 10% off lunchtime coupon (Valid Tues-Fri 11am-3pm) with most vendors participating. We pass out the coupons weekly to the attendees at the Garden Grove Main Streetcar show and various organizations that visit SteelCraft Garden Grove. We have seen a steady return of these through this past month.

- We have experienced an extremely rapid decline in business due to the recent state-wide mandate that went into effect on November 21st. We stop allowing bands to perform and private parties had to be rescheduled or canceled with deposits refunded. We project losing an additional tenant, Cauldron, during this round of stay-home orders.

SteelCraft Garden Grove Operating Report #8 Update – December 2020

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

On Sunday, December 6th, Governor Gavin Newsom signed the Regional Stay Home Order that once again prohibited indoor and outdoor dining as well as private gatherings of any size. To stay inline with the new protocols announced, SteelCraft has taken the following measures,

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas has been closed, informative signage has been posted throughout the site, as well as all events and private parties have been rescheduled or canceled altogether.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. Additional information included in the "Physical distancing" section above.

Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We are prepared to open for dine-in as soon as the regional restrictions are lifted.

Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. We have moved the Site to a Thurs-Sun schedule to cut back on CAM costs as well as staffing. Currently, the days and hours of operation are the ones listed on the next page.

STEELCRAFT GARDEN GROVE							
	Mon, 12/7	Tue, 12/8	Wed, 12/9	Thu, 12/10	Fri, 12/11	Sat, 12/12	Sun, 12/13
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Barrio	Closed			12pm-7pm			12pm-5pm
Merenda	Closed			3pm-7pm		11am-7pm	
Renegade Taco	Permanently Closed						
Beachwood Brewing	Closed			12pm-7pm			
The Penalty Box	Closed temporarily						
Cauldron Ice Cream	Permanently Closed						
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD on Opening Date- Feb 1st, 2021 tentatively						
Chick N Shack	Permanently Closed						

List of original tenants // List of retained/new tenants

Original Tenants	Retained Tenants	Lost Tenants
The Penalty Box	The Penalty Box	Cauldron Ice Cream
Renegade Taco	Beachwood Brewing	The Chick N' Shack
Beachwood Brewing	Barrio (Rebranded)	Renegade Taco
Cauldron Ice Cream	Merenda Pizza	Honey & Butter
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters	The Nest
OC Barrio	Duck Donuts (Projected Feb 2020 opening)	
The Nest		
Honey & Butter		
The Chick 'N Shack		
Wilson Creek Winery		

On November 11th, 2020 Chick N' Shack publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove. We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes.

On December 19th, Renegade Tacos publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove as well. We are continuing our search for a vendor who will bring a vibrant brand and food selection to the site.

We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first week of February 2021. To encourage a stronger morning draw on the weekends, we have been in communication with and successfully booked a breakfast sandwich food truck to join us onsite during the timeframe of 7:30am-11:30am. This should help our coffee partner, Dark Horse, increase their Saturday morning business as well.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

As of 12/06/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	N/A	N/A
	Day Porter		
	Security		
	Site Manager		

Additional information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can while maintaining a safe and sanitized site. The remaining vendors have all agreed to shift to a Thursday-Sunday schedule (minus Dark Horse Coffee) to save on operational costs.



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February 3rd, 2021

SteelCraft Garden Grove Operating Report #9 Update – January 2021

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:

On Sunday, December 6th, Governor Gavin Newsom signed the Regional Stay Home Order that once again prohibited indoor and outdoor dining as well as private gatherings of any size. To stay inline with the new protocols announced, SteelCraft has taken the following measures,

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.
- **Physical distancing:** Our dining areas has been closed, informative signage has been posted throughout the site, as well as all events and private parties have been rescheduled or canceled altogether.
- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.
- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

Policy on social distancing:

SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. Additional information included in the "Physical distancing" section above.

Opening date for sit-down:

As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We are prepared to open for dine-in as soon as the regional restrictions are lifted.

Days and hours of operation:

Each of our tenant-partners have slightly differing hours and days of operation. We have moved the Site to a Thurs-Sun schedule to cut back on CAM costs as well as staffing. Currently, the days and hours of operation are the ones listed on the next page.

STEELCRAFT GARDEN GROVE							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Barrio	Closed					12pm-7pm	12pm-5pm
Merenda	Closed			3pm-7pm	12pm-6:30pm		
Beachwood Brewing	Closed						12pm-6:30pm
The Penalty Box	Closed temporarily						
Duck Donuts	Early Feb. 2021 Grand Opening						
Wilson Creek Winery	TBD						
Open food container	TBD						
Open food container	TBD						
Open dessert container	TBD						

List of original tenants // List of retained // New tenants

Original Tenants	Retained Tenants	Lost Tenants	New Tenants
The Penalty Box	The Penalty Box	Cauldron Ice Cream	Merenda Pizza (opened Sept. 2020)
Renegade Taco	Beachwood Brewing	The Chick N' Shack	Duck Donuts (early Feb. opening)
Beachwood Brewing	Barrio (Rebranded)	Renegade Taco	
Cauldron Ice Cream	Dark Horse Coffee Roasters	Honey & Butter	
Dark Horse Coffee Roasters		The Nest	
OC Barrio			
The Nest			
Honey & Butter			
The Chick 'N Shack			
Wilson Creek Winery			

On November 11th, 2020 Chick N' Shack publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove. We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes.

On December 19th, Renegade Tacos publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove as well. We are continuing our search for a vendor who will bring a vibrant brand and food selection to the site.

With three vendors permanently closed and one vendor temporarily closed due to lack of sales and staffing issues, SteelCraft experienced a decrease in foot traffic during January, resulting in a detrimental decrease in sales for the remaining vendors. We were not able to retain our food truck vendors either, as they closed until outdoor dining returns.

We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first-second week of February 2021. This should help our coffee partner, Dark Horse, increase their Saturday morning business as well.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

As of 12/06/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	N/A	N/A
	Day Porter		
	Security		
	Site Manager		

Additional information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, and January offered no relief. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can while maintaining a safe and sanitized site. The remaining vendors have all agreed to shift to a Thursday-Sunday schedule (minus Dark Horse Coffee) to save on operational costs, but most tenants cannot afford to continue and would like to potential scale back, only serving the community on the weekends. For now, we are cutting costs any way we while still driving the necessary foot traffic in to keep us steady until outdoor dining returns.