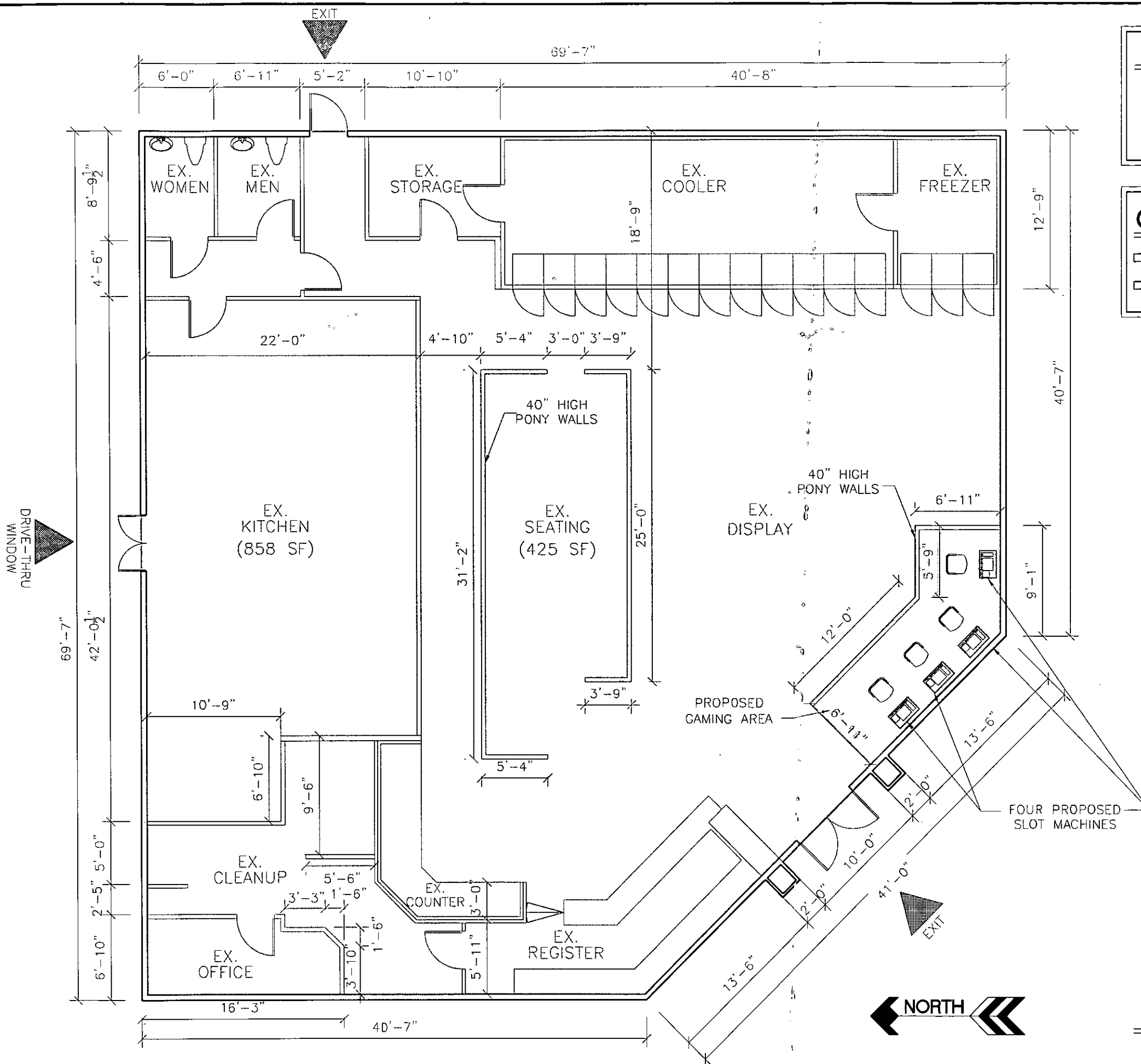


File: C:\latitude\work\KM1001\DWG\Exhibits\Floor Plan.dwg Jan 15, 2010 - 03:55



OCCUPANCY LOAD

PREVIOUSLY APPROVED TOTAL BUILDING AREA:	=	4,422
PROPOSED TOTAL BUILDING AREA (UNCHANGED):	=	4,422
OCCUPANCY LOAD FACTOR (SF PER OCCUPANT):	=	30
MAXIMUM OCCUPANCY LOAD:	=	148

COLOR LEGEND

	EXISTING BUILDING FLOOR AREA
	PROPOSED SLOT AREA

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2877 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 286-5562

KWON MANAGEMENT, INC.
MLK GAS MART
FLOOR PLAN-COLOR

DATE:	1/15/10
DRAWN:	OCL
DESIGNED:	DCL
CHECKED:	DCL
PROJECT NO.:	KM1001.000

FP-C
SHEET 2 OF 4

RECEIVED

APR 20 2011

City of Las Vegas

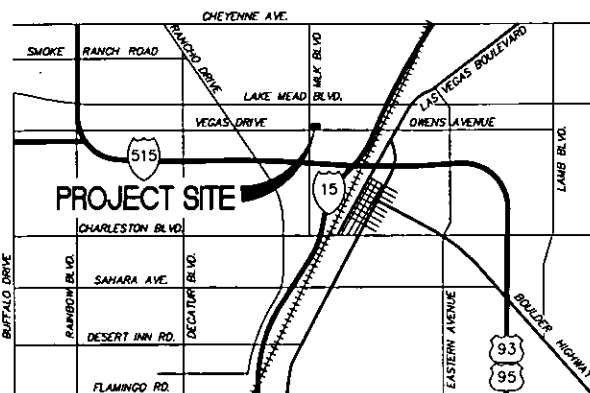
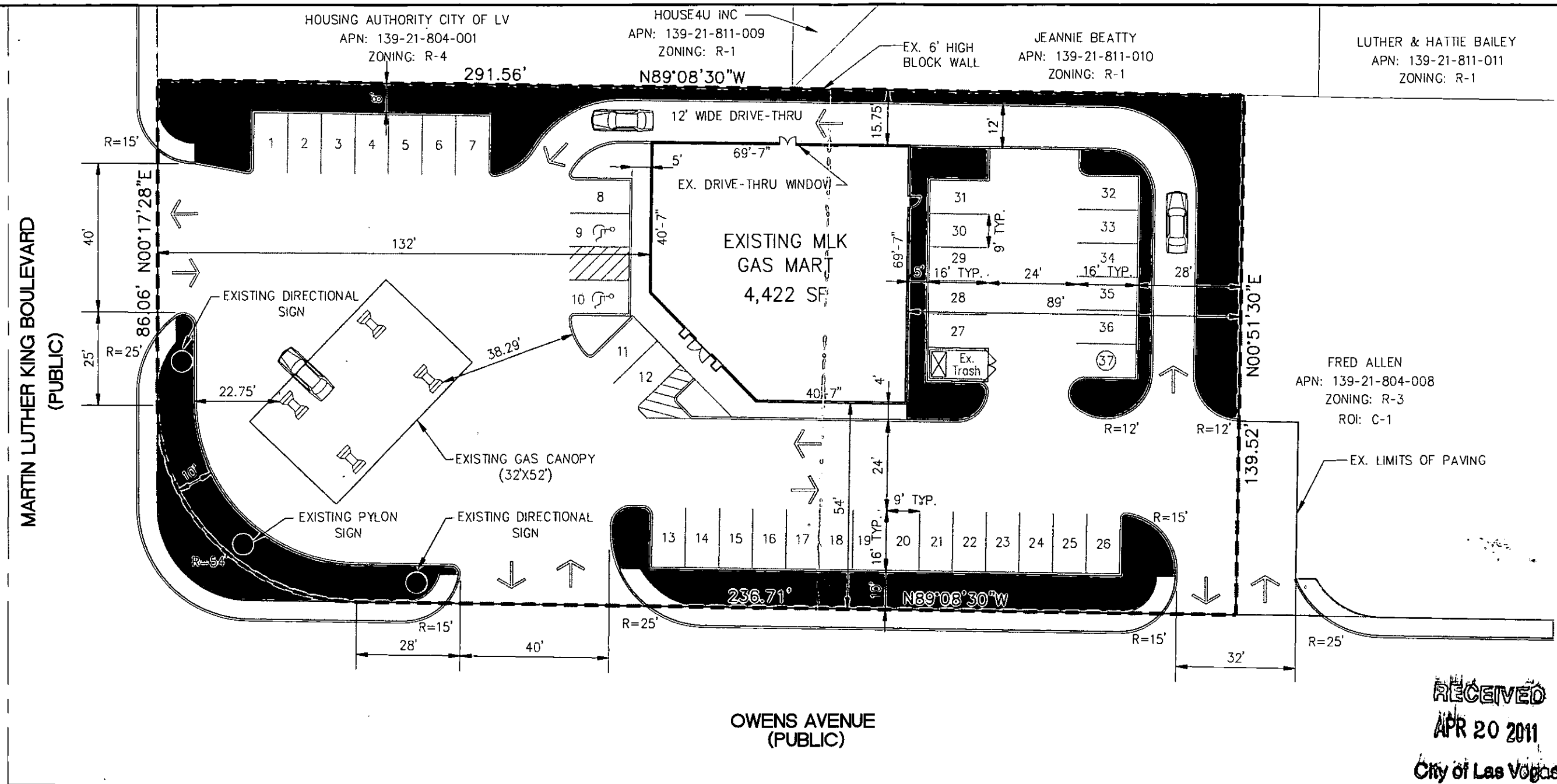
FLOOR PLAN

SCALE: 1/8" = 1'-0"

EOT-41498

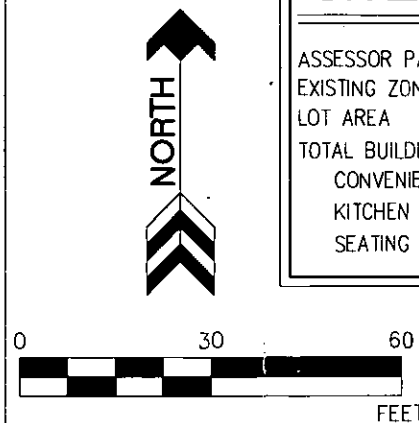
06/01/11 CC

Scanned



LEGEND

- | | |
|---|-----------------------|
|  | BACK OF CURB |
|  | FACE OF CURB |
|  | EDGE OF PAVEMENT |
|  | PROPERTY LINE |
| 29 | PARKING STALL COUNT |
|  | INGRESS/EGRESS ARROWS |
|  | GAS PUMPS |
|  | FREESTANDING SIGN |



SITE DATA

ASSESSOR PARCEL NUMBER	=	139-21-804-006
EXISTING ZONING	=	C-1
LOT AREA	=	39,971± SF
TOTAL BUILDING AREA	=	4,422 SF
CONVENIENCE STORE	=	3,139 SF
KITCHEN	=	858 SF
SEATING FOR RESTAURANT	=	425 SF

PARKING ANALYSIS

CONVENIENCE STORE (PRIMARY USE)	
REQUIREMENT	= 1 SPACE PER 175 S.F.
CONVENIENCE STORE	= 3,139 SF
REQUIRED PARKING	= 18 PARKING STALLS
RESTAURANT LESS THAN 2000 SF W/ DRIVE THRU (SECONDARY USE)	
REQUIREMENT	= 1 SPACE PER 100 S.F.
KITCHEN AND SEATING	= 1,283 SF
REQUIRED PARKING	= 13 PARKING STALLS
TOTAL REQUIRED PARKING STALLS	= 31 PARKING STALLS
TOTAL REQUIRED HANDICAP STALLS	= 2 PARKING STALLS
PROVIDED PARKING	= 37 PARKING STALLS
PROVIDED HANDICAP STALLS (W/ VAN ACCESSIBLE)	= 2 HC STALLS

KWON MANAGEMENT, INC.

**MLK GAS MART
SITE PLAN-COLOR**



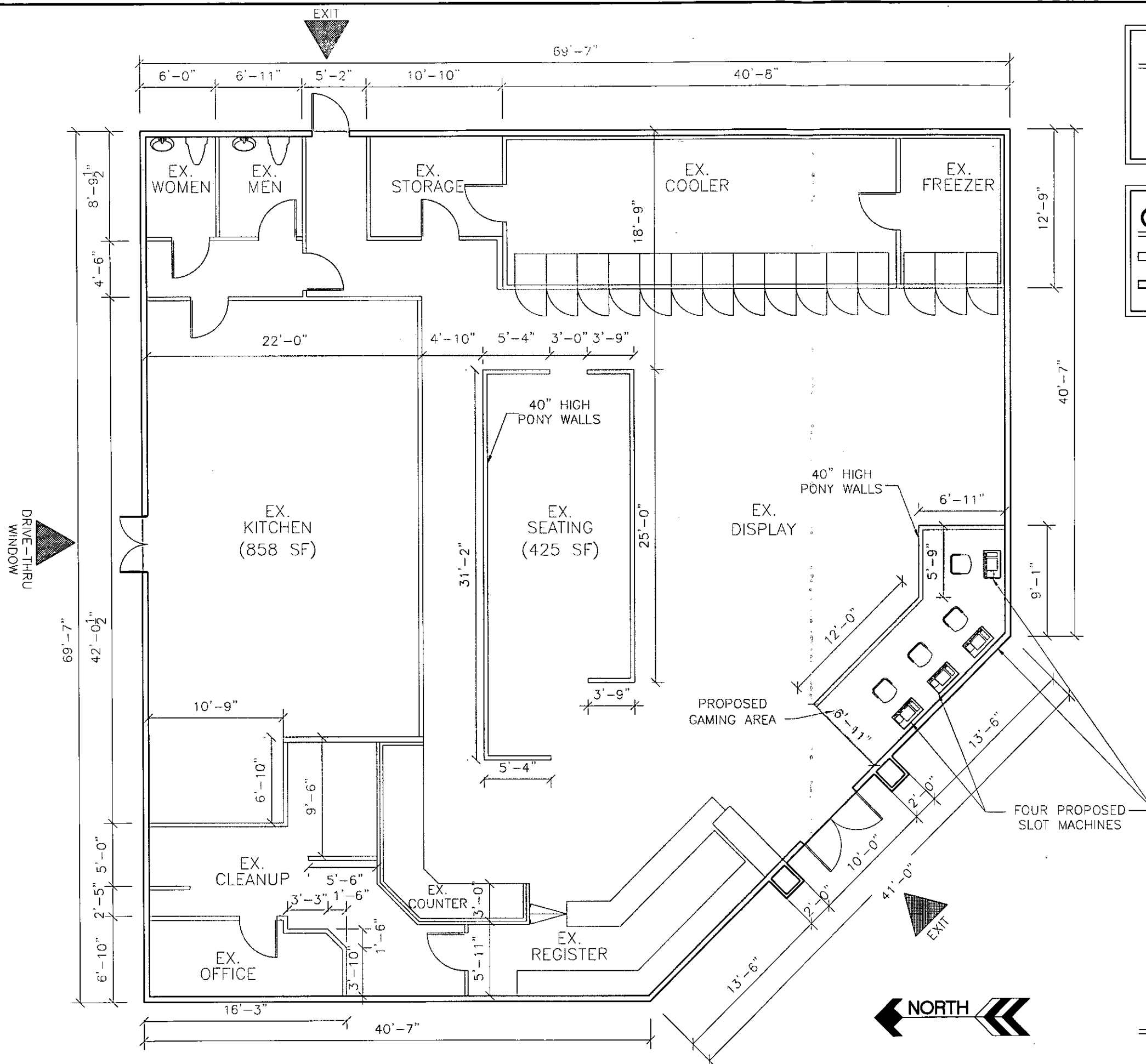
**LATITUDE
CONSULTING, LLC**
CIVIL ENGINEERING
AND PLANNING

PHONE: (702) 612-8891 FAX: (866) 266-5582

[illegible]

EOT-41498

06/01/11 CC

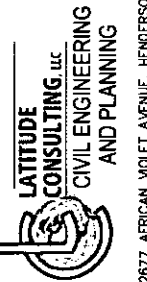


OCCUPANCY LOAD

PREVIOUSLY APPROVED TOTAL BUILDING AREA:	=	4,422
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OCCUPANCY LOAD FACTOR (SF PER OCCUPANT):	=	30
MAXIMUM OCCUPANCY LOAD:	=	148

COLOR LEGEND

	EXISTING BUILDING FLOOR AREA
	PROPOSED SLOT AREA



2677 AFRICAN MOLE AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 266-5582

KWON MANAGEMENT, INC.

**MLK GAS MART
FLOOR PLAN-COLOR**

**RECEIVED
APR 20 2011**

City of Las Vegas

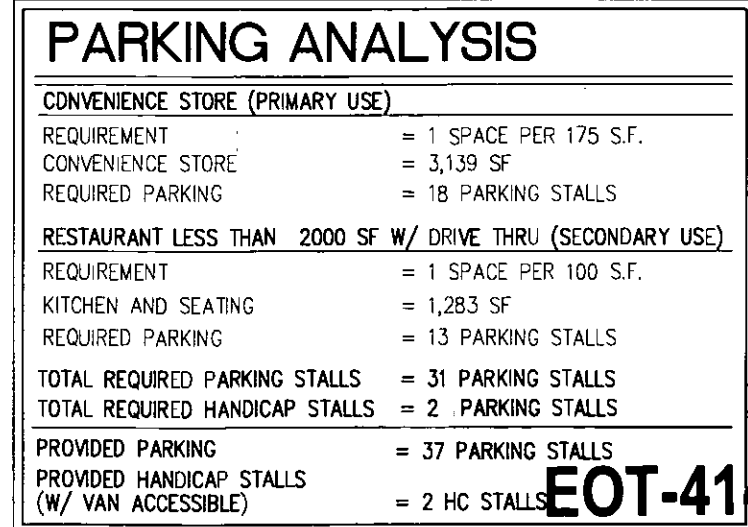
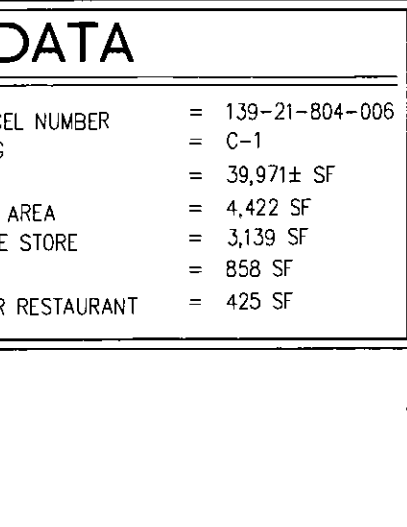
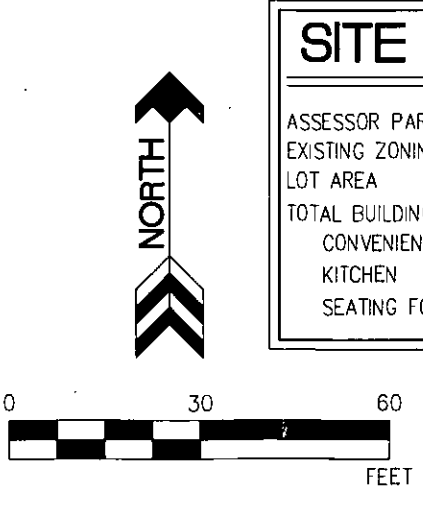
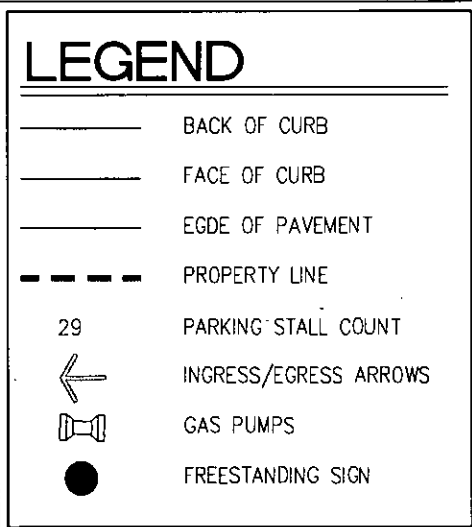
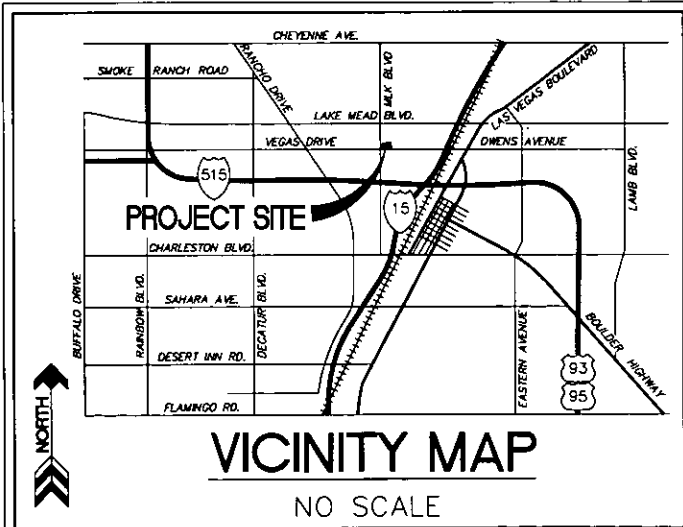
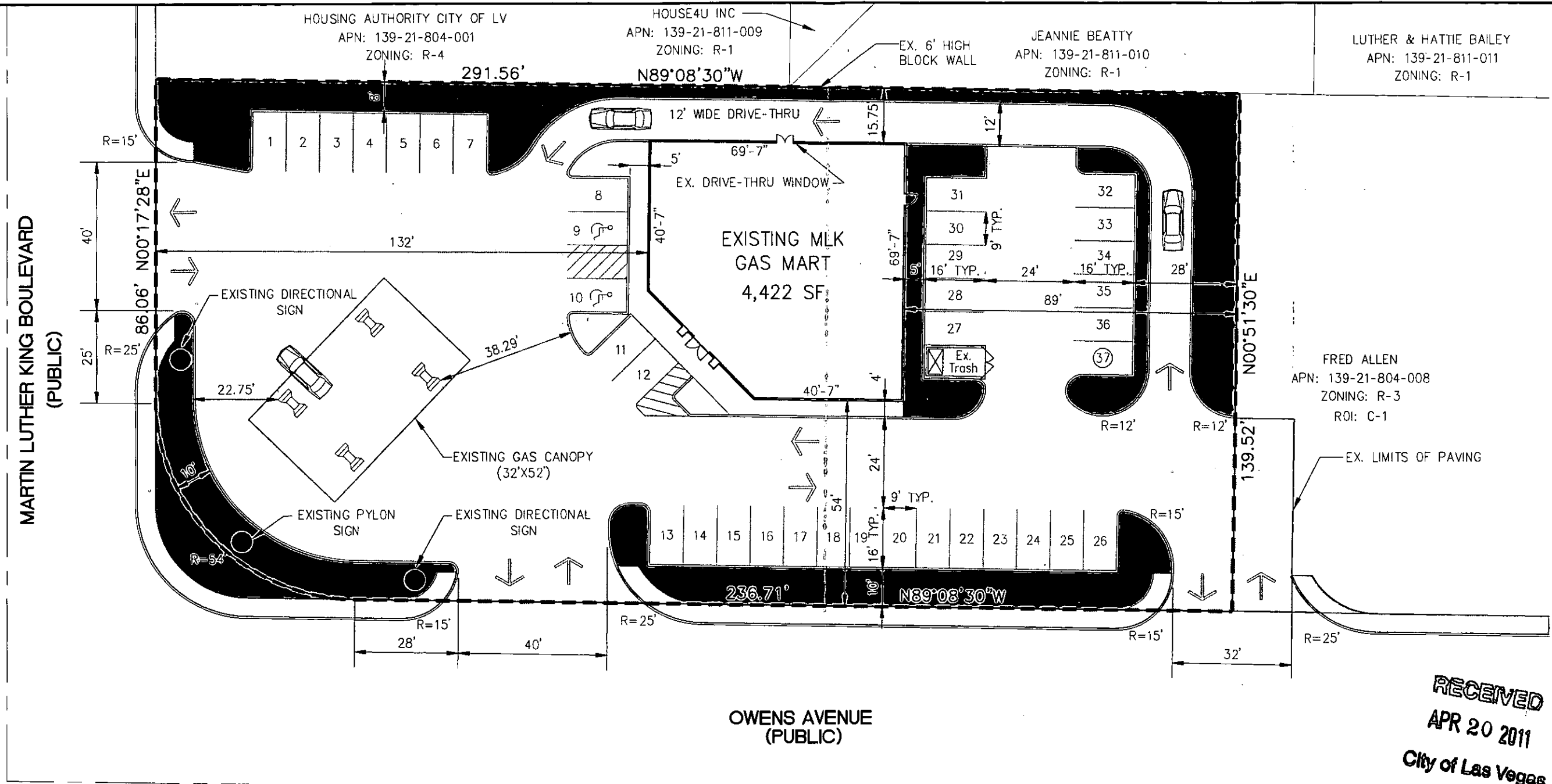
FLOOR PLAN

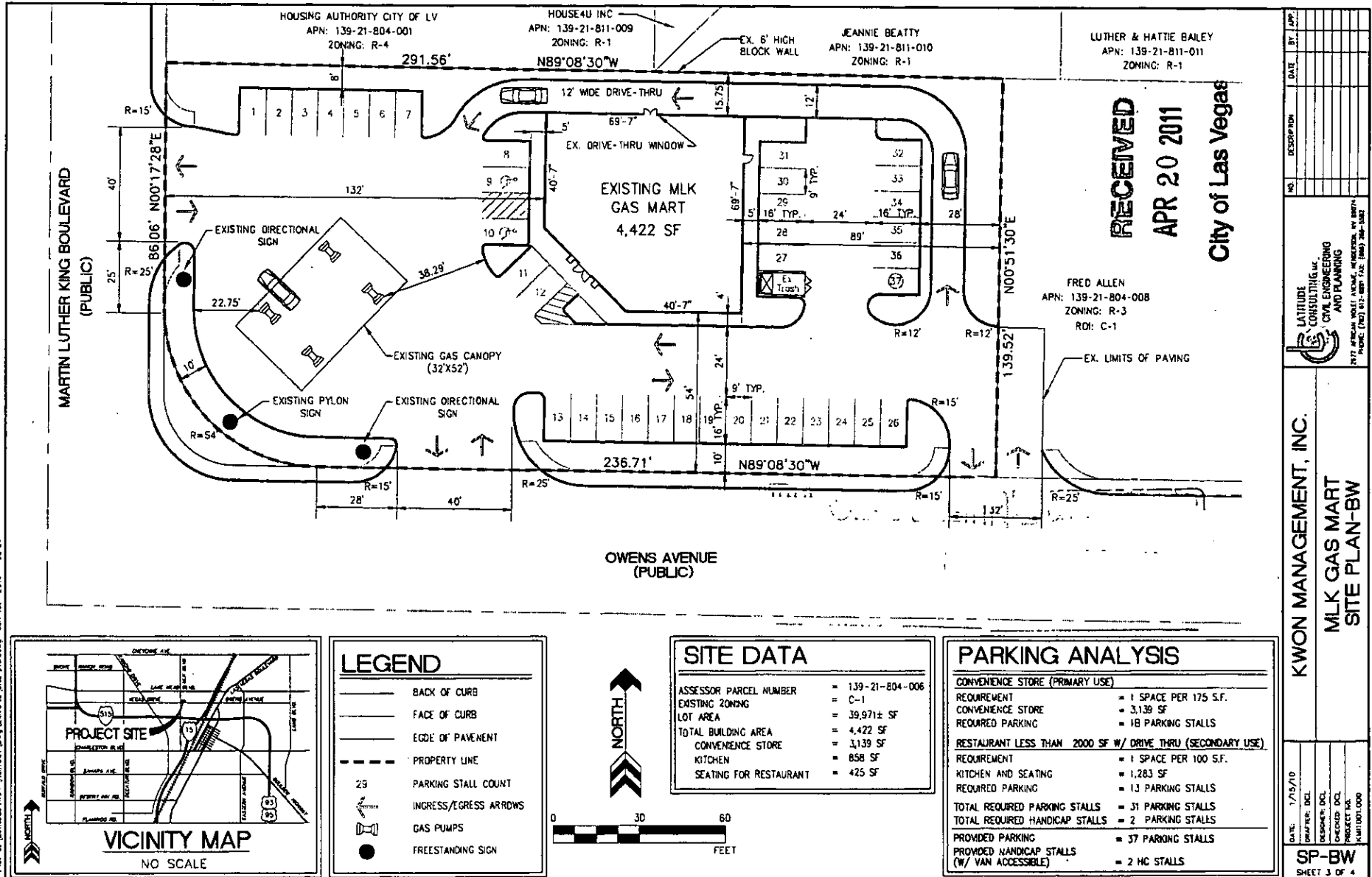
SCALE: 1/8" = 1'-0"

EOT-41498

DATE: 1/15/10
DRAWN: DCL
DESIGNED: DCL
CHECKED: DCL
PROJECT NO. KM1001.000

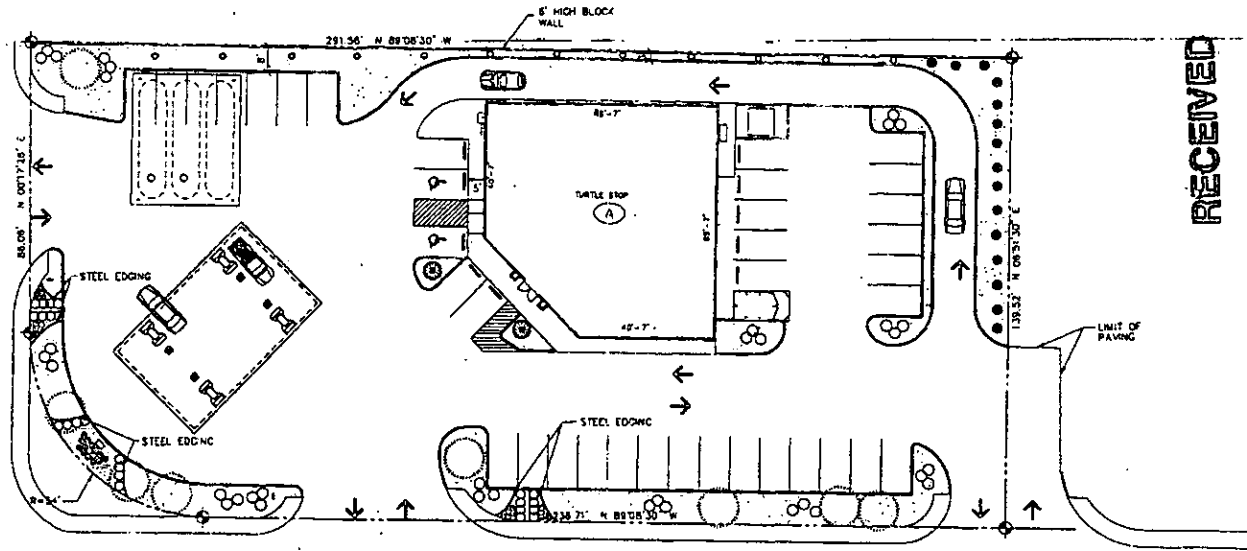
FP-C
SHEET 2 OF 4





EOT-41498

MARTIN LUTHER KING STREET



OWENS AVENUE

LANDSCAPE PLAN
SCALE 1/8"=1'-0"



LEGEND		
	24" BOX WASHINGTONIA ROBUSTA	8 EA.
	24" BOX MONDEL PINE	12 EA.
	5 GAL. MEDITERRANEAN FAN PALM	2 EA.
	5 CAL. GREEN CLOUD TEXAS RANGER	36 EA.
	5 CAL. FEATHERY CASSIA	15 EA.
	5 CAL. INDIAN HAWTHORN	24 EA.
	1 CAL. GREEN SANTALINA	36 EA.
	3/4" NEVADA ROSE GRAVEL MULCH	40 CU. YD.
	1/2" HIMUS MOJAVE GOLD DG	5 CU. YD.

This drawing is the property of
EOT-41498. It is to be used only for the project
indicated on the title block. It is not to be
reproduced or used for any other project
without the written consent of EOT-41498.

RECEIVED
APR 20 2011
City of Las Vegas

PROJECT: THE TURTLE STOP (MLK & OWENS)		DATE: 11/11/10
CLIENT: U.M.E.D.D. INC., 1000 W. 4000 N.		DESIGNER: J. SAXTON
DRAWN BY: J. SAXTON		CHECKED BY: J. SAXTON
SCALE: 1/8"=1'-0"		SHEET NO: L1.1

EOT-41498

PREVIOUSLY APPROVED TOTAL BUILDING AREA:	= 4,422
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MAXIMUM OCCUPANCY LOAD:	= 148

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OCCUPANCY LOAD FACTOR (SF PER OCCUPANT):	= 30
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[illegible]

**LATITUDE
CONSULTING, INC.**
CIVIL ENGINEERING
AND PLANNING

7877 AFRICAN HOLTS AVENUE, HENDERSON, NV 89074
PHONE: (702) 872-4881 FAX: (866) 768-3352

MLK GAS MART
FLOOR PLAN-B+W

DATE: 1/15/10	
DRAWN: DCL	
DESIGNED: DCL	
CHECKED: DCL	
PROJECT NO:	
KM11001.000	

FP-BW

SHEET 1 OF 4

RECEIVED
APR 20 2011

City of Las Vegas

FLOOR PLAN

SCALE: 1/8" = 1'-0"

EOT-41498



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 1, 2011

Mr. Bok Kwon
1600 Martin L King Boulevard
Las Vegas, Nevada 89106

RE: EOT-41498 - EXTENSION OF TIME
CITY COUNCIL MEETING OF JUNE 1, 2011

Dear Mr. Kwon:

The City Council at a regular meeting held June 1, 2011, APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-37198) TO ADD A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED USE (FOUR GAMING MACHINES) WITHIN AN EXISTING CONVENIENCE STORE at 1600 North Martin L King Boulevard (APN 139-21-804-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 1, 2011. This approval is subject to:

Planning

1. This Special Use Permit (SUP-37198) shall expire on April 7, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-37198) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Nathaniel Taylor
Taylor Consulting Group
PO Box 750521
Las Vegas, Nevada 89136

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2011

Mr. Bok Kwon
1600 Martin L King Boulevard
Las Vegas, Nevada 89106

**RE: EOT-41498 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 1, 2011**

Dear Mr. Kwon:

Please be advised the City Council at its regular meeting on **June 1, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, 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 **Thursday, May 25, 2011** at 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, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Mr. Nathaniel Taylor
Taylor Consulting Group
PO Box 750521
Las Vegas, Nevada 89136

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

EOT-41498 - EXTENSION OF TIME - APPLICANT: MLK GAS MART - OWNER: JAE KWON, JI KWON, BOK KWON - Request for an Extension of Time of a previously approved Special Use Permit (SUP-37198) TO ADD A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED USE (FOUR GAMING MACHINES) WITHIN AN EXISTING CONVENIENCE STORE at 1600 North Martin L King Boulevard (APN 139-21-804-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: **JUNE 1, 2011**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **MAY 1, 2011**

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), 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:

Report Date 04/20/2011 04:26 PM

Submitted By

Page 1

A/P # 41498 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/20/2011 14:25	983052	Temp COO		
Approved			CDO Issued		
Final			Expires		

Associated Information

Type of Work	Z-ANNUAL PLANNING INSPECTION	# Plans	0	Declared Valuation	0.00
Dept of Commerce		# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

EOT-41498 - EXTENSION OF TIME - APPLICANT: MLK GAS MART - OWNER: JAE KWON, JI KWON, BOK KWON - Request for an Extension of Time of a previously approved Special Use Permit (SUP-37198) TO ADD A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED USE (FOUR GAMING MACHINES) WITHIN AN EXISTING CONVENIENCE STORE at 1600 North Martin L King Boulevard (APN 139-21-804-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 37198
Project # 41498 Project/Phase Name MLK GAS MART Phase #
Size/Area 0.90 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13921804006

Location

Owner/Tenant

Contact ID AC1271867 Name KWON JAE SHIK & JI BEOM
Mailing Address 1600 N MARTIN L KING BLVD Organization % MLK GAS MART
City LAS VEGAS State/Province NV
ZIP/PC 89106-2100 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1600 N MARTIN L KING BLVD
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13921804006

Report Date 04/20/2011 04:26 PM

Submitted By

Page 2

Applicants/Contacts:

Primary N Capacity OTHER Contact ID AC1731903 ☐ Foreign
Effective Expire
Name NATHANIEL NATHANIEL TAYLOR
Day Phone (702)280-6175 x Eve Phone Organization TAYLOR CONSULTING GROUP, LLC
Pager PIN # Position REPRESENTATIVE
Fax Mobile Profession
E-Mail
Address P.O. BOX 750521
LAS VEGAS, NV 89136
Seasonal Addr

Valid From To
Comments 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

Primary Y Capacity OWNER Contact ID AC1271867 ☐ Foreign
Effective Expire
Name KWON JAE SHIK & JI BEOM
Day Phone Eve Phone Organization % MLK GAS MART
Pager PIN # Position KWON BOK SOO
Fax Mobile Profession
E-Mail
Address 1600 N MARTIN L KING BLVD
LAS VEGAS, NV 89106-2100
Seasonal Addr

Valid From To
Comments NATHANIEL TAYLOR OF TAYLOR CONSULTING GROUP IS THE REPRESENTATIVE.

Report Date 04/20/2011 04:26 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WDRKCARD: 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

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SUP

Parent Project # 37198

Staff Recommendation

Entitlement Exercised? N

Meeting Information

Meeting Grid

Meeting Date Meeting Type Meeting Status YES Votes NO Votes ABSTENTIONS
Comments Add Date Modified by Modified Date
Added By

06/01/2011 CC SCHEDULED

0 0 0

FSOLIS 04/20/2011

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 04/20/2011 04:26 PM

Submitted By

Page 4

Meeting Grid	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments					
Added By	Add Date	Modified by	Modified Date		

Template Type	AP#	AP Type	Status	Stage
---------------	-----	---------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBDRAH	J	Planning x6895

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	04/20/2011 14:31		0.00
NATHAN TAYLOR, 702.280.6175, TAYLOR CONSULTING GROUP CK 1041					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EXTENTION OF TIME
 Project Address (Location) 1600 MARTIN LUTHER KING BLVD., LV, NV 89106
 Project Name KWON MANAGMENT INC dba MLK GAS MAR Proposed Use _____
 Assessor's Parcel #(s) 139-21-804-006 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information WE ARE RESPECTFULLY ASKING FOR AN EXTENSION OF TIME
OF TIME ON OUR SUP--WHILE OUR GAMING APPLICATION IS STILL PENDING.

PROPERTY OWNER JAE KWON, JI KWON, BOK KWON Contact BOK KWON
 Address 1600 MARTIN LUTHER KING BLVD. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89106
 E-mail Address _____

APPLICANT MLK GAS MART Contact BOK KWON
 Address 1600 MARTIN LUTHER KING BLVD. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89106
 E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP Contact NATHANIEL TAYLOR
 Address P.O. BOX 750521 Phone: (702) 280-6175 Fax: _____
 City LAS VEGAS State NV Zip 89136
 E-mail Address info@thetaylorconsultinggroup.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* Jae Kwon

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

Print Name JAE KWON

Subscribed and sworn before me state of: NV

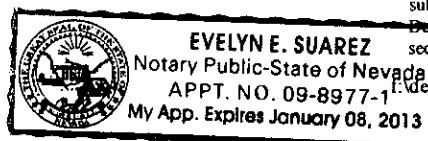
This 19th day of April, 20 11

Evelyn E. Suarez

Case #	<u>EXT-41498</u>
Meeting Date:	<u>6-1-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>4-20-11</u>
Received By:	<u>ES</u>

Notary Public in and for said County and State

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41498** APN: 139-21-804-006

Name of Property Owner: JAE KWON & JI KWON (60 %) & BOK SOO KWON (40%)

Name of Applicant: KWON MANAGEMENT, INC dba MLK GAS MART

Name of Representative: TAYLOR CONSULTING GROUP c/o Nathaniel Taylor

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: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Jae S. Kwon

RECEIVED

APR 20 2011

State of: NV

County of: Clark

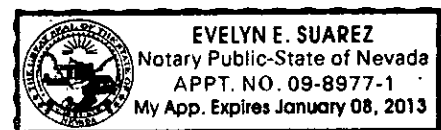
Print Name: JAE S. KWON

City of Las Vegas

Subscribed and sworn before me

This 19th day of April, 2011

Evelyn E. Suarez Clark, NV
Notary Public in and for said County and State





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

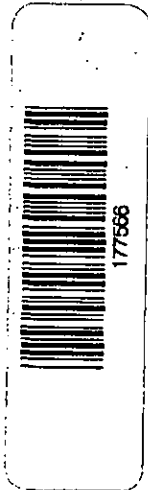
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

April 9, 2010

Mr. Jae Kwon
1600 North Martin L King Boulevard
Las Vegas, Nevada 89106

RE: SUP-37198 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 7, 2010

Dear Mr. Kwon:

The City Council at a regular meeting held April 7, 2010 APPROVED the request for a Special Use Permit to ADD A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED USE (FOUR GAMING MACHINES) WITHIN AN EXISTING CONVENIENCE STORE at 1600 North Martin L King Boulevard (APN 139-21-804-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Gaming Establishment, General Business-Related use.
2. Approval of this Special Use Permit does not constitute approval of a gaming license.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: See Attached List

RECEIVED

APR 20 2011

City of Las Vegas

EOT-41498

Mr. Jae Kwon
SUP-37198 – Page Two
April 9, 2010

cc: Mr. Bob Kwon
1600 North Martin L King Boulevard
Las Vegas, Nevada 89106

Mr. Nathaniel Taylor
Taylor Consulting Group, LLC
P.O. Box 750521
Las Vegas, Nevada 89136

EOT-41498

TAYLOR CONSULTING GROUP, LLC

*Government Affairs & Land Use Consultants
Liquor & Gaming Licensing*

April 6, 2011

City of Las Vegas Planning & Development Dept.
C/O Mr. Doug Rankin
333 N. Rancho
Las Vegas, NV 89106

Dear Mr. Rankin,

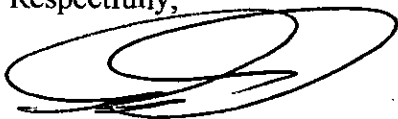
I'm writing you in regards to SUP-37198, "Kwon Management DBA MLK Gas Mart located at 1600 N. Martin Luther King Blvd., LV, NV 89106." We are aware that the Special-Use Permit will be expiring on April 7, 2011, and respectfully request an extension of time.

MLK Gas Mart currently has a Gaming License Application pending at the Nevada Gaming Control Board--related to this SUP. There was a delay with their attorney in getting all the documents submitted with State Gaming and this is why they are not currently licensed.

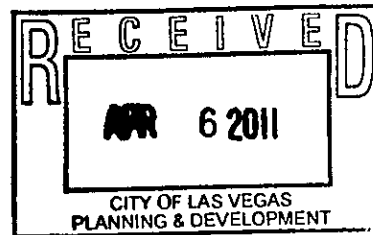
As you may know, the Gaming Control Board can take up to 6 months to process an application and therefore we are requesting an extension of time to allow for MLK Gas Mart to obtain their Gaming License.

Thank you in advance for your understanding and working with us on our request.

Respectfully,



Nathaniel Taylor



P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

EOT-41498

RECEIVED

APR 20 2011

City of Las Vegas

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants

Liquor & Gaming Licensing

April 19, 2011

City of Las Vegas Planning & Development Dept.
333 N. Rancho
Las Vegas, NV 89106

RE: Justification Letter (MLK GAS MART/SUP-37198)

City of Las Vegas Planning & Development:

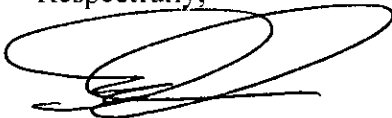
I'm writing you in regards to SUP-37198, "Kwon Management DBA MLK Gas Mart located at 1600 N. Martin Luther King Blvd., LV, NV 89106." We are respectfully requesting an extension of time on our approved Special-Use Permit.

MLK Gas Mart currently has a Gaming License Application pending at the Nevada Gaming Control Board--related to this SUP. There was a delay with their attorney in getting all the documents submitted with State Gaming, and this is the reason they are not currently licensed.

As you may know, the Gaming Control Board can take up to 6 months to process an application and therefore we are requesting an extension of time to allow at least another 12 months for the application to receive their Gaming License.

Thank you in advance for your understanding and working with us on our request.

Respectfully,



Nathaniel Taylor

RECEIVED

APR 20 2011

City of Las Vegas

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175

www.thetaylorconsultinggroup.com

EOT-41498

20060223-0004971

Fee: \$15.00 RPTT: \$11,985.00
N/C Fee: \$0.00

02/23/2006 14:45:48
T20060033231

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane CAE
Clark County Recorder Pgs: 4

A.P.N.: 139-21-804-006
File No: NCS-195109-WCLV (cm)
R.P.T.T.: \$11,730.00

11,985.00

15

When Recorded Mail To: Mail Tax Statements To:
Bok Soo Kwon
355 Autumn Rain Drive
Lathrop, CA 95330

42

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Navid David Javaherian, a married man as his sole and separate property and Sofia Baghaeimehr, a single woman, each as to an undivided one half interest

do(es) hereby **GRANT, BARGAIN and SELL** to

Jae Shik Kwon and Ji Beom Kwon, husband and wife, as to an undivided 60% interest and Bok Soo Kwon, married man, as his sole and separate property, as to an undivided 40% interest, as tenants in common, in and to

the real property situate in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE (1), AS SHOWN BY MAP THEREOF ON FILE IN FILE 79, OF PARCEL MAPS, PAGE 100, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/12/2005

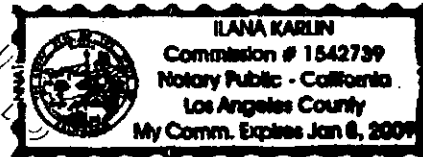
D. David Javaherian
Navid David Javaherian
Sofia Baghaeimehr
Sofia Baghaeimehr

STATE OF California)
COUNTY OF Los Angeles) ss.

This instrument was acknowledged before me on January 4, 2006 by
Navid David Javaherian..

Ilana Karlin
Notary Public
(My commission expires: Jan 8, 2009)

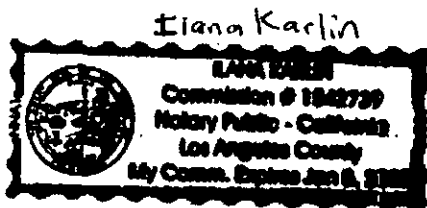
STATE OF California)
COUNTY OF Los Angeles) ss.



This instrument was acknowledged before me on January 4, 2006 by
Sofia Baghaeimehr..

Ilana Karlin
Notary Public
(My commission expires: Jan 8, 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
December 12, 2005 under Escrow No. NCS-195109-WCLV.



RECEIVED
APR 20 2011
City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) **15**

- a) 139-21-804-006
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
i) ☐ Other

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$2,350,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$2,350,000.00

Real Property Transfer Tax Due \$0,588.00 11 985.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]

Capacity: Grantor

Signature: [Signature]

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Navid David Javaherian

Print Name: Bok Soo Kwon

Address: 1600 North Martin L. King

Address: 3000 West Grantline Road

City: Las Vegas

City: Tracy

State: NV Zip: 89106

State: CA Zip: 95304

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-195109-WCLV 11/d1

Address: 9960 West Cheyenne Avenue, Suite 240

City: Las Vegas

State: NV Zip: 89129

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Cont
4971

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-21-804-006

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

i) ☐ Other

FOR RECORDER'S OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$2,350,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$2,350,000.00

Real Property Transfer Tax Due

~~\$9,588.00~~ 11985.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Navid David Javaherian

Print Name: Bok Soo Kwon

Address: 1600 North Martin L. King

Address: 3000 West Grantline Road

City: Las Vegas

City: Tracy

State: NV

Zip: 89106

State: CA

Zip: 95304

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

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-195109-WCLV cm/rg

Address: 9960 West Cheyenne Avenue, Suite 240

City: Las Vegas

State: NV

Zip: 89129

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

4971