

SEP 20 2016

CITY OF MORGAN HILL

Cochrane Co-Brands II, Inc.
1107 Cochrane Rd, Morgan Hill CA 95037
Statement of Operations

Cochrane Co-brands intends to develop a new power pumper project at 1107 Cochrane Rd, Morgan Hill CA 95037. The company currently owns and operates the Chevron fuel station, convenience store, and Carmel Valley coffee shop at 851 Cochrane Rd. in Morgan Hill and is currently in contract to purchase the Burger King at 830 E. Dunne Ave in Morgan Hill. The company and its owners are also owners of 10 Convenience & Gasoline locations many of which are power pumpers as well as 71 Quick Service restaurants (soon to be 116 restaurants). The intention with this new development is to operate a Burger King restaurant along with an Phillips 66 fuel station, and a convenience store, and a self-service car wash.

The 76 fuel station will have 12 filling points on 6 dispensers and will offer an affordable gasoline choice in US-101 corridor as well as to the patrons visiting the Cochrane Commons Shopping Center and its allied food uses. The C-store will be a 24-hour operation and will serve packaged foods, snacks, hot and cold drinks. These include Donuts, Pretzels, chips, nuts, automotive accessories, OTC common ailment medications, baby food, well as a vast array of carbonated, non-carbonated, and frozen drinks and juices. The convenience store will also sell beer & wine. The business will also sell Propane by the tank. The Burger King will have a drive thru which is anticipated to service 60%-75% of its business and will also have a small dining room. It will serve breakfast from 6AM to 10:30AM and Burger for Breakfast during those hours. The dining room for Burger King will remain open until 10PM and the drive thru will close at 12AM. The restaurant will serve its iconic menu items such as the Whopper and Croissan'wich as well as Coca-Cola Freestyle, Frozen Coke and Cherry, milkshakes, soft serve ice cream, and other desserts. The Burger King and AMPM create synchronicity, which provide travelers more choices and create a one stop shop of affordability.

The company anticipates the Burger King to employ 25-35 employees and the Gas Station/ C-Store to employ an additional 5-10 employees. The staff and operation will be independent of each other in order to maintain each brands' standards and will have a full complement of managers. A district manager from the company's Burger King Operation will be assigned to overlook the operation and Cochrane Co-brands' operating partner who currently operates the Chevron will overlook the Service Station/ C-Store.

The owners of the project are Sunny Ghai and Bob Uppal. Sunny will overlook the design and construction process directly. He may be contacted for more information.

The Car Wash will be more of a motivation to customers to get their cars washed at lower prices when they fill-up gas at the pump.