Cheddar's SCRATCH KITCHEN®

BY THE NUMBERS:

- **180+** restaurants in **27** states
- **16,000+** team members
- **34+ million** Chicken Tenders hand-breaded and made-to-order annually
- **54+ million** delicate, flaky Honey Butter Croissants served annually

ABOUT CHEDDAR'S SCRATCH KITCHEN:

Cheddar's Scratch Kitchen opened its first restaurant in 1979 in Arlington, Texas, introducing guests to a casual dining experience where they always Get a lot. For not a lot™. Cheddar's welcomes every guest with a signature Honey Butter Croissant on the house and serves American classics & homestyle comfort food in a warm, welcoming atmosphere – all at an unbelievable price.





OUR FOOD:

At Cheddar's, we welcome our Guests with a signature Honey Butter Croissant – the first round is always on us. Our Team Members are hard at work preparing favorites like our sloooow-smoked Baby Back Ribs, so large they barely fit on the plate.

We hand-bread "tender" tenders and fry them to a golden, crispy, satisfying crunch that no nugget or finger could ever match.

Our Homemade Chicken Pot Pie is served hot from the oven with a light, flaky crust and loaded with vegetables and a half-pound of roasted chicken.

And you can't forget about tasty two-handed cocktails, like our signature Painkiller that'll give you even more to smile about. All this and more at wallet-pleasing prices that say, "Come back again soon."









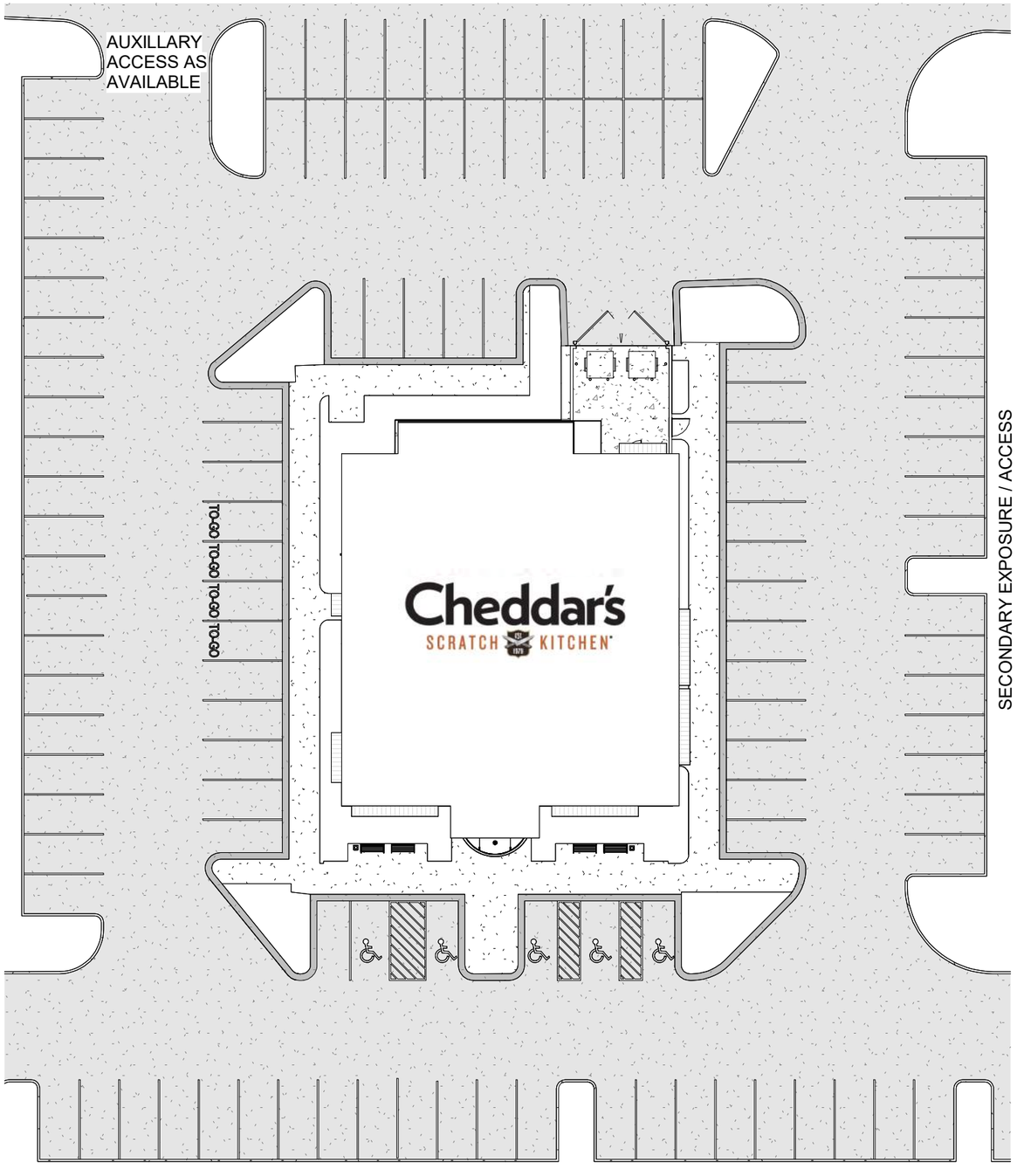




Cheddar's SCRATCH KITCHEN®



MARKET	
POPULATION	TRADE AREA WITH A MINIMUM OF 100,000 PEOPLE
AREA OF FOCUS	PRIME REGIONAL LOCATIONS THAT MINIMIZE IMPACT TO EXISTING LOCATIONS
TRAFFIC COUNT	20,000 MINIMUM ADT
SITE	
LAND	2.0 ACRES OR ACCESS TO LEGAL CROSS PARKING
PARKING	130 SPACES
LOCATIONS	PRIME REGIONAL FOCAL POINT WITH GOOD ACCESS, VISIBILITY AND PARKING
BUILDING	
BUILDING AREA	**6181 SF**
INTERIOR SEATING	215
TERMS	
REAL ESTATE TO VERIFY	
OWNERSHIP	PREFER TO LEASE, BUT WILL CONSIDER PURCHASE
CAM	NEGOTIABLE WITH CAM AND AUDIT RIGHTS
TAX	PRO-RATA
INSURANCE	PRO-RATA
% RENT	NONE
LEASE INITIAL TERM	10 YEARS
LEASE RENEWAL OPTIONS	FOUR (4) FIVE YEAR OPTIONS



SITE PLAN

1" = 30'-0"

SITE DATA

TOTAL SITE S.F. = 69,282 sq. ft.

LAYOUT PREFERENCES

- PARKING TARGET >= 130 TOTAL SPACES
- TOTAL SITE AREA ± 1.54 ACRES
- 5 ACCESSIBLE SPACES (VERIFY CODE)
- 9'X18' STANDARD STALL SIZE (VERIFY CODE)
- DUMPSTER APPROACH 35' MINIMUM
- 62' TRUCK
- STANDARD REFUSE TRUCK
- CURB AND GUTTER PREFERRED
- 5' RADIUS ON CURB PREFERRED

GRADING PREFERENCES

- 5% MAXIMUM SLOPE
- 1% MINIMUM SLOPE
- 2% DESIGN SLOPE
- 1.5% MAXIMUM IN ACCESSIBLE AREA
- DO NOT EXCEED 8% GRADE DIFFERENTIAL
- APPROACH DRIVE MAXIMUM 10%

SIDEWALKS

- 7' ADJACENT TO PARKING STALLS
- 5' GENERAL CIRCULATIONS
- CHEDDAR'S DETAIL CURB AND GUTTER
- DOWELED INTO WALK AT PAD PERIMETER

SITE LIGHTING PREFERENCES

- 2.0 FOOTCANDLE TARGET AVERAGE
- ENERGYLITE
- POLE = SOLAIS LIGHTING GROUP SSP-25-5-7-BZ-T238
- SQUARE STEEL POLE
- GL3 (DARK BRONZE) 3,000K LED TYPE WILL VARY PER LOCATION
- MOUNTING HEIGHT = 27'-6" ABOVE FINISH GRADE
- 25' POLE (DARK BRONZE, 2'-6" BASE, SQUARE STRAIGHT STEEL)

GROUND LIGHT

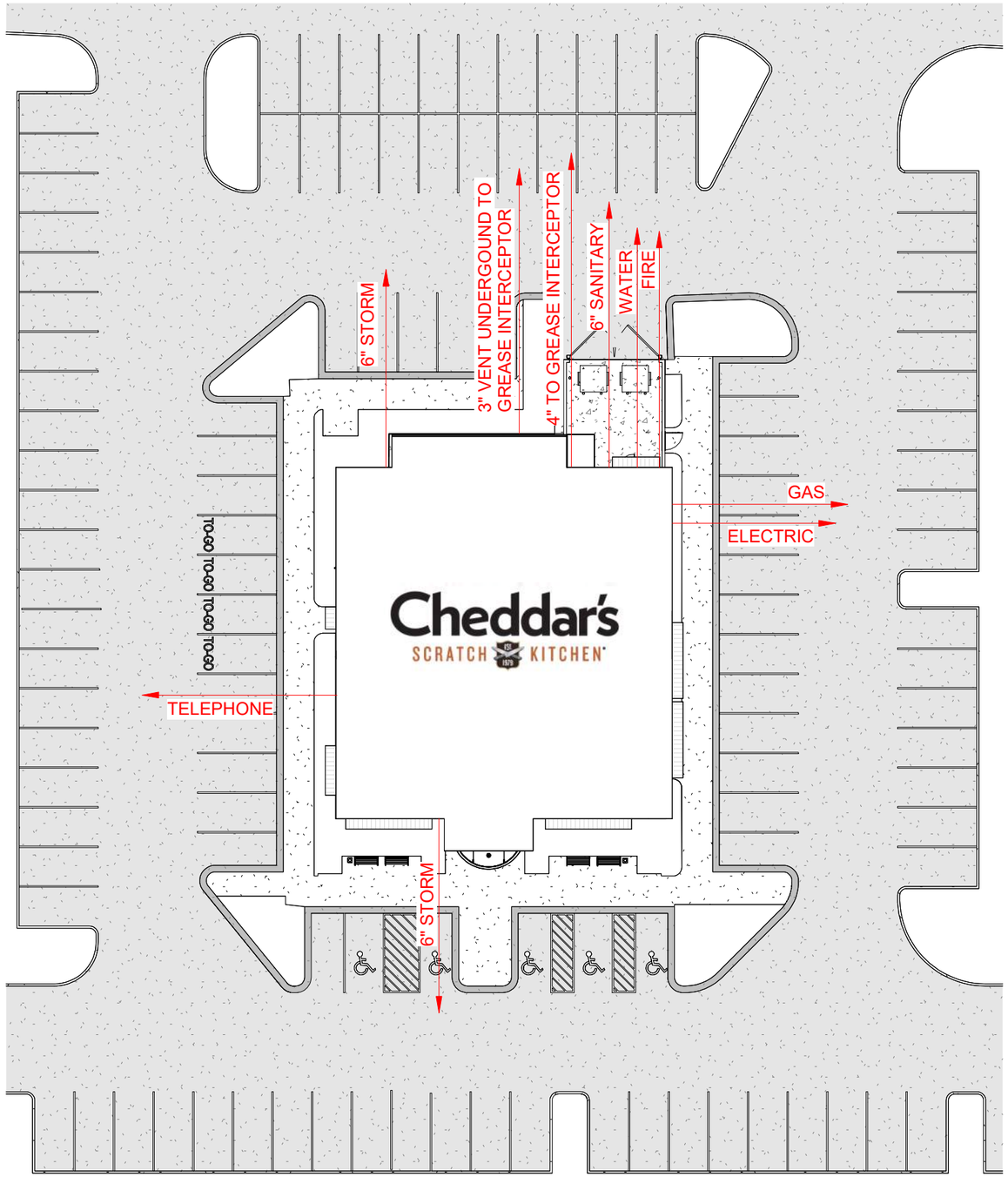
- PAD PERIMETER = KICHLER LIGHTING S15752AZT LOW VOLTAGE L.E.D.
- FRONT WALL = KICHLER LIGHTING S15752AZT LOW VOLTAGE L.E.D.

SITE AMENITIES

- BOLTED DOWN EXTERIOR PATIO FURNITURE

SITE SIGN

- SHOW BASE SIZE ON SITE PLAN TYPICAL 9'X5'
- NOTE GENERAL CONTRACTOR TO INSTALL FOUNDATION



UTILITY PLAN

1" = 30'-0"

UTILITY REQUIREMENTS

ELECTRIC

- SERVICE SIZE 1200 AMP.
- 120/208 VOLT
- 3 PHASE, (2) PARALLEL RUNS OF (4) #600 KCMIL, (1)#3/0 GROUND EACH IN 4" CONDUIT
- PAD TRANSFORMER WITH UNDERGROUND PRIMARY AND SECONDARY

TELEPHONE AND DATA

- (2) 4" CONDUIT WITH PULL STRINGS

GAS

- 2 PSI HIGH PRESSURE GAS SERVICE (14" MINIMUM WC) FROM MAIN TO METER

WATER

- DOMESIC - PROVIDE A 2" LINE, 1-1/2" METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- IRRIGATION - PROVIDE A 1-1/2" LINE, 1" METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- FIRE - PROVIDE A FULLY-VALVED (QUARTER-TURN, BALL TYPE) 6" LINE (OR AS OTHERWISE SIZED BY LOCAL ENFORCING AGENCY), 4" METER (COMPLETE WITH CODE-COMPLIANT DETECTOR/CHECK VALVE ASSEMBLY), WITH A MINIMUM PRESSURE OF 50 PSI AT THE TAP

SANITARY SEWER

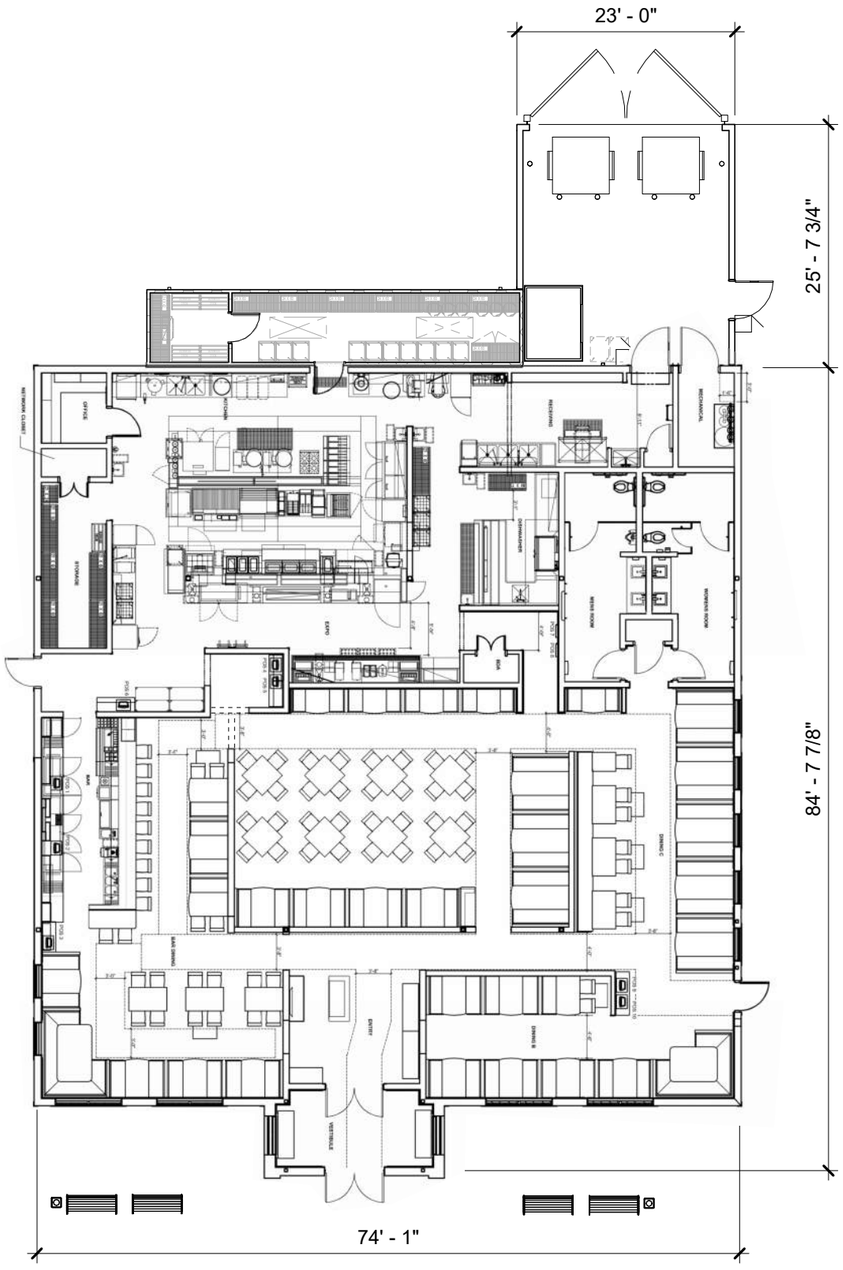
- 6" MIN. CONNECTION TO SERVICE MAIN, SIZE MAY VARY WITH LOCAL REQUIREMENTS

STORM SEWER

- (5) 6" STORM PIPES FROM ROOF DRAINS

GREASE TRAP REQUIREMENTS

- APPROX. 2000 GALLON GREASE TRAP. SIZE MAY VARY WITH LOCAL REQUIREMENTS



SEATING PLAN

1/16" = 1'-0"

BUILDING TABULATION

BUILDING HEIGHT: **24' - 4 1/2"**

BUILDING AREA: **6181 SF**

TRASH ENCLOSURE: **585 SF AVG.**

TYPES	TABLES	SEATS
BAR		
BARSTOOLS	-	9
BARCHAIRS	-	2
4 TOPS	10	40
8 TOPS	1	8
BAR TOTAL	11	59
DINING		
2 TOPS	6	12
4 TOPS	22	88
6 TOPS	8	48
8 TOPS	1	8
DINING TOTAL	37	156
BUILDING TOTAL	48	215

CHEDDAR'S SCRATCH KITCHEN
P18.1 PROTOTYPE (LEFT) - SEATING PLAN



FRONT ELEVATION

1/8" = 1'-0"

STONE VENEER
ASHLAR
CHEDDAR'S MIX

BRICK VENEER
GENERAL SHALE
CHEDDAR'S BLEND

SPLIT FACE CMU
YORK BUILDING PRODUCTS
BLUFF 8816H-SPF

PRE-FINISHED COOLER-FREEZER BOX
RAL 1019

STANDING SEAM TEE PANELS
BERRIDGE MANUFACTURING
COPPER-COTE

BENJAMIN MOORE PAINT
BM HC-48
BRADSTREET BEIGE

BENJAMIN MOORE PAINT
BM998
CABOT TRAIL

BENJAMIN MOORE PAINT
BM HC-6
WINDHAM CREAM

BENJAMIN MOORE PAINT
BM OC129
ALABASTER

BENJAMIN MOORE PAINT
BM CSP-3
ESPRESSO BEAN

CHEDDAR'S
P18.1 PROTOTYPE - LEFT

Cheddar's SCRATCH KITCHEN



LEFT ELEVATION

1/8" = 1'-0"

STONE VENEER ASHLAR CHEDDAR'S MIX	BRICK VENEER GENERAL SHALE CHEDDAR'S BLEND	SPLIT FACE CMU YORK BUILDING PRODUCTS BLUFF 8816H-SPF	PRE-FINISHED COOLER-FREEZER BOX RAL 1019	STANDING SEAM TEE PANELS BERRIDGE MANUFACTURING COPPER-COTE
BENJAMIN MOORE PAINT BM HC-48 BRADSTREET BEIGE	BENJAMIN MOORE PAINT BM998 CABOT TRAIL	BENJAMIN MOORE PAINT BM HC-6 WINDHAM CREAM	BENJAMIN MOORE PAINT BM OC129 ALABASTER	BENJAMIN MOORE PAINT BM CSP-3 ESPRESSO BEAN

CHEDDAR'S
P18.1 PROTOTYPE - LEFT

Cheddar's SCRATCH KITCHEN



REAR ELEVATION

1/8" = 1'-0"

STONE VENEER
ASHLAR
CHEDDAR'S MIX

BRICK VENEER
GENERAL SHALE
CHEDDAR'S BLEND

SPLIT FACE CMU
YORK BUILDING PRODUCTS
BLUFF 8816H-SPF

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ALABASTER

BENJAMIN MOORE PAINT
BM CSP-3
ESPRESSO BEAN

CHEDDAR'S
P18.1 PROTOTYPE - LEFT

Cheddar's SCRATCH KITCHEN



RIGHT ELEVATION

1/8" = 1'-0"

STONE VENEER
ASHLAR
CHEDDAR'S MIX

BRICK VENEER
GENERAL SHALE
CHEDDAR'S BLEND

SPLIT FACE CMU
YORK BUILDING PRODUCTS
BLUFF 8816H-SPF

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CHEDDAR'S
P18.1 PROTOTYPE - LEFT

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CHEDDAR'S SCRATCH KITCHEN
P18.1 PROTOTYPE - LEFT

Cheddar's
SCRATCH KITCHEN
EST 1979



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