

ATTACHMENT NO. 2

MSTN Corporation
246 N. Citrus St.
West Covina, CA 91791

February 1, 2024

To Whom It May Concern:

Business operation conducted at the above address.

1. Existing operations conducted in the on project site are as follows:
 - a) Mobil Gas Station
 - b) Convenience store with gas dispenser controls
 - c) Express carwash
2. Stored/served in existing building.
 - a) Prepackaged foods
 - b) Hot foods (hot dogs & taquitos with nacho cheese/chili)
 - c) Cups/lids/straws/condiments
 - d) Coffee grinds, soda boxes, drinks
 - e) Convenience store cleaning products
 - f) Carwash cleaning products/chemicals (soaps/detergents)
4. Existing hours/days of operation.
 - a) Existing Gas station and convenience store: 24 hours/ 7 days
 - b) Existing Car wash: 7:30 am-6:30 pm/ 7days
5. Employees on site.
 - a) 7:30 am -6:30 pm (5 employees) / 7 days
 - b) 6:30 pm – 7:30 am (2 employees) / 7days
 - c) Total of 12 employed for business (8 hour shifts / 7 days)
- 6) Proposed alcohol sales and hours/days.
 - a) Proposed beer and wine for sales of off-site consumption and storage.
 - b) Proposed 4 existing cooler doors for sales display (30 sq. ft.) with locks to be locked during non-alcohol sales hours.
 - c) Proposed sales hours/days: 6 am-2 am (Sunday-Saturday)

Sincerely,

Mohsen Karimi
President