

EXHIBIT C

Conditions of Approval

**AMENDMENT TO CONDITIONAL USE PERMIT APPLICATION NO. C-16-033 FOR
PROPERTY LOCATED AT 940 E BELMONT AVE (APN: 459-043-03, 23 & 36)**

These conditions are added to the Conditions of Approval for CUP Application No. C-16-033 originally dated December 20, 2017 and revised March 1, 2018.

1. Temporarily allow a net increase of one liquor license in Census Tract 6, the area in which the project is located, for no more than nine months from the opening of operations at the location (measured as 270 days from the date a Certificate of Occupancy is given to the operator).
 - a. If a net increase of liquor licenses remains after nine months, the alcohol sales portion of the CUP will terminate, and the operator must immediately stop liquor sales. The operator would be responsible for the attorney's fees and costs to enforce the cessation of liquor sales.
2. The operator must purchase another liquor license from within Census Tract 6, the area in which the project is located, and transfer it outside of the City of Fresno within nine months from the opening of operations at the location (measured as 270 days from the date a Certificate of Occupancy is given to the operator).
 - a. If another liquor license is not purchased and transferred outside of the City of Fresno within nine months, the alcohol sales portion of the CUP will terminate, and the operator must immediately stop liquor sales. The operator would be responsible for the attorney's fees and costs to enforce the cessation of liquor sales.

Attachment: March 1, 2018 CUP No. C-16-033