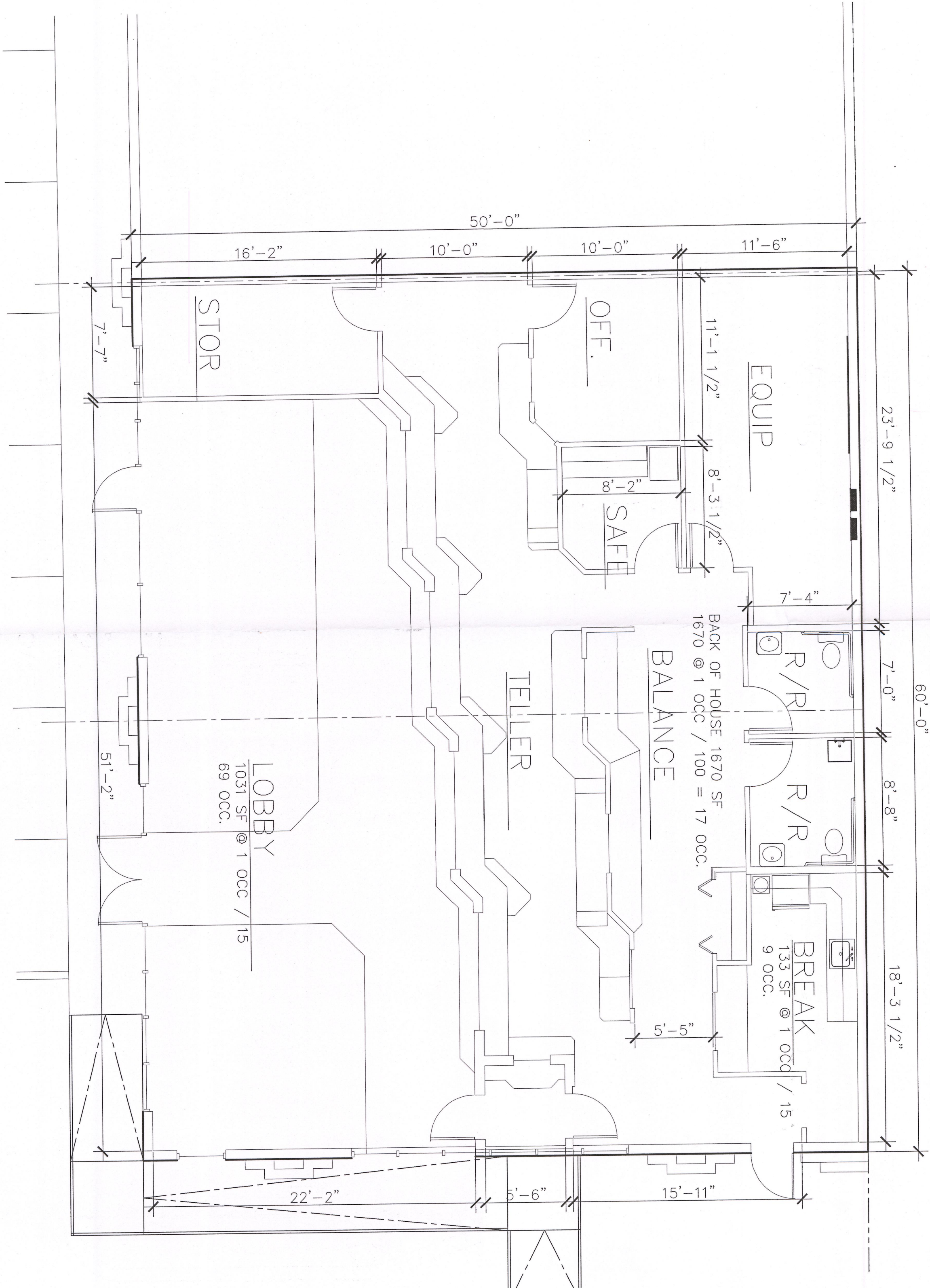
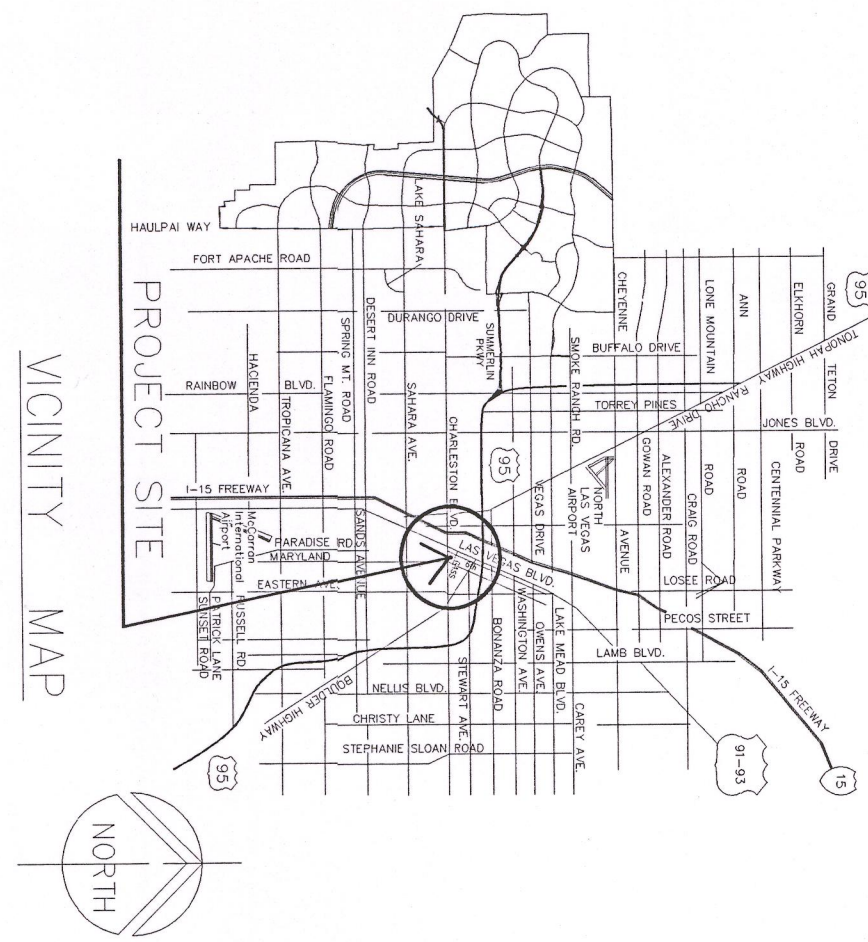


FLOOR PLAN

3/16" = 1'-0"

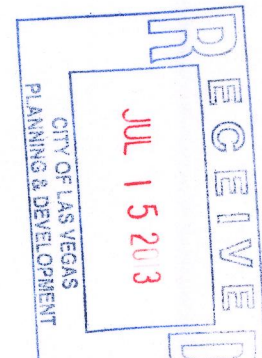
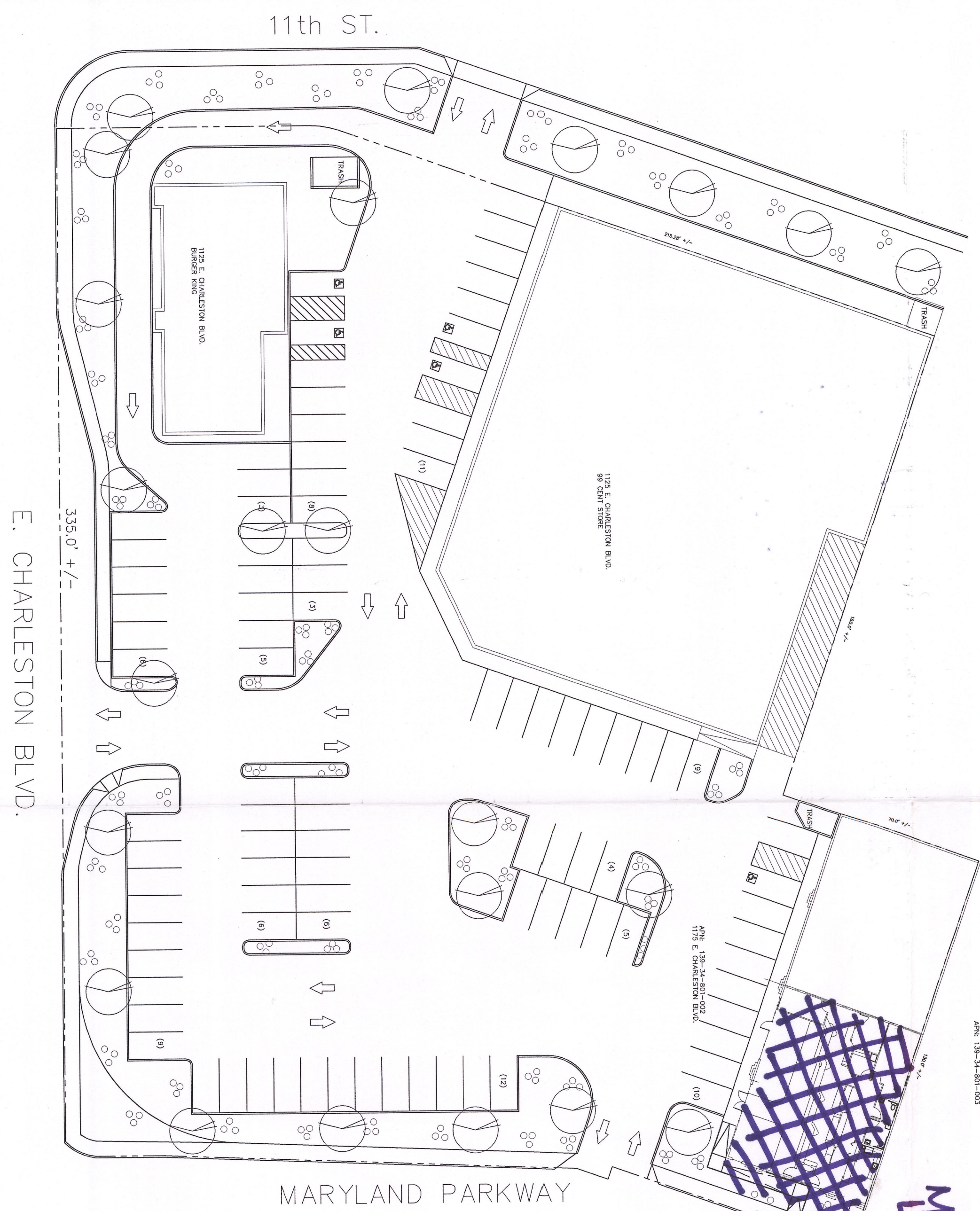


| PROJECT INFORMATION           |                              |                     |             |
|-------------------------------|------------------------------|---------------------|-------------|
| Site Area:                    | 1.97 Acres (+/- 81,972 SF)   | APN: 139-34-001-002 | Zoning: C-2 |
| Total Tenant Area:            | 3,000 GSF                    |                     |             |
| Parking Required: (Financial) | 4/1,000 SF = 12 STALLS REQ'D |                     |             |
| Total Parking Provided:       | 93 STALLS W/ 5 HNDP          |                     |             |
| Parking Stall Dimensions:     | 9' x 18'                     |                     |             |
| Handicap Stall Size:          | 9' x 20'                     |                     |             |
| Lot Coverage:                 | 3.6%                         |                     |             |
| Max Occupant Load:            | 101 Occupants                |                     |             |



SITE PLAN

1" = 30'



VAR-50315  
SUP-50314

SHEET:

DATE:

PROJECT: MONEY TREE INC.  
maryland parkway #74  
1175 e. charleston blvd, Ste 120  
las vegas, nevada 89010

SITE and FLOOR PLAN

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE  
SPOKANE WASHINGTON 99202  
509-535-3668

FAX. 509-535-3720



REVISIONS:





LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

December 3, 2013

99¢ Only Stores  
4000 East Union Pacific Avenue  
City of Commerce, California 90023

RE: VAR-50315 - VARIANCE  
CITY COUNCIL MEETING OF November 20, 2013

Dear Applicant:

The City Council at a regular meeting held November 20, 2013, HELD IN ABEYANCE the request for a Variance TO ALLOW 98 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2013. This approval is subject to:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script that reads "Angela Collier for Lean Coleman".

Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Kari Harris  
Moneytree, Inc.  
6720 Fort Dent Way, Suite #230  
Seattle, Washington 98188

Ms. Jennifer Roberts  
Lionel Sawyer & Collins  
300 South Fourth Street, Suite #1700  
Las Vegas, Nevada 89101

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)





October 24, 2013

LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

99¢ Only Stores  
4000 East Union Pacific Avenue  
City of Commerce, California 90023

RE: VAR-50315 - VARIANCE  
CITY COUNCIL MEETING OF OCTOBER 16, 2013

Dear Applicant:

The City Council at a regular meeting held October 16, 2013, HELD IN ABEYANCE the request for a Variance TO ALLOW 98 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone.

This item will be heard during Planning discussion portion of the November 20, 2013 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, reading "Lean Coleman".

Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Kari Harris  
Moneytree, Inc.  
6720 Fort Dent Way, Suite #230  
Seattle, Washington 98188

Ms. Jennifer Roberts  
Lionel Sawyer & Collins  
300 South Fourth Street, Suite #1700  
Las Vegas, Nevada 89101

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA  
300 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

[lsc@lionelsawyer.com](mailto:lsc@lionelsawyer.com)

[www.lionelsawyer.com](http://www.lionelsawyer.com)

September 18, 2013

SAMUEL S. LIONEL  
GRANT SAWYER  
(1918-1996)

JON R. COLLINS  
(1923-1987)

RICHARD H. BRYAN  
JEFFREY P. ZUCKER  
PAUL R. HEJMANOWSKI  
ROBERT D. FAISS  
A. WILLIAM MAUPIN  
DAVID N. FREDERICK  
RODNEY M. JEAN  
TODD TOUTON  
LYNDA S. MABRY  
MARK H. GOLDSTEIN  
KIRBY J. SMITH  
COLLEEN A. DOLAN  
JENNIFER A. SMITH  
DAN R. REASER  
PAUL E. LARSEN  
ALLEN J. WILT  
LYNN S. FULSTONE  
RORY J. REID  
DAN C. McGUIRE

JOHN E. DAWSON  
FRED D. "PETE" GIBSON, III  
CHARLES H. McCREA JR.  
GREGORY E. SMITH  
MALANI L. KOTCHKA  
LESLIE BRYAN HART  
CRAIG E. ETEM  
TODD E. KENNEDY  
MATTHEW E. WATSON  
SHAWN M. ELICEGUI  
JOHN M. NAYLOR  
WILLIAM J. McKEAN  
ELIZABETH BRICKFIELD  
GREGORY R. GEMIGNANI  
LINDA M. BULLEN  
LAURA J. THALACKER  
DOREEN SPEARS HARTWELL  
LAURA K. GRANIER  
MAXIMILIANO D. COUVILLIER  
ERIN FLYNN  
JENNIFER ROBERTS  
MARK A. CLAYTON  
MATTHEW R. POLICASTRO  
CHRISTOPHER MATHEWS  
PEARL L. GALLAGHER

MICHAEL D. KNOX  
MEREDITH L. MARKWELL  
JENNIFER J. DIMARZIO  
CHRISTOPHER WALTHER  
KEVIN J. HEJMANOWSKI  
KETAN D. BHIRUD  
ROBERT W. HERNQUIST  
COURTNEY MILLER O'MARA  
BRIAN H. SCHUSTERMAN

MOHAMED A. IQBAL, JR.  
MARK J. GARDBERG  
JAMES B. GIBSON  
JOHN D. TENNERT  
MARLA J. DAVEE  
STEVEN C. ANDERSON  
RYAN A. ANDERSEN  
KATHERINE L. HOFFMAN  
VAR LORDAHL, JR.  
PHILLIP C. THOMPSON  
AMY L. BAKER  
JORDAN A. DAVIS  
KENDAL DAVIS  
SARA ALMO

OF COUNSEL  
RICHARD J. MORGAN\*  
ELLEN WHITEMORE

\*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER.

(702)-383-8946

[jroberts@lionelsawyer.com](mailto:jroberts@lionelsawyer.com)

**VIA HAND DELIVERY**

Attn: Mike Howe, Planner II  
Planning Department  
City of Las Vegas  
333 North Rancho Drive  
Las Vegas, Nevada 89101

**RE:                    *Moneytree, Inc. – Applications for Special Use Permit and  
Variance – VAR-50315 and SUP-50314***

Dear Mr. Howe:

I am writing on behalf of Moneytree, Inc., concerning its applications for a special use permit with waivers and variance for parking to add auto title loan use to its existing financial institution, specified operations at 2950 West Sahara Avenue (APN #162-05-816-006).

The applications received a unanimous recommendation for approval from the Las Vegas Planning Commission on September 10, 2013, and are currently scheduled for hearing before the Las Vegas City Council on October 16, 2013. This letter serves as a request to hold the application in abeyance until the November 20, 2013, City Council hearing. As representative for Moneytree, I am scheduled to travel internationally on business during the October 16 and November 6 City Council meetings. In order to make an appearance on the application, I am respectfully asking for a 30-day hold.

Thank you for your consideration of this request. Please let me know if you have any questions or require additional information.

RECEIVED

SEP 17 2013

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8866 • FAX (775) 788-8682

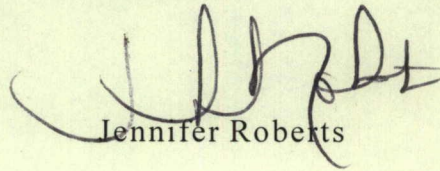
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265



Planning Department  
September 18, 2013  
Page 2

Sincerely,



Jennifer Roberts

cc: Ms. Chung-yu Lin, Moneytree  
Mr. Doug Rankin, Planning Department  
City Clerk

RECEIVED

SEP 17 2013

City of Las Vegas  
Department of Planning





LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

September 11, 2013

99¢ Only Stores  
4000 East Union Pacific Avenue  
City of Commerce, California 90023

**RE: VAR-50315 - VARIANCE**  
**PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013**

Dear Applicant:

Your request for possible action on a request for a Variance TO ALLOW 98 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on September 10, 2013.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning**

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **October 16, 2013**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Ms. Kari Harris  
Moneytree, Inc.  
6720 Fort Dent Way, Suite #230  
Seattle, Washington 98188

Ms. Jennifer Roberts  
Lionel Sawyer & Collins  
300 South Fourth Street, Suite #1700  
Las Vegas, Nevada 89101

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
BUSINESS LICENSING DIVISION  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
6TH FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

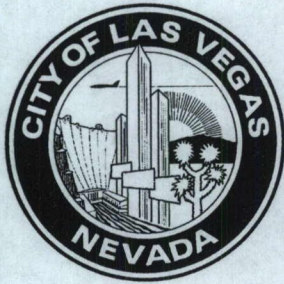
FAX 702.382.6642

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)







LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

August 29, 2013

99¢ Only Stores  
4000 East Union Pacific Avenue  
City of Commerce, California 90023

**RE: VAR-50315 - VARIANCE**  
**PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 10, 2013** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, September 4, 2013** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Ms. Kari Harris  
Moneytree, Inc.  
6720 Fort Dent Way, Suite #230  
Seattle, Washington 98188

Ms. Jennifer Roberts  
Lionel Sawyer & Collins  
300 South Fourth Street, Suite #1700  
Las Vegas, Nevada 89101

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
BUSINESS LICENSING DIVISION  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
6TH FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)





## Application Information

**VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES** - For possible action on a request for a Variance TO ALLOW 98 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *September 10, 2013*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

## Application Information

**VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES** - For possible action on a request for a Variance TO ALLOW 98 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *September 10, 2013*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.



City of Las Vegas  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

**Return Service Requested  
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-50315**

Planning Commission Meeting of 9/10/2013

City of Las Vegas  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

**Return Service Requested  
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-50315**

Planning Commission Meeting of 9/10/2013



## Development Notification

PC Meeting: September 10, 2013

---

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

---

**VAR-50315**

18b The Las Vegas Arts District  
Art District Apartments  
Beverly Green NA  
Beverly Palms Apartments  
Boulder Dam Homesites  
Church-Noblitt NA  
Crestwood NA  
Cultural Corridor Coalition NCG  
Downtown Business Operators Council  
Downtown Professional District  
Francisco Park NA  
Fremont Apartments  
Fremont Plaza Apartments  
Fremont Street Experience Business Association  
Gateway Neighborhood Association  
Hillside Heights NA  
Hoover Apartments  
Hoover Apartments  
Hoover Apartments  
Hoover Apartments  
Hoover Apartments  
Horizon Studio Apartments  
Huntridge Park NA  
John S. Park NA  
L'Octaine Apartments Resident Council  
Marycrest Manor HOA  
Maverick - Hidden Village Apartments  
Mayfair NA  
Newport Lofts  
Oak Tree Apartments  
Ogden Villas Apartments  
Orleans Square HOA  
Robert Gordon Plaza Resident Council  
Sahara - Southridge Association of Business



South Cove Apartments  
Southridge NA  
St. Louis/Eastwood Neighborhood  
Stewart Arms Apartments  
Stewart Town HOA  
Sunflower Apartments  
Sunrise Apartments  
Towne Terrace Apartments  
Villa Monterey Senior Apartments  
West Huntridge NA



**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Department of Planning**  
**Case Planning Division**  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106  
(702) 229-6301 phone (702) 385-7268 fax

**VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES** - For possible action on a request for a Variance TO ALLOW 102 PARKING SPACES WHERE A MINIMUM OF 108 SPACES ARE REQUIRED on 1.97 acres 1175 East Charleston Boulevard (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**SUP-50314 - SPECIAL USE PERMIT RELATED TO VAR-50315 - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE IN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW BUSINESS HOURS STARTING AT 7AM, TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND TO ALLOW A 92-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE A 1000 FEET IS REQUIRED at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **SEPTEMBER 10, 2013**  
CITY COUNCIL: **OCTOBER 16, 2013**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



**PUBLIC HEARING**

Comments Due: **AUGUST 12, 2013**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** ([cburney@lasvegasnevada.gov](mailto:cburney@lasvegasnevada.gov)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**



## City of Las Vegas

495 S Main St  
Las Vegas, NV 89101

## VAR Application

9/10/13 PC

Report Date 07/22/2013 04:57 PM

Submitted By

Page 1

A/P # 50315 VARIANCE

## Application Information

## Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 07/15/2013 15:20 | 980608 | Temp COO   |             |    |
| Approved  |                  |        | COO Issued |             |    |
| Final     |                  |        | Expires    |             |    |

## Associated Information

|                  |                                                  |            |                      |      |
|------------------|--------------------------------------------------|------------|----------------------|------|
| Type of Work     | # Plans                                          | 0          | Declared Valuation   | 0.00 |
| Dept of Commerce | # Plans                                          | 0          | Calculated Valuation | 0.00 |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

## Valuation

## Description of Work

VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE INC. - OWNER: 99C ONLY STORES - For possible action on a request for a Variance TO ALLOW 102 PARKING SPACES WHERE A MINIMUM OF 108 SPACES ARE REQUIRED at 1175 East Charleston Boulevard (APN 139-34-801 -002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## Parent A/P #

Project # 50315 Project/Phase Name PARKING: 102 WHERE 108 REQUIRE Phase #  
Size/Area 1.97 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

## Property/Site Information

Parcel 13934801002

Location

## Owner/Tenant

Contact ID AC1751566 Name 99C ONLY STORES  
Mailing Address 4000 E UNION PACIFIC AVE  
City CITY OF COMMERCE  
ZIP/PC 90023-3202  
Day Phone  
Fax

Organization  
State/Province CA  
Country  
Evening Phone  
Mobile #

☐ Foreign

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Addresses

1155 E CHARLESTON BLVD  
LAS VEGAS, 89101-1175 E CHARLESTON BLVD  
LAS VEGAS, 89101-1125 E CHARLESTON BLVD  
LAS VEGAS, 89101-1175 E CHARLESTON BLVD 130  
LAS VEGAS, 89101-1175 E CHARLESTON BLVD 110  
LAS VEGAS, 89101-



**City of Las Vegas**495 S Main St  
Las Vegas, NV 89101**VAR Application****Report Date** 07/22/2013 04:57 PM**Submitted By**

Page 2

**A/P Addresses**

No Other Addresses are associated to this Application

**Linked Parcels**

No Parcels are linked to this Application

**A/P Linked Parcels**

13934801002

**Applicants/Contacts**

|                      |                                                             |                  |       |                     |                                            |
|----------------------|-------------------------------------------------------------|------------------|-------|---------------------|--------------------------------------------|
| <b>Primary</b>       | N                                                           | <b>Capacity</b>  | OWNER | <b>Contact ID</b>   | AC1751566 <input type="checkbox"/> Foreign |
| <b>Effective</b>     |                                                             | <b>Expire</b>    |       |                     |                                            |
| <b>Name</b>          | 99C ONLY STORES                                             |                  |       |                     |                                            |
| <b>Day Phone</b>     |                                                             | <b>Eve Phone</b> |       | <b>Organization</b> |                                            |
| <b>Pager</b>         |                                                             | <b>PIN #</b>     |       | <b>Position</b>     |                                            |
| <b>Fax</b>           |                                                             | <b>Mobile</b>    |       | <b>Profession</b>   |                                            |
| <b>E-Mail</b>        |                                                             |                  |       |                     |                                            |
| <b>Address</b>       | 4000 E UNION PACIFIC AVE<br>CITY OF COMMERCE, CA 90023-3202 |                  |       |                     |                                            |
| <b>Seasonal Addr</b> |                                                             |                  |       |                     |                                            |
| <b>Valid From</b>    |                                                             | <b>To</b>        |       |                     |                                            |
| <b>Comments</b>      | No Comments                                                 |                  |       |                     |                                            |
| CONTACT ADDITIONAL   |                                                             |                  |       |                     |                                            |

**WORKCARD:** Work Card # 0  
Expiration Date**CONTACT REQUIREMENTS**

|                      |               |        |             |                 |                      |
|----------------------|---------------|--------|-------------|-----------------|----------------------|
| License #            | Percent Owned | Waiver | Health Card | Director Letter | Original Transcripts |
| Orientation Attended |               |        |             |                 |                      |

There are no items in this list

|                      |                                         |                  |      |                     |                                            |
|----------------------|-----------------------------------------|------------------|------|---------------------|--------------------------------------------|
| <b>Primary</b>       | Y                                       | <b>Capacity</b>  | APPL | <b>Contact ID</b>   | AC1102556 <input type="checkbox"/> Foreign |
| <b>Effective</b>     |                                         | <b>Expire</b>    |      |                     |                                            |
| <b>Name</b>          | MONEYTREE, INC.                         |                  |      |                     |                                            |
| <b>Day Phone</b>     | (206)246-3500 x                         | <b>Eve Phone</b> |      | <b>Organization</b> |                                            |
| <b>Pager</b>         |                                         | <b>PIN #</b>     |      | <b>Position</b>     |                                            |
| <b>Fax</b>           | (206)835-2635                           | <b>Mobile</b>    |      | <b>Profession</b>   |                                            |
| <b>E-Mail</b>        |                                         |                  |      |                     |                                            |
| <b>Address</b>       | 6720 FORT DENT WAY<br>SEATTLE, WA 98188 |                  |      |                     |                                            |
| <b>Seasonal Addr</b> |                                         |                  |      |                     |                                            |
| <b>Valid From</b>    |                                         | <b>To</b>        |      |                     |                                            |
| <b>Comments</b>      | No Comments                             |                  |      |                     |                                            |



Report Date 07/22/2013 04:57 PM

Submitted By

Page 3

## CONTACT ADDITIONAL

WORKCARD: Work Card # 0  
Expiration Date

## CONTACT REQUIREMENTS

License #    Percent Owned    Waiver    Health Card    Director Letter    Original Transcripts  
Orientation Attended

There are no items in this list

## Contractors

No Contractors

| Fees                                 | Status | Paid Date        | Amount            |
|--------------------------------------|--------|------------------|-------------------|
| NOTIFICATION & ADVERTISING FEE       | P      | 07/15/2013 15:27 | 500.00            |
| RECORDING OF NOTICE OF ZONING ACTION | P      | 07/15/2013 15:27 | 30.00             |
| PROCESSING FEE                       | P      | 07/15/2013 15:27 | 300.00            |
| Total Unpaid                         |        | 0.00             | Total Paid 830.00 |

| Review Activities<br>Review #<br>Comments | Review Type | # | Status | Waived | Issued | Started | Completed | Comp By |
|-------------------------------------------|-------------|---|--------|--------|--------|---------|-----------|---------|
|-------------------------------------------|-------------|---|--------|--------|--------|---------|-----------|---------|

## Activity Review Details

Detail AGENDA TECH ITEMS (VAR)

Modified By CBURNEY

Modified Date/Time 07/15/2013 16:23

## Comments

No Comments



Report Date 07/22/2013 04:57 PM

Submitted By

Page 4

## AGENDA TECH ITEMS

## Before Planning Commission Items

DRT Process Complete 08/08/2013

Plans Routed for Review 07/31/2013

Sent to Review Journal (If applicable) 08/29/2013

Public Hearing Notice Sent (If applicable) 08/29/2013

## After Planning Commission Items

Action Letter Completed 09/11/2013

Notice of Final Action Form Completed 09/11/2013

Appeal Memo Completed 09/11/2013

## Next RQR Info

1st Notice

2nd Notice

3rd Notice

Next RQR Review Path

Next RQR Case Number

Next RQR Scheduled

Required

Comments

Review

## Sign Pro

|                   |             |                  |
|-------------------|-------------|------------------|
| Memo Sent to Post | Sign Posted | Memo             |
| 08/20/2013        | 09/01/2013  | Sent for Removal |

Detail SUBMITTAL CHECKLIST (VAR)

Modified By MPHOWE

Modified Date/Time 07/15/2013 15:20

## Comments

No Comments

## SUBMITTAL CHECKLIST

Indicate if item is being submitted

|                                        |                                                   |
|----------------------------------------|---------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | Y Building Elevations (1 Folded, 1 Rolled Color)  |
| Y Deed and Legal Description           | Y Floor Plan (1 Folded, 1 Rolled)                 |
| Y Justification Letter                 | Y Laser Print Site Plan                           |
| Y Statement of Financial Interest      | Y Laser Print Floor Plan                          |
|                                        | Y Laser Print Elevation                           |

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions

Condition

Approval

Supervisor

Required

Approved By

Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

N

980608

07/15/2013 15:20



## City of Las Vegas

495 S Main St  
Las Vegas, NV 89101

## VAR Application

Report Date 07/22/2013 04:57 PM

Submitted By

Page 5

| Check Conditions<br>Condition<br>Supervisor Required | Approval | Approved By<br>Comments | Approved Date | Applied By | Applied Date | Assigned |
|------------------------------------------------------|----------|-------------------------|---------------|------------|--------------|----------|
|------------------------------------------------------|----------|-------------------------|---------------|------------|--------------|----------|

| Planning Condition | Description | Effective | Expire | Comments |
|--------------------|-------------|-----------|--------|----------|
|--------------------|-------------|-----------|--------|----------|

There is no planning condition for this project.

## VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

## Meeting Information

| Meeting Information<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By<br>Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|-------------------------------------------------------------|--------------------------|------------------------------------------------|-----------|----------|-------------|
| 09/10/2013                                                  | PC                       | SCHEDULED                                      |           |          |             |
| MPHOWE                                                      | 07/15/2013               |                                                | 0         | 0        | 0           |

| Template Type A/P # | A/P Type | Status | Stage |
|---------------------|----------|--------|-------|
|---------------------|----------|--------|-------|

No children exist for this project

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
|-------------------------|------|-------|----|----------|

No Employee Entries

| Log<br>Action<br>Comments | Description | Entered By | Start | Stop | Hours |
|---------------------------|-------------|------------|-------|------|-------|
|---------------------------|-------------|------------|-------|------|-------|

|                                                                         |                                |        |                  |  |      |
|-------------------------------------------------------------------------|--------------------------------|--------|------------------|--|------|
| PAYMNT                                                                  | CO NAME WHO PICKED UP CONTACT# | 970040 | 07/15/2013 15:29 |  | 0.00 |
| MIKE HOWE, X6821, PLNG; LIONEL SAWYER & COLLINS CK 116925, 702.383.8888 |                                |        |                  |  |      |





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Parking Variance -- Auto Title Loan  
Project Address (Location) 1175 East Charleston Boulevard, Suite 130  
Project Name Moneytree Proposed Use Auto Title Loan  
Assessor's Parcel #(s) 139-34-801-002 Ward # 3  
General Plan: existing Comm proposed -- Zoning: existing C-2 proposed --  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 1.97 Lots/Units 3 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER 99C Only Stores Contact \_\_\_\_\_  
Address 4000 East Union Pacific Avenue Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City City of Commerce State CA Zip 90023  
E-mail Address \_\_\_\_\_

APPLICANT Moneytree, Inc. Contact Kari Harris  
Address 6720 Fort Dent Way, Suite 230 Phone: (206) 246-3500 Fax: (206) 835-2635  
City Seattle State WA Zip 98188  
E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts  
Address 300 South Fourth Street #1700 Phone: (702) 383-8946 Fax: (702) 671-2490  
City Las Vegas State NV Zip 89101  
E-mail Address jroberts@lionelsawyer.com

Property Owner Signature\* \_\_\_\_\_

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

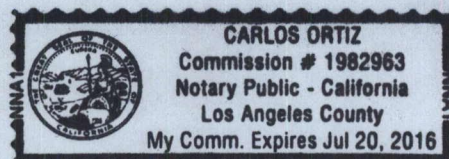
Print Name Frank Schools

Subscribed and sworn before me

This 25<sup>th</sup> day of June, 20 13

Notary Public in and for said County and State

Revised 10/27/08



|                 |                           |
|-----------------|---------------------------|
| Case #          | <u>VAR-50315</u>          |
| Meeting Date:   | <u>9/10/13 PC</u>         |
| Total Fee:      | <u>\$830<sup>00</sup></u> |
| Date Received:* | <u>7/15/13</u>            |
| Received By:    | <u>M. Howe</u>            |

\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50315** APN: 139-34-801-002

Name of Property Owner: 99C Only Stores

Name of Applicant: Moneytree, Inc., dba Moneytree

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: n/a

Partner(s): n/a

APN: n/a

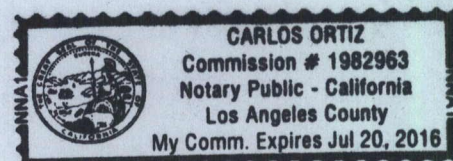
Signature of Property Owner: [Signature] 6/24/13

Print Name: Frank Schools

Subscribed and sworn before me

This 25<sup>th</sup> day of June, 20 13

[Signature]  
Notary Public in and for said County and State





# LIONEL SAWYER & COLLINS

## ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA  
300 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

July 11, 2013

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KETAN D. BHIRUD  
ROBERT W. HERNQUIST  
COURTNEY MILLER O'MARA  
BRIAN H. SCHUSTERMAN

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JOHN D. TENNERT  
MARLA J. DAVEE  
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RYAN A. ANDERSEN  
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VAR LORDAHL, JR.  
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AMY L. BAKER  
JORDAN A. DAVIS  
KENDAL DAVIS  
SARA ALMO

OF COUNSEL  
RICHARD J. MORGAN\*  
ELLEN WHITEMORE

\*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:  
(702)-383-8946

jroberts@lionelsawyer.com

SAMUEL S. LIONEL  
GRANT SAWYER  
(1918-1996)  
JON R. COLLINS  
(1923-1987)  
RICHARD H. BRYAN  
JEFFREY P. ZUCKER  
PAUL R. HEJMANOWSKI  
ROBERT D. FAISS  
A. WILLIAM MAUPIN  
DAVID N. FREDERICK  
RODNEY M. JEAN  
TODD TOUTON  
LYNDA S. MABRY  
MARK H. GOLDSTEIN  
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COLLEEN A. DOLAN  
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ALLEN J. WILT  
LYNN S. FULSTONE  
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DAN C. McGUIRE

JOHN E. DAWSON  
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CHARLES H. McCREA JR.  
GREGORY E. SMITH  
MALANI L. KOTCHKA  
LESLIE BRYAN HART  
CRAIG E. ETEM  
TODD E. KENNEDY  
MATTHEW E. WATSON  
SHAWN M. ELICEGUI  
JOHN M. NAYLOR  
WILLIAM J. McKEAN  
ELIZABETH BRICKFIELD  
GREGORY R. GEMIGNANI  
LINDA M. BULLEN  
LAURA J. THALACKER  
DOREEN SPEARS HARTWELL  
LAURA K. GRANIER  
MAXIMILIANO D. COUVILLIER  
ERIN FLYNN  
JENNIFER ROBERTS  
MARK A. CLAYTON  
MATTHEW R. POLICASTRO  
CHRISTOPHER MATHEWS  
PEARL L. GALLAGHER

## VIA HAND DELIVERY

Attn: Mike Howe, Planner II  
Planning Department  
City of Las Vegas  
333 North Rancho Drive  
Las Vegas, Nevada 89101

**RE: Applications for Special Use Permit and Variance**

Dear Mike:

I am writing on behalf of Moneytree, Inc., in support of the applications for a special use permit and waivers to allow for the addition of auto title loan use to an existing Moneytree location at 1175 East Charleston, Suite 130 (APN #: 139-34-801-002), as well as for a parking variance to allow 98 spaces where 112 is required.

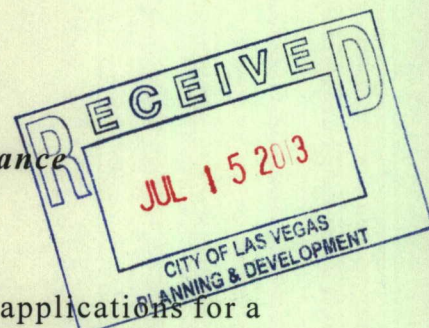
This location is in a C-2, General Commercial, zoning district. The addition of the auto title loan use would not adversely affect surrounding properties, as this is an operating store located at the intersection of two major commercial corridors, Charleston Boulevard and Maryland Parkway, and is surrounded by commercial uses. As the use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by the addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

The Moneytree at this location is part of an overall larger commercial complex. Thus, the parcel, which contains several businesses, is near an apartment complex. Although the parcel is located approximately 20 feet from residential, requiring a

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 841-2115 • FAX (775) 841-2119

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 745-1234 • FAX (202) 745-1235



VAR-50315  
SUP-50314



waiver of about 180 feet, the Moneytree is actually separated from residential by an alleyway and does not face toward the nearest residential use.

Because this is a busy commercial area, Moneytree also requires a waiver of the separation restrictions between other financial institution, specified, uses. These businesses are already separated by the major thoroughfares of Maryland Parkway or Charleston Boulevard. As the Moneytree has been operating for nearly 10 years at this location, the addition of auto title loan use to an existing business does not cause the saturation concerns for new licenses.

As this Moneytree location is a grandfathered financial institution, specified, not subject to hours of operation restrictions, a limited waiver for the hours of operation is hereby requested. Currently, the business is open from 7:00 a.m. to 11:00 p.m. and Moneytree would like to continue operating with these hours. Rather than turning away auto title loan customers for the first hour of business, Moneytree asks for a waiver of the limitation on the hours of operation from 8:00 a.m. to 11:00 p.m. to allow for its current hours of operation to continue.

As an existing commercial shopping center, the current parking is limited to 98 spaces where 112 is required. Thus, Moneytree respectfully requests a parking variance to add the auto title loan use. Although the use normally requires 12 parking spaces, the company is not seeking to add additional square footage or building space. Rather, Moneytree is merely seeking to offer a new product to its existing services. Therefore, there will not be any strain on existing parking. Moreover, Moneytree will not be parking or storing vehicles at the site. There will continue to be plenty of parking for the center, which is never at full parking capacity even during the busiest operating hours.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. There are other Moneytree locations within the City of Las Vegas that have been approved for the addition of auto title loan use. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

Even with an improving economy, banks are still reluctant to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with the company's development

RECEIVED  
JUL 15 2013  
VAR-50315  
SUP-50314

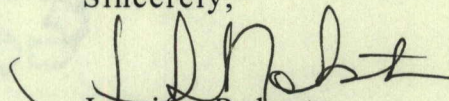


Planning Department  
July 11, 2013  
Page 3

current operations, the company respectfully requests a special use permit and approval of waivers to add auto title loan use, as well as a parking variance.

Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts



**VAR-50315**  
**SUP-50314**



**99¢ ONLY STORES****Business Entity Information**

|                   |                     |                       |               |
|-------------------|---------------------|-----------------------|---------------|
| Status:           | Active              | File Date:            | 4/8/2010      |
| Type:             | Foreign Corporation | Entity Number:        | E0160762010-9 |
| Qualifying State: | CA                  | List of Officers Due: | 4/30/2014     |
| Managed By:       |                     | Expiration Date:      |               |
| NV Business ID:   | NV20101257218       | Business License Exp: | 4/30/2014     |

**Registered Agent Information**

|                    |                                           |                    |                   |
|--------------------|-------------------------------------------|--------------------|-------------------|
| Name:              | THE CORPORATION TRUST COMPANY OF NEVADA   | Address 1:         | 311 S DIVISION ST |
| Address 2:         |                                           | City:              | CARSON CITY       |
| State:             | NV                                        | Zip Code:          | 89703             |
| Phone:             |                                           | Fax:               |                   |
| Mailing Address 1: |                                           | Mailing Address 2: |                   |
| Mailing City:      |                                           | Mailing State:     | NV                |
| Mailing Zip Code:  |                                           |                    |                   |
| Agent Type:        | Commercial Registered Agent - Corporation |                    |                   |
| Jurisdiction:      | NEVADA                                    | Status:            | Active            |

**Financial Information**

|                     |          |                  |          |
|---------------------|----------|------------------|----------|
| No Par Share Count: | 0        | Capital Amount:  | \$ 30.00 |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 0.01  |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 0.01  |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 0.01  |

**Officers**☐ Include Inactive Officers

|                                        |                             |            |     |
|----------------------------------------|-----------------------------|------------|-----|
| Director - RICHARD ANICETTI            |                             |            |     |
| Address 1:                             | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                                  | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                              | 90023                       | Country:   | USA |
| Status:                                | Active                      | Email:     |     |
| President - RICHARD ANICETTI (INTERIM) |                             |            |     |
| Address 1:                             | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                                  | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                              | 90023                       | Country:   | USA |



|                                     |                             |            |     |
|-------------------------------------|-----------------------------|------------|-----|
| Status:                             | Active                      | Email:     |     |
| Director - NORMAN AXELROD           |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - SHANE FEENEY             |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - ANDREW GIANCAMILI        |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - DENNIS GIES              |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Secretary - MICHAEL GREEN (INTERIM) |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - MARVIN HOLEN             |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - DAVID KAPLAN             |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |



|                           |                             |            |     |
|---------------------------|-----------------------------|------------|-----|
| Status:                   | Active                      | Email:     |     |
| Director - SCOTT NISHI    |                             |            |     |
| Address 1:                | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                     | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                 | 90023                       | Country:   | USA |
| Status:                   | Active                      | Email:     |     |
| Treasurer - FRANK SCHOOLS |                             |            |     |
| Address 1:                | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                     | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                 | 90023                       | Country:   | USA |
| Status:                   | Active                      | Email:     |     |
| Director - ADAM STEIN     |                             |            |     |
| Address 1:                | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                     | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                 | 90023                       | Country:   | USA |
| Status:                   | Active                      | Email:     |     |

**Actions\Amendments**

|                                                       |                         |                 |   |
|-------------------------------------------------------|-------------------------|-----------------|---|
| Action Type:                                          | Foreign Qualification   |                 |   |
| Document Number:                                      | 20100225701-70          | # of Pages:     | 2 |
| File Date:                                            | 4/8/2010                | Effective Date: |   |
| Initial Stock Value: No Par Value Shares: 201,000,000 |                         |                 |   |
| ----- Total Authorized Capital: \$ 0.00               |                         |                 |   |
| Action Type:                                          | Miscellaneous           |                 |   |
| Document Number:                                      | 20100225702-81          | # of Pages:     | 1 |
| File Date:                                            | 4/8/2010                | Effective Date: |   |
| (No notes for this action)                            |                         |                 |   |
| Action Type:                                          | Initial List            |                 |   |
| Document Number:                                      | 20100228067-48          | # of Pages:     | 1 |
| File Date:                                            | 4/9/2010                | Effective Date: |   |
| (No notes for this action)                            |                         |                 |   |
| Action Type:                                          | Registered Agent Change |                 |   |
| Document Number:                                      | 20110156829-55          | # of Pages:     | 1 |
| File Date:                                            | 2/23/2011               | Effective Date: |   |
| (No notes for this action)                            |                         |                 |   |
| Action Type:                                          | Annual List             |                 |   |
| Document Number:                                      | 20110314446-86          | # of Pages:     | 1 |
| File Date:                                            | 4/27/2011               | Effective Date: |   |



(No notes for this action)

|                  |                |                 |    |
|------------------|----------------|-----------------|----|
| Action Type:     | Merge In       |                 |    |
| Document Number: | 20120266390-01 | # of Pages:     | 19 |
| File Date:       | 4/17/2012      | Effective Date: |    |

Initial Stock Value: No Par Value Shares: 201,000,000

----- Total Authorized Capital: \$ 0.00 Current  
Stock Value: Shares with Par Value: 1,000 Par Value: 0.01 Shares with Par Value: 1,000 Par Value:  
0.01 Shares with Par Value: 1,000 Par Value: 0.01

|                  |                |                 |   |
|------------------|----------------|-----------------|---|
| Action Type:     | Annual List    |                 |   |
| Document Number: | 20120281946-45 | # of Pages:     | 2 |
| File Date:       | 4/23/2012      | Effective Date: |   |

(No notes for this action)

|                  |                |                 |   |
|------------------|----------------|-----------------|---|
| Action Type:     | Annual List    |                 |   |
| Document Number: | 20130179172-33 | # of Pages:     | 2 |
| File Date:       | 3/18/2013      | Effective Date: |   |

(No notes for this action)



**99¢ ONLY STORES****Business Entity Information**

|                   |                     |                       |               |
|-------------------|---------------------|-----------------------|---------------|
| Status:           | Active              | File Date:            | 4/8/2010      |
| Type:             | Foreign Corporation | Entity Number:        | E0160762010-9 |
| Qualifying State: | CA                  | List of Officers Due: | 4/30/2014     |
| Managed By:       |                     | Expiration Date:      |               |
| NV Business ID:   | NV20101257218       | Business License Exp: | 4/30/2014     |

**Registered Agent Information**

|                    |                                               |                    |                   |
|--------------------|-----------------------------------------------|--------------------|-------------------|
| Name:              | THE CORPORATION<br>TRUST COMPANY OF<br>NEVADA | Address 1:         | 311 S DIVISION ST |
| Address 2:         |                                               | City:              | CARSON CITY       |
| State:             | NV                                            | Zip Code:          | 89703             |
| Phone:             |                                               | Fax:               |                   |
| Mailing Address 1: |                                               | Mailing Address 2: |                   |
| Mailing City:      |                                               | Mailing State:     | NV                |
| Mailing Zip Code:  |                                               |                    |                   |
| Agent Type:        | Commercial Registered Agent - Corporation     |                    |                   |
| Jurisdiction:      | NEVADA                                        | Status:            | Active            |

**Financial Information**

|                     |          |                  |          |
|---------------------|----------|------------------|----------|
| No Par Share Count: | 0        | Capital Amount:  | \$ 30.00 |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 0.01  |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 0.01  |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 0.01  |

**Officers**☐ Include Inactive Officers

|                                        |                                |            |     |
|----------------------------------------|--------------------------------|------------|-----|
| Director - RICHARD ANICETTI            |                                |            |     |
| Address 1:                             | 4000 EAST UNION PACIFIC<br>AVE | Address 2: |     |
| City:                                  | CITY OF COMMERCE               | State:     | CA  |
| Zip Code:                              | 90023                          | Country:   | USA |
| Status:                                | Active                         | Email:     |     |
| President - RICHARD ANICETTI (INTERIM) |                                |            |     |
| Address 1:                             | 4000 EAST UNION PACIFIC<br>AVE | Address 2: |     |
| City:                                  | CITY OF COMMERCE               | State:     | CA  |
| Zip Code:                              | 90023                          | Country:   | USA |



|                                     |                             |            |     |
|-------------------------------------|-----------------------------|------------|-----|
| Status:                             | Active                      | Email:     |     |
| Director - NORMAN AXELROD           |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - SHANE FEENEY             |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - ANDREW GIANCAMILI        |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - DENNIS GIES              |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Secretary - MICHAEL GREEN (INTERIM) |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - MARVIN HOLEN             |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |
| Status:                             | Active                      | Email:     |     |
| Director - DAVID KAPLAN             |                             |            |     |
| Address 1:                          | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                               | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                           | 90023                       | Country:   | USA |



|                           |                             |            |     |
|---------------------------|-----------------------------|------------|-----|
| Status:                   | Active                      | Email:     |     |
| Director - SCOTT NISHI    |                             |            |     |
| Address 1:                | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                     | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                 | 90023                       | Country:   | USA |
| Status:                   | Active                      | Email:     |     |
| Treasurer - FRANK SCHOOLS |                             |            |     |
| Address 1:                | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                     | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                 | 90023                       | Country:   | USA |
| Status:                   | Active                      | Email:     |     |
| Director - ADAM STEIN     |                             |            |     |
| Address 1:                | 4000 EAST UNION PACIFIC AVE | Address 2: |     |
| City:                     | CITY OF COMMERCE            | State:     | CA  |
| Zip Code:                 | 90023                       | Country:   | USA |
| Status:                   | Active                      | Email:     |     |

**Actions\Amendments**

|                                                       |                         |                 |   |
|-------------------------------------------------------|-------------------------|-----------------|---|
| Action Type:                                          | Foreign Qualification   |                 |   |
| Document Number:                                      | 20100225701-70          | # of Pages:     | 2 |
| File Date:                                            | 4/8/2010                | Effective Date: |   |
| Initial Stock Value: No Par Value Shares: 201,000,000 |                         |                 |   |
| ----- Total Authorized Capital: \$ 0.00               |                         |                 |   |
| Action Type:                                          | Miscellaneous           |                 |   |
| Document Number:                                      | 20100225702-81          | # of Pages:     | 1 |
| File Date:                                            | 4/8/2010                | Effective Date: |   |
| (No notes for this action)                            |                         |                 |   |
| Action Type:                                          | Initial List            |                 |   |
| Document Number:                                      | 20100228067-48          | # of Pages:     | 1 |
| File Date:                                            | 4/9/2010                | Effective Date: |   |
| (No notes for this action)                            |                         |                 |   |
| Action Type:                                          | Registered Agent Change |                 |   |
| Document Number:                                      | 20110156829-55          | # of Pages:     | 1 |
| File Date:                                            | 2/23/2011               | Effective Date: |   |
| (No notes for this action)                            |                         |                 |   |
| Action Type:                                          | Annual List             |                 |   |
| Document Number:                                      | 20110314446-86          | # of Pages:     | 1 |
| File Date:                                            | 4/27/2011               | Effective Date: |   |



(No notes for this action)

|                                                                                                                                                     |                |                 |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|----|
| Action Type:                                                                                                                                        | Merge In       |                 |    |
| Document Number:                                                                                                                                    | 20120266390-01 | # of Pages:     | 19 |
| File Date:                                                                                                                                          | 4/17/2012      | Effective Date: |    |
| Initial Stock Value: No Par Value Shares: 201,000,000                                                                                               |                |                 |    |
| ----- Total Authorized Capital: \$ 0.00 Current                                                                                                     |                |                 |    |
| Stock Value: Shares with Par Value: 1,000 Par Value: 0.01 Shares with Par Value: 1,000 Par Value: 0.01 Shares with Par Value: 1,000 Par Value: 0.01 |                |                 |    |
| Action Type:                                                                                                                                        | Annual List    |                 |    |
| Document Number:                                                                                                                                    | 20120281946-45 | # of Pages:     | 2  |
| File Date:                                                                                                                                          | 4/23/2012      | Effective Date: |    |
| (No notes for this action)                                                                                                                          |                |                 |    |
| Action Type:                                                                                                                                        | Annual List    |                 |    |
| Document Number:                                                                                                                                    | 20130179172-33 | # of Pages:     | 2  |
| File Date:                                                                                                                                          | 3/18/2013      | Effective Date: |    |
| (No notes for this action)                                                                                                                          |                |                 |    |



Inst #: 201002230000947  
Fees: \$18.00 N/C Fee: \$25.00  
RPTT: \$24617.70 Ex: #  
02/23/2010 09:08:28 AM  
Receipt #: 242333  
Requestor:  
CHICAGO TITLE THE POINTE  
Recorded By: MSH Pgs: 6  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**DEED**

RECORDING REQUESTED BY AND  
MAIL TAX STATEMENTS TO:

NAME: 99¢ Only Stores  
ADDRESS: 4000 East Union Pacific Avenue  
CITY/ST/ZIP City of Commerce, CA 90023

APN: 139-34-801-002

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That the Grantor: FAMILY STATION LLC, a Delaware limited liability company ("Grantor"), FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to 99¢ ONLY STORES, a California corporation, all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED  
HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS their hands this 23<sup>rd</sup> day of February, 2010.



GRANTOR:

FAMILY STATION LLC,  
a Delaware limited liability company

By: *R. Mark Addy*  
R. Mark Addy, Vice President

*R. MARK ADDY*  
*VP*

STATE OF OHIO                    )  
                                          ) ss.  
COUNTY OF HAMILTON        )

On February 15, 2010, before me, a Notary Public in and for said County and State, personally appeared R. Mark Addy, the Vice President of Family Station LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and executed this instrument on behalf of said limited liability company.

WITNESS my hand and official seal.

*Barbara Hood*  
Notary Public

My Commission expires: 8/2/13



BARBARA HOOD  
Notary Public, State of Ohio  
My Commission Expires  
August 2, 2013

*EXP 8/2/13*

*COPY*



## EXHIBIT A

### Legal Description

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

A parcel of land located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, being portions of Lots Five (5), Six (6) and Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) and a portion of a Twenty (20) foot wide alley, all in Block Two (2) of Maryland Tract No. 2, the plat of which is recorded in the Office of the Clark County Recorder in Book 4 of Plats, at Page 6, together with portions of Charleston Boulevard and Maryland Parkway which shows on said plat and have been vacated, said parcel being more particularly described as follows:

Commencing at the Southeast (SE) corner of said Section 34, thence South  $89^{\circ}39'50''$  West, 839.76 feet along the Southerly line of said Section 34 (centerline of Charleston Boulevard) to the point of intersection of same with the centerline of Maryland Parkway, thence along the centerline of Maryland Parkway North  $00^{\circ}11'05''$  East, 79.23 feet; thence Northeasterly along a curve to the right having a radius of 346.35 feet with an arc length of 16.29 feet through a central angle of  $5^{\circ}13'05''$  (chord bearing North  $2^{\circ}59'02''$  East, 16.29 feet); thence leaving the centerline of Maryland Parkway North  $89^{\circ}40'07''$  West, 50.00 feet to the Westerly right of way of Maryland Parkway being the TRUE POINT OF BEGINNING.

Thence Southwesterly along a curve to the right having a radius of 54.00 feet with an arc length of 80.44 feet through a central angle of  $85^{\circ}20'58''$ , (chord bearing South  $47^{\circ}05'50''$  West, 73.21 feet); to the Northerly right of way line of said Charleston Boulevard; thence continuing along said Northerly right of way line of Charleston Boulevard the following Ten (10) courses as follows: South  $89^{\circ}39'50''$  West, 40.90 feet; thence Northwesterly along a curve to the right having a radius of 20.00 feet with an arc length of 3.30 feet, through a central angle of  $9^{\circ}27'16''$  (chord bearing North  $85^{\circ}36'03''$  West, 3.30 feet); thence North  $80^{\circ}52'26''$  West, 56.69 feet; thence Northwesterly along a curve to the left having a radius of 30.00 feet with an arc length of 4.95 feet, through a central angle of  $9^{\circ}27'44''$  (chord bearing North  $85^{\circ}36'33''$  West, 4.94 feet); thence South  $89^{\circ}39'50''$  West, 80.00 feet; thence Southwesterly along a curve to the left having a radius of 30.00 feet with an arc length of 7.35 feet, through a central angle of  $14^{\circ}02'10''$  (chord bearing South  $82^{\circ}38'47''$  West, 7.33 feet); thence South  $75^{\circ}37'40''$  West, 35.08 feet; thence Westerly along a curve to the right having a radius of 20.00 feet with an arc length of 4.90 feet, through a central angle of  $14^{\circ}02'10''$  (chord bearing South  $83^{\circ}19'03''$  West, 4.89 feet); thence South  $89^{\circ}39'50''$  West, 30.26 feet; thence Northwesterly along a curve to the right having a radius of 25.00 feet with an arc length of 39.50 feet, through a central angle of  $90^{\circ}31'15''$  (chord bearing North  $44^{\circ}33'06''$  West, 35.52 feet); to a point on the Easterly right of way of Eleventh Street; thence continuing along the Easterly right of way line of Eleventh Street the following Three (3) courses: North  $00^{\circ}11'05''$  East, 60.91 feet; thence along a curve to the right having a radius of 60.00 feet with an arc length of 29.11 feet, through a central angle of  $27^{\circ}48'00''$  (chord bearing North  $14^{\circ}05'05''$  East, 28.83 feet); thence North  $27^{\circ}59'05''$  East, 215.28 feet; thence South  $62^{\circ}02'00''$  East, 160.00 feet; thence North  $27^{\circ}59'05''$  East, 70.00 feet; thence South  $62^{\circ}02'00''$  East, 130.00 feet; to the Westerly right of way line of Maryland Parkway; thence continuing along said Westerly right of way line of Maryland Parkway the following Three (3) courses: South  $27^{\circ}59'05''$  West, 84.07 feet; thence South  $62^{\circ}02'00''$  East, 4.39 feet; thence Southwesterly along a curve to the left having a radius of 396.35 feet with an arc length of 105.06 feet through a central angle of  $15^{\circ}11'16''$  (chord bearing South  $11^{\circ}55'31''$  West, 104.76 feet), more or less to the POINT OF BEGINNING. (Deed Reference 20070622-4224)



**EXHIBIT B**

**Permitted Exceptions**

1. Easements, restrictions, covenants and agreements of record including, but not limited to the following:
  - a. Water rights, claims or title to water, whether or not shown by the public record.
  - b. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada. Recorded May 20, 1905 in Book "F" of Miscellaneous, Page 624, Lincoln County Records.
  - c. Easement to Nevada Power Company and Central Telephone Company recorded January 28, 1976 in Book 590, document no. 549305 Official Records.
  - d. Terms in instrument entitled "City of Las Vegas Downtown Redevelopment Area" recorded March 11, 1986 in Book 860311, document no. 00777 Official Records, as amended by instrument recorded February 11, 1988 in Book 880211, document no. 00382 Official Records, as amended and restated by instrument recorded June 2, 2006 in Book 20060602, document no. 0001395 Official Records.
  - e. Reserved easement referenced in Order of Vacation recorded July 29, 1987 in Book 870729, document no. 00558 Official Records.
  - f. Terms and conditions of unrecorded lease dated September 28, 2001 with the Moneytree, Inc., as tenant per memorandum thereof recorded October 24, 2001 in Book 20011024, document no. 03189 Official Records.
  - g. Easement to Nevada Power Company recorded February 19, 2002 in Book 20020219, document no. 00999 Official Records.
  - h. Easements and other matters shown and dedicated on Reversionary Map-Maryland Tract No. 2 on file in Book 104 of Plats, Page 9 recorded March 25, 2002 in Book 20020325, document no. 01177 Official Records.
  - i. Right of Way Grant to the City of Las Vegas recorded April 26, 2002 in Book 20020426, document no. 01389 Official Records.
  - j. Encroachment Agreement (short term) recorded May 3, 2002 in Book 20020503, document no. 01209 Official Records.
  - k. Easement in favor of Las Vegas Valley Water District recorded May 8, 2002 in Book 20020508, document no. 01500 Official Records.
  - l. Terms and conditions of unrecorded lease dated September 17, 2001 with HKM II, as tenant per memorandum thereof recorded August 15, 2003 in Book 20030815, document no. 00393 Official Records.



m. Matter set forth on survey by Richard W. Miller and Miller Associates, Inc. Professional Land Surveys dated April 5, 2007, Job No. 07049.

n. Rights of tenants in possession by reason of unrecorded leases, as tenants only with the exception of the right of first refusal of 99¢ ONLY STORES, as referenced in its lease.

2. Liens or encumbrances securing liquidated amounts caused by parties other than Grantor.

3. Zoning ordinances.

4. All real property taxes and assessments, special or otherwise, payable in lump sums or installments, and which are a lien but not due and payable as of the date hereof.

ASSESSOR'S COPY



**State of Nevada  
Declaration of Value**

**1. Assessor's Parcel Number(s)**

- a) 139-34-801-002
- b)
- c)
- d)

**2. Type of Property:**

- a) ☐ Vacant Land
- b) ☐ Single Fam. Res.
- c) ☐ Condo/Twnhse
- d) ☐ 2-4 Plex
- e) ☐ Apt. Bldg.
- f) ☒ Comm'l/Ind'l
- g) ☐ Agricultural
- h) ☐ Mobile Home
- ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property: \$4,827,000.00
- b. Deed in Lieu of Foreclosure Only (value of property): ([ ])
- c. Transfer Tax Value: \$4,827,000.00
- d. Real Property Transfer Tax Due: \$24,617.70

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: [ ]
- b. Explain Reason for Exemption: [ ]

**5. Partial Interest: Percentage being transferred: [ ]%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature R. Mark Addy v.p.

Capacity [Grantor] R. Mark Addy, VP

Signature \_\_\_\_\_

Capacity [Grantee] \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: FAMILY STATION LLC  
Address: 11501 Northlake Drive  
City: Cincinnati  
State: Ohio Zip: 45249

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: 99¢ Only Stores  
Address: 4000 Union Pacific Avenue  
City: City of Commerce  
State: CA Zip: 90023

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Chicago Title  
Address: P.O. Box 70480  
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 09013068

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Inst #: 201002230000947  
Fees: \$18.00 N/C Fee: \$25.00  
RPTT: \$24617.70 Ex: #  
02/23/2010 09:08:28 AM  
Receipt #: 242333  
Requestor:  
CHICAGO TITLE THE POINTE  
Recorded By: MSH Pgs: 6  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**DEED**

RECORDING REQUESTED BY AND  
MAIL TAX STATEMENTS TO:

NAME: 99¢ Only Stores  
ADDRESS: 4000 East Union Pacific Avenue  
CITY/ST/ZIP City of Commerce, CA 90023

APN: 139-34-801-002

---

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That the Grantor: FAMILY STATION LLC, a Delaware limited liability company ("Grantor"), FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to 99¢ ONLY STORES, a California corporation, all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED  
HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS their hands this 23<sup>RD</sup> day of February, 2010.



GRANTOR:

FAMILY STATION LLC,  
a Delaware limited liability company

By: *R. Mark Addy*  
R. Mark Addy, Vice President

*R. MARK ADDY*  
*VP*

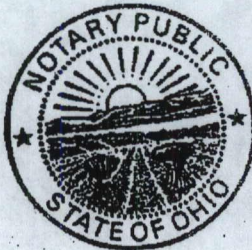
STATE OF OHIO                     )  
                                              ) ss.  
COUNTY OF HAMILTON         )

On February 15, 2010, before me, a Notary Public in and for said County and State, personally appeared R. Mark Addy, the Vice President of Family Station LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and executed this instrument on behalf of said limited liability company.

WITNESS my hand and official seal.

*Barbara Hood*  
Notary Public

My Commission expires: 8/2/13



BARBARA HOOD  
Notary Public, State of Ohio  
My Commission Expires  
August 2, 2013

*EXP 8/2/13*

*COPY*



## EXHIBIT A

### Legal Description

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

A parcel of land located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, being portions of Lots Five (5), Six (6) and Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) and a portion of a Twenty (20) foot wide alley, all in Block Two (2) of Maryland Tract No. 2, the plat of which is recorded in the Office of the Clark County Recorder in Book 4 of Plats, at Page 6, together with portions of Charleston Boulevard and Maryland Parkway which shows on said plat and have been vacated, said parcel being more particularly described as follows:

Commencing at the Southeast (SE) corner of said Section 34, thence South 89°39'50" West, 839.76 feet along the Southerly line of said Section 34 (centerline of Charleston Boulevard) to the point of intersection of same with the centerline of Maryland Parkway, thence along the centerline of Maryland Parkway North 00°11'05" East, 79.23 feet; thence Northeasterly along a curve to the right having a radius of 346.35 feet with an arc length of 16.29 feet through a central angle of 5°13'05" (chord bearing North 2°59'02" East, 16.29 feet); thence leaving the centerline of Maryland Parkway North 89°40'07" West, 50.00 feet to the Westerly right of way of Maryland Parkway being the TRUE POINT OF BEGINNING.

Thence Southwesterly along a curve to the right having a radius of 54.00 feet with an arc length of 80.44 feet through a central angle of 85°20'58", (chord bearing South 47°05'50" West, 73.21 feet); to the Northerly right of way line of said Charleston Boulevard; thence continuing along said Northerly right of way line of Charleston Boulevard the following Ten (10) courses as follows: South 89°39'50" West, 40.90 feet, thence Northwesterly along a curve to the right having a radius of 20.00 feet with an arc length of 3.30 feet, through a central angle of 9°27'16" (chord bearing North 85°36'03" West, 3.30 feet); thence North 80°52'26" West, 56.69 feet; thence Northwesterly along a curve to the left having a radius of 30.00 feet with an arc length of 4.95 feet, through a central angle of 9°27'44" (chord bearing North 85°36'33" West, 4.94 feet); thence South 89°39'50" West, 80.00 feet; thence Southwesterly along a curve to the left having a radius of 30.00 feet with an arc length of 7.35 feet, through a central angle of 14°02'10" (chord bearing South 82°38'47" West, 7.33 feet); thence South 75°37'40" West, 35.08 feet; thence Westerly along a curve to the right having a radius of 20.00 feet with an arc length of 4.90 feet, through a central angle of 14°02'10" (chord bearing South 83°19'03" West, 4.89 feet); thence South 89°39'50" West, 30.26 feet; thence Northwesterly along a curve to the right having a radius of 25.00 feet with an arc length of 39.50 feet, through a central angle of 90°31'15" (chord bearing North 44°33'06" West, 35.52 feet); to a point on the Easterly right of way of Eleventh Street; thence continuing along the Easterly right of way line of Eleventh Street the following Three (3) courses: North 00°11'05" East, 60.91 feet; thence along a curve to the right having a radius of 60.00 feet with an arc length of 29.11 feet, through a central angle of 27°48'00" (chord bearing North 14°05'05" East, 28.83 feet); thence North 27°59'05" East, 215.28 feet; thence South 62°02'00" East, 160.00 feet; thence North 27°59'05" East, 70.00 feet; thence South 62°02'00" East, 130.00 feet; to the Westerly right of way line of Maryland Parkway; thence continuing along said Westerly right of way line of Maryland Parkway the following Three (3) courses: South 27°59'05" West, 84.07 feet; thence South 62°02'00" East, 4.39 feet; thence Southwesterly along a curve to the left having a radius of 396.35 feet with an arc length of 105.06 feet through a central angle of 15°11'16" (chord bearing South 11°55'31" West, 104.76 feet), more or less to the POINT OF BEGINNING. (Deed Reference 20070622-4224)



## **EXHIBIT B**

### **Permitted Exceptions**

1. Easements, restrictions, covenants and agreements of record including, but not limited to the following:
  - a. Water rights, claims or title to water, whether or not shown by the public record.
  - b. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada. Recorded May 20, 1905 in Book "F" of Miscellaneous, Page 624, Lincoln County Records.
  - c. Easement to Nevada Power Company and Central Telephone Company recorded January 28, 1976 in Book 590, document no. 549305 Official Records.
  - d. Terms in instrument entitled "City of Las Vegas Downtown Redevelopment Area" recorded March 11, 1986 in Book 860311, document no. 00777 Official Records, as amended by instrument recorded February 11, 1988 in Book 880211, document no. 00382 Official Records, as amended and restated by instrument recorded June 2, 2006 in Book 20060602, document no. 0001395 Official Records.
  - e. Reserved easement referenced in Order of Vacation recorded July 29, 1987 in Book 870729, document no. 00558 Official Records.
  - f. Terms and conditions of unrecorded lease dated September 28, 2001 with the Moneytree, Inc., as tenant per memorandum thereof recorded October 24, 2001 in Book 20011024, document no. 03189 Official Records.
  - g. Easement to Nevada Power Company recorded February 19, 2002 in Book 20020219, document no. 00999 Official Records.
  - h. Easements and other matters shown and dedicated on Reversionary Map-Maryland Tract No. 2 on file in Book 104 of Plats, Page 9 recorded March 25, 2002 in Book 20020325, document no. 01177 Official Records.
  - i. Right of Way Grant to the City of Las Vegas recorded April 26, 2002 in Book 20020426, document no. 01389 Official Records.
  - j. Encroachment Agreement (short term) recorded May 3, 2002 in Book 20020503, document no. 01209 Official Records.
  - k. Easement in favor of Las Vegas Valley Water District recorded May 8, 2002 in Book 20020508, document no. 01500 Official Records.
  - l. Terms and conditions of unrecorded lease dated September 17, 2001 with HKM II, as tenant per memorandum thereof recorded August 15, 2003 in Book 20030815, document no. 00393 Official Records.



m. Matter set forth on survey by Richard W. Miller and Miller Associates, Inc. Professional Land Surveys dated April 5, 2007, Job No. 07049.

n. Rights of tenants in possession by reason of unrecorded leases, as tenants only with the exception of the right of first refusal of 99¢ ONLY STORES, as referenced in its lease.

2. Liens or encumbrances securing liquidated amounts caused by parties other than Grantor.
3. Zoning ordinances.
4. All real property taxes and assessments, special or otherwise, payable in lump sums or installments, and which are a lien but not due and payable as of the date hereof.

ASSESSOR'S COPY



**State of Nevada  
Declaration of Value**

**1. Assessor's Parcel Number(s)**

- a) 139-34-801-002
- b)
- c)
- d)

**2. Type of Property:**

- a) ☐ Vacant Land
- b) ☐ Single Fam. Res.
- c) ☐ Condo/Twnhse
- d) ☐ 2-4 Plex
- e) ☐ Apt. Bldg.
- f) ☒ Comm'l/Ind'l
- g) ☐ Agricultural
- h) ☐ Mobile Home
- ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property: \$4,827,000.00
- b. Deed in Lieu of Foreclosure Only (value of property): ([ ])
- c. Transfer Tax Value: \$4,827,000.00
- d. Real Property Transfer Tax Due: \$24,617.70

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: [ ]
- b. Explain Reason for Exemption: [ ]

**5. Partial Interest: Percentage being transferred: [ ]%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature R. Mark Addy v.p.

Capacity [Grantor] R. Mark Addy, VP

Signature \_\_\_\_\_

Capacity [Grantee]

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: FAMILY STATION LLC  
Address: 11501 Northlake Drive  
City: Cincinnati  
State: Ohio Zip: 45249

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: 99¢ Only Stores  
Address: 4000 Union Pacific Avenue  
City: City of Commerce  
State: CA Zip: 90023

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Chicago Title  
Address: P.O. Box 70480  
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 09013068

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED





# City Of Las Vegas Department Of Planning Pre-Application Meeting Notes

C  
Y  
C  
L  
E  
  
6

Project Name: Auto Title Loan

|                      |                                                                            |                                 |                                           |        |      |
|----------------------|----------------------------------------------------------------------------|---------------------------------|-------------------------------------------|--------|------|
| APN(s):              | 139-34-801-002                                                             | Ward #:                         | 3 - Coffin                                | Acres: | 1.97 |
| Location:            | 1175 East Charleston Boulevard, #120                                       | Pre-app Date:                   | 04/17/13                                  |        |      |
| Planner's Signature: | READY FOR SUBMITTAL                                                        | Location / Time:                | DSC Conference Room 3E - 333 at 2:00 p.m. |        |      |
| Planner:             | Mike Howe, Planner II<br>229-6821 or email at<br>mphowe@lasvegasnevada.gov | Submittal Deadline:             | 04/25/13 - no later than 4:00 pm          |        |      |
|                      |                                                                            | Earliest PC / CC Meeting Dates: | 06/11/13 PC - 07/24/13 CC (Cycle 6)       |        |      |

| APPLICATION(S) REQUIRED  | REQUIRED FEES |                   |             |            |
|--------------------------|---------------|-------------------|-------------|------------|
|                          | APPLICATION   | NOTIFICATION      | RECORDATION | SUB-TOTAL  |
| Special Use Permit (SUP) | \$ 500.00     | \$ 500.00 (1000') | \$ 30.00    | \$ 1030    |
| Variance (VAR)           | \$ 300.00     | \$ 500.00 (1000') | \$ 30.00    | \$ 830     |
|                          | \$            | \$                | \$          | \$         |
|                          | \$            | \$                | \$          | \$         |
|                          | \$            | \$                | \$          | \$         |
|                          | \$            | \$                | \$          | \$         |
| TOTAL:                   |               |                   |             | \$ 1860.00 |

**Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:**

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting; otherwise, you must make other arrangements for getting the notices mailed.

**-- Please submit a copy of this completed form with the application submittal --**

**\*\*Completed Submittals MUST be received by Planning staff no later than 4:00 PM of the Submittal Deadline Date, no exceptions\*\***

***This form is valid for no more than 60 days after the Pre-App date.***

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:  
[www.lasvegasnevada.gov/pdsurvey](http://www.lasvegasnevada.gov/pdsurvey)





# City of Las Vegas Department of Planning

## Pre-Application Meeting Notes (Cont.)

|                             |                                                         |                     |                                  |                                |          |
|-----------------------------|---------------------------------------------------------|---------------------|----------------------------------|--------------------------------|----------|
| <b>Ownership Info:</b>      | 99C ONLY STORES<br>P O BOX 35547<br>TULSA OK 74153-0547 |                     |                                  | Last Change of Ownership Date: | 02/23/10 |
|                             | Phone: (702)                                            | Fax: (702)          | Email:                           |                                |          |
| <b>Applicant Info:</b>      | Money Tree, Inc                                         |                     |                                  |                                |          |
|                             | Phone: (702)                                            | Fax: (702)          | Email:                           |                                |          |
| <b>Representative Info:</b> | Jennifer Roberts                                        |                     | Lionel Sawyer & Collins          |                                |          |
|                             | Phone: (702) 383-8946                                   | Fax: (702) 383-8845 | Email: jroberts@lionelsawyer.com |                                |          |

|                                                                           |                                                             |                                  |
|---------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------|
| <b>Use:</b>                                                               | <b>Existing:</b>                                            | Financial Institution, Specified |
|                                                                           | <b>Proposed:</b>                                            | Auto Title Loan                  |
| <b>General Plan:</b>                                                      | <b>Existing:</b>                                            | C (Commercial)                   |
|                                                                           | <b>Proposed:</b>                                            | No change proposed               |
| <b>Zoning:</b>                                                            | <b>Existing:</b>                                            | C-1 (Limited Commercial)         |
|                                                                           | <b>Proposed:</b>                                            | No change proposed               |
| <b>Special Area, Master Plans, and / or Overlay Districts that Apply:</b> | N/A                                                         |                                  |
|                                                                           | Special Land Use Designation (per plan, if applicable): N/A |                                  |

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative (see Planner info listed on page 1), and:

| Name | Organization                          | Phone           | Fax      | Email |
|------|---------------------------------------|-----------------|----------|-------|
| 1.   | See Representative Information, Above |                 |          |       |
| 2.   |                                       |                 |          |       |
| 3.   |                                       |                 |          |       |
| 4.   |                                       |                 |          |       |
| 5.   |                                       |                 |          |       |
| 6.   |                                       |                 |          |       |
| 7.   |                                       |                 |          |       |
| 8.   | CLV - Planning                        |                 |          |       |
| 9.   | CLV - Planning / Business License     | 229-6321        | 383-0769 |       |
| 10.  | CLV - PW - Dev Co                     | 229-6578        | 474-7599 |       |
| 11.  | CLV - PW - Traffic                    | 229-6901 / 6880 |          |       |
| 12.  | CLV - PW - Flood                      | 229-6541        | 382-8551 |       |
| 13.  | CLV - Building and Safety             | 229-6251        | 382-1731 |       |
| 14.  | CLV - Fire and Rescue                 | 229-0366        | 229-0124 |       |
| 15.  | CLV - Economic Development            | 229-6551        | 385-3128 |       |

**OR:** ☐ **see Meeting Attendance Sheet**