

# WINNER

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## PROPERTIES, L.L.C.

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September 1, 2009

To Whom It May Concern:

Siena Deli was established in Las Vegas thirty years ago as a family-owned/ operated Italian deli, restaurant, and specialty market. In 2008, Winner Properties, L.L.C. purchased Siena Deli. As the town grew majority of the customer base has migrated to the west side of town, so on December 7, 2009 we are acquiring the building at 9500 West Sahara Ave. (formerly Bertolini's at Village Square) in order to keep our business easily accessible to our customers.

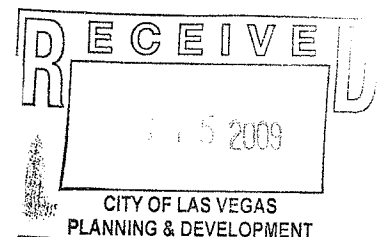
The existing use of the 9500 West Sahara Ave. facility is a fully functional restaurant/ supper club which is currently operational. We wish to make the following changes:

- 1) West side of building: remove existing grass and plants and expand the west wall of the building approximately 15' X 95' to add the Italian-style deli and small specialty market modeled after the current location at 2250 E. Tropicana, #20.
- 2) East side of building: remove existing grass and plants and expand east rear corner of the building approximately 13' X 43' to create a private dining room for meetings.

The building design is to match the existing Italian-themed elevations as shown in our submittal package. The landscape around the lot's perimeter shall be preserved so that visual impact of the change is minimized to passers-by. We expect seating occupancy to exceed the current 258 occupancy by approximately 35 seats or less because the existing private room and part of the dining room shall be lost to the market area.

We believe that these uses complement the adjacent land uses of the shopping center as well as the commercial and residential surroundings by better accommodating both the nearby commercial business-lunch needs at the deli as well as the current loyal customer base desiring authentic Italian food products which to our knowledge are not available in the Peccole Ranch area/ township.

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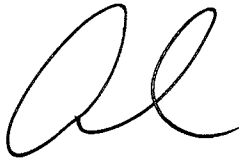


Parking in the Village Square Shopping Center is governed by a reciprocal parking easement for use with over 2000 spaces available in the Shopping Center. See attached parking easement documents.

The current staff at 9500 West Sahara Ave. (over 20 staff) is trained and capable of handling the additional work provided by the expansion as many of them work shifts at the old location as well. The hours of operation shall not change from the existing (8AM – 10PM). Additionally, the landlord at the existing location is unresponsive and creates a hardship for operations where the majority of businesses have left. Our lease in the old location is up Summer 2010 and we need to make our final move before the clock runs.

The County recorder's office will likely not update their files on the ownership of the building at 9500 West Sahara Ave. until such reasonable time has passed for their records to update. We will present the grant deed to the you as soon as reasonably possible.

Thank you in advance for your consideration.



Andrew Keroles  
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Winner Properties, L.L.C.  
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