

SPOAKS, LLC

October 24, 2013

City of Las Vegas
Planning and Development
333 North Rancho - First Floor
Las Vegas, Nevada 89101

Re: Application for Extension of Time for Legal Non-conforming Use (Tavern)
3540 West Sahara, Suite E-1, Las Vegas, Nevada 89102 (the Location)
Liquor License L16-00046 SPOAKS, LLC
Applicant – Golden Penny Enterprises

Ladies and Gentlemen:

This letter is to support the above referenced application, which is made by Golden Penny Enterprises, the Tenant at the above-referenced Location, pursuant to a lease dated July 31, 2013 with SPOAKS, LLC, Landlord and owner of the property.

As you know, we have applied for and been granted previous extensions of time for the Legal Non-Conforming Use (Tavern) at this Location. Those earlier applications were based on the vacation of the property by the previous tenant and our inability to find either a new tenant or a purchaser for the property for approximately two years because of the general economic stress in the real estate market at that time. We are pleased that a tenant has now been found and a new Lease has been entered into, and we wish to express our appreciation to the City for allowing us to continue the entitlements necessary for the operation of the business.

We understand Golden Penny Enterprises has applied, or soon will be applying for, the liquor and gaming licenses necessary to the operation. In addition, Golden Penny has undertaken a renovation of the location, which we believe will enhance operations once they commence.

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We respectfully ask that the application of Golden Penny Enterprises for a further extension of time for the legal non-conforming use (Tavern) be approved so that this location can once again become an operating and active business instead of a shuttered and closed operation.

Thank you for your consideration of the application and this letter of support.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Alan Merrell, II', with a long horizontal flourish extending to the right.

Alan Merrell, II
Manager

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