

PORT AND HARBOR ADVISORY COMMISSION
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov

SPECIAL MEETING
THURSDAY, 12:00 P.M.
JANUARY 3, 2019
CITY HALL CONFERENCE ROOM

**NOTICE OF MEETING
SPECIAL MEETING AGENDA**

- 1. CALL TO ORDER, 12:00 P.M.**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** *(3 Minute Time Limit)*
- 4. NEW BUSINESS**
 - A. Lee & Kim, LLC dba "Happy Face Restaurant" Lease Re-assignment to Y&C, LLC
 - i. Memo from Port & Harbor Staff Re: Happy Face Restaurant
Lease Re-Assignment Application **Page 3**
 - ii. Lease Application Checklist & City Manager's Recommendation **Page 5**
 - iii. Y&C, LLC Lease Application **Page 7**
- 5. COMMENTS OF THE AUDIENCE** *(3 Minute Time Limit)*
- 6. COMMENTS OF THE CITY STAFF**
- 7. COMMENTS OF THE CHAIR**
- 8. COMMENTS OF THE COMMISSION**
- 9. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 23, 2019 at 5:00 p.m.** in the City Hall Cowles Council Chambers located at City Hall, 491 E. Pioneer Avenue, Homer, Alaska



Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER
DATE: DECEMBER 18, 2018
SUBJECT: HAPPY FACE RESTAURANT LEASE RE-ASSIGNMENT APPLICATION

Y&C, LLC has submitted a lease application requesting a re-assignment of the Yong Kim, dba Lee & Kim, LLC lease to Y&C, LLC, dba Shogun Restaurant and General Store, as part of Y&C, LLC's purchase of the Happy Face Restaurant business. Y&C, LLC has submitted a complete application fulfilling all the requirements of the city lease re-assignment application process and the lease is currently in compliance with the past lease history, showing contractual obligations satisfactorily met. This lease re-assignment will be based on the City's updated lease template and gives us the chance to update it to the new and current code requirements.

Things of note:

- This lease is currently set to expire with no extensions in 2044. Y&C, LLC had originally requested a 50 year term but upon discussion, the City has requested the standard timeline/term of a 20 year lease with (2) 5 year extensions. This would set the lease term to expire with no extensions left in 2049.
- Y&C, LLC has indicated that they intend to continue to run the business as a restaurant and general store/gift shop as it currently is with the possibility in the future of adding additional rental units, a shower facility, and laundry room. The additional laundry/shower facility and rental units are already listed as allowable uses under Article 6, 6.01 Use of Property under the current lease. The requested proposed use is permissible within the city code/zoning for the marine commercial district that the property is located in, which allows housing as an accessory use that is limited to 50% of the floor area on the property.

Since the applicant proposes no immediate new development, transferring the current allowable uses under Article 6 will serve as a structure, regulation, and guidance for future improvements, should they come to pass.

After consideration of all available information and the lessee's proposal, Port and Harbor staff has no objections to the re-assignment request indicated in the submitted lease application.

Recommendation:

Make a motion to City Council supporting the lease re-assignment request from Yong Kim, dba Lee & Kim, LLC to Y&C, LLC, dba Shogun Restaurant and General Store and recommending City Council approve the re-assignment.

CITY OF HOMER
LEASE APPLICATION CHECKLIST

Applicant Name: Y and C LLC dba "Shogun Seafood & Steak BBQ Restaurant"

Synopsis: Lee and Kim LLC dba "Happy Face Restaurant" wish to transfer their current City of Homer lease to Y and C LLC dba "Shogun Seafood & Steak BBQ Restaurant." Grace Chon, Organizer for Y and C LLC, states the new business will "establish a pan-Asian restaurant and gift shop for locals and tourists to enjoy." The applicant wishes to continue the existing lease as-is with a new term and understands the base rental rate for the property will increase in 2019 as a result of the 5 year re-appraisal of the property.

Action:

- ☒ Lease approval.
- ☐ Lease approval with conditions. Explain.
- ☐ Lease denial. Explain.
- ☐ Lease application incomplete.

Rick Abboud 12/26/18
Rick Abboud, Acting City Manager Date

A. A responsive lease application / proposal shall include:

1. A completed application form provided by the City

YES	NO	N/A	INCOMPLETE
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NOTES: Completed application was provided on Dec. 17, 2018

2. Any applicable fees. \$30. Application fee paid. \$300 lease fee due.

YES	NO	N/A	INCOMPLETE
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NOTES: \$330.00 paid on Dec. 17, 2018

3. A clear and precise narrative description of the proposed use of the property

YES	NO	N/A	INCOMPLETE
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NOTES: Narrative provided on applicant's resume.

4. A specific time schedule and benchmarks for development

YES	NO	N/A	INCOMPLETE
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NOTES: Applicant will assume permitted property uses in Lee and Kim LLC's current 2014 lease: "Tenant's proposed use of the Property is a restaurant, gift shop, general store, with future allowable uses of laundry/shower facility, and rental units." Applicant will abide by Article 6 of the base lease regarding all future construction activities.

5. A plot plan drawn to scale that shows at a minimum property lines, easements, existing structures and other improvements, utilities, and the proposed development including all structures and their elevations, parking facilities, utilities, and other proposed improvements.

YES	NO	N/A	INCOMPLETE
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NOTES: Application includes Kenai Peninsula Borough Assessing Department Property Details along with a 1995 site plan demonstrating parking. Any future improvements to the building will require City of Homer Planning Department and State of Alaska Fire Marshall review. Any proposed signage must receive a City of Homer signage permit. The applicant proposes no immediate, new development but intends to improve the site in the future.

6. Any other information that is directly pertinent to the proposal scoring criteria contained herein

YES	NO	N/A	INCOMPLETE
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NOTES: Applicant expressed respect and willingness to comply with all City of Homer regulations. Although Y and C LLC have requested a lease duration of 50 years, they are agreeable to city code limitations of a 20 year initial term with two 5-year extensions ("extended terms").

7. All other **required attachments** requested on the application form including, but not limited to:

- ☒ Applicant information
- ☒ Plot Plan- *See question #5 Notes section*
- ☒ Development Plan – *N/A*
- ☒ Insurance – *Current insurance will transfer from Lee and Kim LLC to Y and C LLC once business sale is complete*
- ☒ Proposed Subleases – *N/A*
- ☒ Environmental Information- *Alaska Food Code 2018 Establishment Permit*
- ☒ Agency approvals and permits- *State of Alaska Articles of Organization, Limited Liability Company Initial Biennial Report, and Alaska Business License; Proof of Liquor License and State of Alaska Alcoholic Beverage Control Board Restaurant Designation Permit; KPB Certificate of Authority to collect Borough sales tax; Proof of Alaska DEC tobacco endorsement*
- ☒ Financial Information – *U.S. Small Business Administration Personal Financial Statement*
- ☒ Partnership information and a copy of the partnership agreement OR
- ☒ Corporation information and a copy of the Articles of Incorporation and Bylaws – *N/A*
- ☒ Certificate of good standing issued by the entity's state of domicile- *State of Alaska documentation*
- ☒ Four Appropriate References- *Wells Fargo representative, Han Mi Bank representative, JC Tax and Accounting Representative, and TP Electric representative*

8. Any other information required by the solicitation or request for proposals.

YES	NO	N/A	INCOMPLETE
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NOTES:

City of Homer
Lease Application

RECEIVED
DEC 12 2018
BY: Zaniel Friedlander ipm

- Resubmitted
Dec. 17, 2018

Directions:

1. Please submit this application form to the City Clerk's Office, 491 Pioneer Avenue, Homer, AK 99603.
2. Please answer all questions. If the question is not applicable, indicate why it is "N/A."

Applicant Name:	Y & C LLC
Mailing Address:	4400 HOMER SPIT RD
City, State, ZIP code:	HOMER ALASKA 99603
Business Telephone No.	
Email address:	gracechon888@yahoo.com
Representative's Name:	GRACE CHON
Mailing Address:	4400 HOMER SPIT RD
City, State, ZIP code:	HOMER ALASKA 99603
Business Telephone No.	714-904-9094 (C)
Location within the airport:	HOMER ALASKA
Legal Description:	4400 HOMER SPIT AMEND L-32
Type of Business:	EXISTING: RESTAURANT GIFT, GENERAL STORE
Area and size to be leased:	EXISTING
Duration of Lease requested:	50 YEARS
Options to re-new:	50 YEARS
Proposed Lease Rate:	SAME RATE AS PRIOR TO
Special lease requirements:	N/A

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Parking spaces	<u>A drawing of the proposed leased property showing:</u> ☐ Parking spaces – needed <i>EXISTING parking plan</i>
2.	Development Plan	☐ <u>List the time schedule from project initiation to project completion, including major project milestones.</u> Dates Tasks <i>See Attached</i>
3.	Insurance <i>See Attached</i> <i>will transfer from</i> <i>Happy Face Restau</i>	☐ Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.
4.	Subleases <i>No Sublease.</i>	☐ Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.
5.	Health Requirements <i>Restaurant license</i> <i>Tabacco license Attached</i> <i>Liquor license (establishment) permit.</i>	☐ Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.
6.	Agency Approval <i>Business license</i> <i>Fire Marshall</i> <i>Sales Tax</i>	☐ Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.
7.	Fees <i>received 12/17/18</i>	<u>All applicable fees must be submitted prior to the preparation and/or execution of a lease.</u> ☐ Application fee - \$30.00. ☐ Lease/Assignment fee - \$300.00.

11. Applicant References

Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.

Name: Richard Park JR
Firm: Wells Fargo
Title: Sr. Business Banking Specialist 92807
Address: 5625 E Santa Ana Canyon Rd Anaheim Ca
Telephone: 714-685-0120 cell: 657-291-3647
Nature of business association with Applicant: Grace Chen

Name: Joseph M. Chung, EA
Firm: JC Tax & Accounting
Title: owner/president 90703
Address: 17409 Marguardt Ave, Suite B-2 Cerritos, Ca
Telephone: 562-926-3239
Nature of business association with Applicant: Yang, Kum Ho

Name: Thomas Park
Firm: TP Electric
Title: owner/president
Address: 427 Redtail Dr. Brea, Ca 92823
Telephone: 909-208-0109
Nature of business association with Applicant: Moses Chen

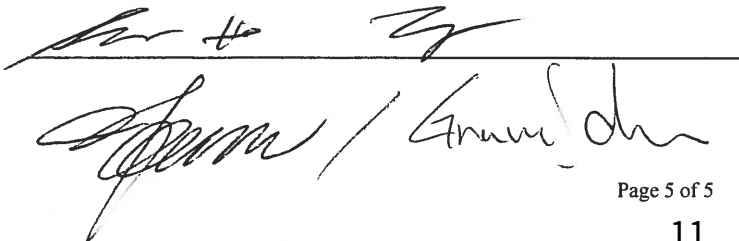
Name: Vincent Park
Firm: Hanmi Bank
Title: Branch Manager 92844
Address: 9820 Garden Grove Blvd, Garden Grove Ca
Telephone: 714-590-6900
Nature of business association with Applicant: MR. MRS Yang, Kum H

Attached.

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Date:



NOV 30 2018

Grace U. Chon

PRESIDENT OF Y&C LLC -PROFESSIONAL RESTAURANTEUR

14495 Persimmon Court, Corona, CA, 92880

714.904.9094

Gracechon888@yahoo.com

GOAL

To establish a new pan-Asian restaurant and gift shop for locals and tourists to enjoy. My husband and I visited Homer a few years ago and fell in love with the town and its' people. We found the perfect opportunity for us to thrive in that will allow us to retire in this beautiful town. We bring over 40 years of experience operating and opening 4 successful restaurant businesses in California and Washington.

RELEVANT EXPERIENCE

RESIDENTIAL REAL ESTATE AGENT- NEW STAR REALTY- LOS ANGELES/ CORONA, CA	2003- present
EXECUTIVE- MISSION 2 THE WORLD (CHRISTIAN NON-PROFIT)-ANAHEIM HILLS, CA	2004-2014
OWNER/ OPERATOR- WASABI & SUSHI RESTAURANT- GARDEN GROVE, CA	2001-2013
OWNER/OPERATOR- LUCKY PAINTING AND DECORATING COMPANY- LOS ANGELES, CA	1990-1997
OWNER/OPERATOR- FUJI GARDEN RESTAURANT- SANTA MONICA, CA	1987-1991
OWNER OPERATOR-OWL'S ROOST RESTAURANT- GIG HARBOR, WA	1980-1983

EDUCATION

SOUTHERN CALIFORNIA THEOLOGICAL SEMINARY	Bachelor of Theology	1986
MINNESOTA GRADUATE SCHOOL OF THEOLOGY	Master of Divinity	2007

REFERENCES UPON REQUEST

Grace U. Chon

PRESIDENT OF Y&C LLC -PROFESSIONAL RESTAURANTEUR

14495 Persimmon Court, Corona, CA, 92880

714.904.9094

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RELEVANT EXPERIENCE

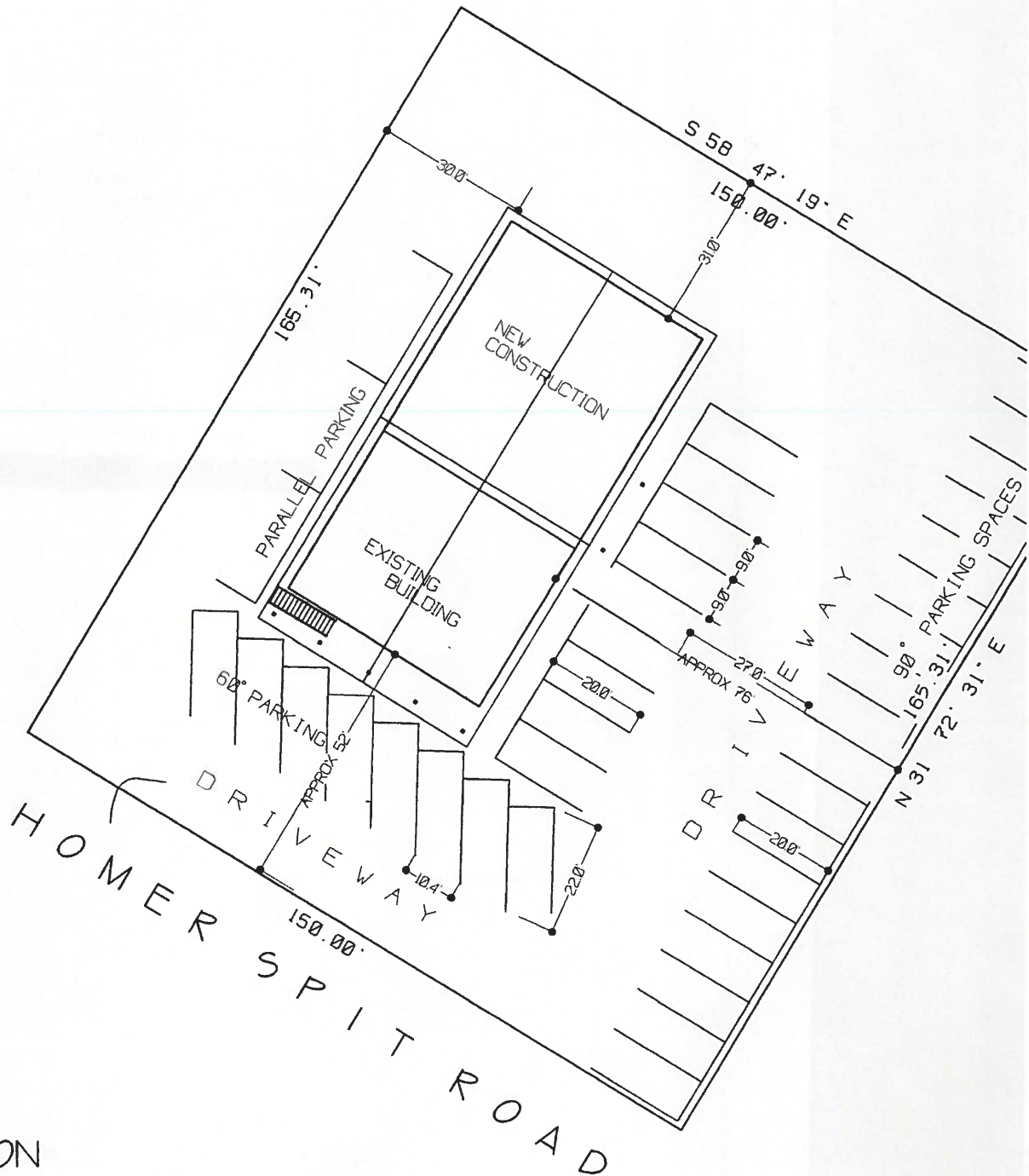
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REFERENCES UPON REQUEST

IRE



DIVISION



Kenai Peninsula Borough, Alaska

Assessing Department

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

General Info

Property Owner:

LEE & KIM LLC
4400 HOMER SPIT RD
HOMER AK 99603-8003

[Change of Address](#)
[Owner\(s\)](#)
Property ID

18103432LH01

Address

4400 HOMER SPIT RD UNIT LH01

Transfer Date

5/16/2014

Document / Book Page

20140013330

Acreage

0.5700

Tax Authority Group

20 - HOMER CITY

Legal Description

Description

T 7S R 13W SEC 1 Seward Meridian HM LSEHLD EST CREATED BY LSE 248/791 & ASN 20 14-1335 RESIDING ON LT 32 HOMER SPIT AMD

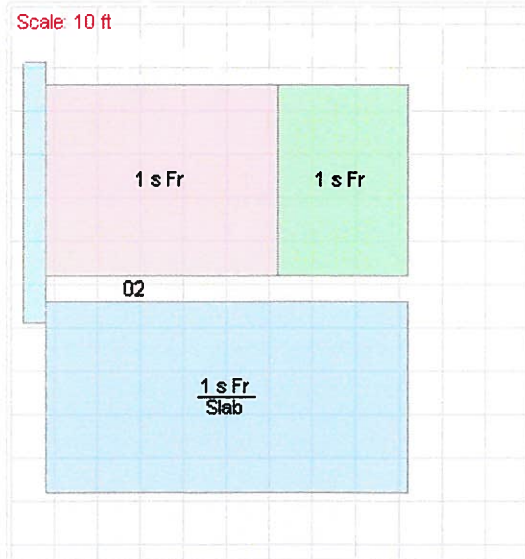
Value History

Year	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$126,800	\$123,700	\$134,300	\$137,000
Imp Assd	\$396,000	\$399,800	\$395,500	\$507,500
Total Assd	\$522,800	\$523,500	\$529,800	\$644,500

Extension Details

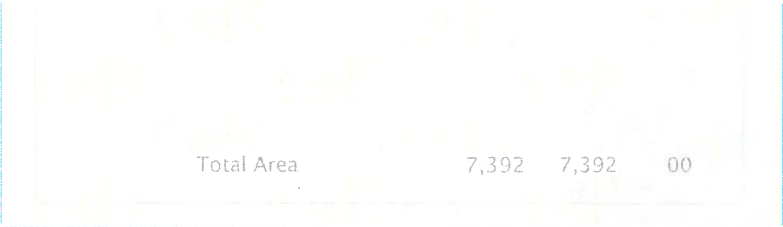
C01

Scale: 10 ft


Attributes
Floor Areas
Exterior Features

Code	Description	Story	Gross	Heated	AC
GENRET	Retail Store	1	3,696	3,696	0
APARTRES	Multiple Res	2	1,320	1,320	0
RESTURNT	Restaurant	2	2,376	2,376	0

Address	4400 HOMER SPIT RD UNIT LH01
Grade	Low+
Year Built	1995
Value	\$514,200



Sketch Legend

Improvements									
Code	Description	Year	Building	Length	Width	Units	Unit Type	Value	
SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	1995	C01	24	16	384	SF	\$800	



**Alaska Food Code
2018 Establishment Permit**

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 5487
Issued to: Lee & Kim LLC
For: Happy Face Restaurant
For Operation of: FF-1 Food Service
Located at: 4400 Homer Spit RD Homer, AK 99603

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2018

Program Manager:

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(in Anchorage call 334-2560)





State of Alaska
Alcoholic Beverage Control Board
RESTAURANT DESIGNATION PERMIT
AS 04.16.049 and 3 AAC 304.715-795



This permit authorizes, underage persons to be present on the licensed premise for the purposes of dining or employment as indicated below.

- | | |
|-------------------------------------|---|
| ☒ | 1. Under AS 04.16.010(c) Bona Fide restaurant or eating place |
| ☒ | 2. Persons 16 years of age and older may dine unaccompanied (AS 04.16.049(a)(2)) |
| ☒ | 3. Persons under the age of 16 years may dine accompanied by a person 21 years of age or older (AS 04.16.049(a)(3)) |
| ☒ | 4. Persons between 16 and 20 years of age may be employed AS 04.16.049 [c] & [d]. |

NOTE: Under AS 04.16.049(d), a permit is not required to employ a person 18 to 20 years of age.

Lic. #	5342
Fee:	\$50

☐

5. Limitations:

Happy Face Restaurant
4400 Homer Spit Road
Lee & Kim, LLC
4400 Homer Spit Road
Homer, AK 99603

John A. Fend
DIRECTOR

This permit must be displayed in close proximity to the posted Liquor License

This permit terminates upon transfer/expiration of license.

THE KENAI PENINSULA BOROUGH

CERTIFICATE OF AUTHORITY TO COLLECT BOROUGH SALES TAX

HAPPY FACE RESTAURANT

THIS IS TO CERTIFY THAT

is authorized and empowered by the Mayor of the Kenai Peninsula Borough to collect for the Borough Sales Tax on retail Sales, Rents and Services imposed pursuant to Ordinance No 5.18 of The Kenai Peninsula Borough.

This certificate is non-assignable and non-transferable and must be surrendered to the Mayor by the seller to whom it was issued upon his ceasing to do business at the location named herein, or any change in ownership, form of ownership, or any other change.

HAPPY FACE RESTAURANT
4400 HOMER SPIT RD
HOMER AK 99603

REGISTRATION
NUMBER

108164

DATE OF
REGISTRATION

May 1, 2014

Mike Spawane

THIS CERTIFICATE MUST BE DISPLAYED PROMINENTLY AT THE PLACE OF BUSINESS.

MAYOR

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

XXXX
ISSUED

NOV 20 2018

ABC BOARD

LIQUOR LICENSE
2019 - 2020

5342

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2020 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2021 UNLESS DATED BELOW

TYPE OF LICENSE: Restaurant/Eating Place-Public
Convenience

LICENSE FEE: \$600.00

CITY / BOROUGH: Homer
Kenai Peninsula Borough

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

☐ Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD

Erika McConnell

DIRECTOR

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

04-900 (REV 9/09)

D/B/A:

Happy Face Restaurant
4400 Homer Spit Road

Mailing Address:

Lee & Kim, LLC
4400 Homer Spit Road
Homer, AK 99603

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

HOMER GENERAL STORE

4400 HOMER SPIT RD HOMER AK 99603

owned by

Y & C LLC

ENDORSEMENT: 1099874 - 1

Effective December 14, 2018 through December 31, 2020

This business license has an endorsement for the physical
address shown below:

4400 HOMER SPIT RD HOMER, ALASKA 99603



This license shall not be taken as permission to do business in the state without
having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson
Commissioner

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

HOMER GENERAL STORE

4400 HOMER SPIT RD HOMER AK 99603

owned by

Y & C LLC

is licensed by the department to conduct business for the period

December 14, 2018 through December 31, 2020
for the following line of business:

42 - Trade

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson
Commissioner



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

HOMER GENERAL STORE

4400 HOMER SPIT RD HOMER AK 99603

owned by

LEE & KIM LLC

TOBACCO ENDORSEMENT: 1006666 - 1

Effective October 10, 2017 through December 31, 2019

This business license has a tobacco endorsement authorizing sale of tobacco at the physical address shown below:

4400 HOMER SPIT RD HOMER, ALASKA 99611

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Chris Hladick
Commissioner



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

HOMER GENERAL STORE

4400 HOMER SPIT RD HOMER AK 99603

owned by

LEE & KIM LLC

is licensed by the department to conduct business for the period

October 10, 2017 through December 31, 2019
for the following line of business:

42 - Trade

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Chris Hladick
Commissioner





THE STATE

of **ALASKA**

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

Date Filed: 11/13/2018
State of Alaska, DCCED

FOR DIVISION USE ONLY

Articles of Organization

Domestic Limited Liability Company

Web-11/13/2018 3:41:30 PM

1 - Entity Name

Legal Name: Y & C LLC

2 - Purpose

The LLC's primary purpose for Which the LLC is organized is to engage in the business of serving American Food to tourists and the general public.

3 - NAICS Code

722110 - FULL-SERVICE RESTAURANTS

4 - Registered Agent

Name: Grace Chun

Mailing Address: 4400 Homer Spit Rd, Homer, AK 99603

Physical Address: 4400 Homer Spit Rd, Homer, AK 99603

5 - Entity Addresses

Mailing Address: 4400 Homer Spit Rd, Homer, AK 99603

Physical Address: 4400 Homer Spit Rd, Homer, AK 99603

6 - Management

The limited liability company is managed by its members.

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Y & C LLC

Entity Type: Limited Liability Company

Entity #: 10094600

Status: Good Standing

AK Formed Date: 11/13/2018

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2020

Entity Mailing Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Entity Physical Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Registered Agent

Agent Name: Grace Chun

Registered Mailing Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Registered Physical Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Grace U Chun → chon	Member	25
	Jo Ja Yang	Member	25
	Kum Ho Yang	Member	25
	Moses Y Chun → chon	Member	25

Filed Documents

Date Filed	Type	Filing	Certificate
11/13/2018	Creation Filing	Click to View	Click to View
11/13/2018	Initial Report	Click to View	



THE STATE

of **ALASKA**

Department of Commerce, Community, and Economic Development
 Division of Corporations, Business, and Professional Licensing
 PO Box 110806, Juneau, AK 99811-0806
 (907) 465-2550 • Email: corporations@alaska.gov
 Website: Corporations.Alaska.gov

Date Filed: 11/13/2018
 State of Alaska, DCCED

FOR DIVISION USE ONLY

Limited Liability Company

Initial Biennial Report

Web-11/13/2018 3:52:58 PM

Entity Name: Y & C LLC
 Entity Number: 10094600
 Home Country: UNITED STATES
 Home State/Province: ALASKA

Registered Agent

Name: Grace Chun (CHON)
 Physical Address: 4400 HOMER SPIT RD, HOMER, AK 99603
 Mailing Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Entity Physical Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Entity Mailing Address: 4400 HOMER SPIT RD, HOMER, AK 99603

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Kum Ho Yang	9142 Browning Dr, Huntington Beach, CA 92646	25	Member
Jo Ja Yang	9142 Browning Dr, Huntington Beach, CA 92646	25	Member
Moses Y Chun → Chun	14495 Persimmon Dr, Huntington Beach, CA 92880	25	Member
Grace U Chun → Chun	14495 Persimmon Dr, Huntington Beach, CA 92880	25	Member

NAICS Code: 722110 - FULL-SERVICE RESTAURANTS

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: kang J cho



State of Alaska
Division of Corporations, Business and Professional Licensing
CORPORATIONS SECTION
PO Box 110806
Juneau, AK 99811-0806
Phone: (907) 465-2550
Fax: (907) 465-2974
Website: www.commerce.alaska.gov/occ

DO NOT STAMP ABOVE THIS BOX

Office Use Only

CORP

CONTACT INFORMATION SHEET

Please return this document with your filing. This information will only be used to resolve questions with the filings attached. **NOTE:** this form will not be filed for record or appear online.

Name of entity as it appears on filing:

Y & C LLC

To resolve questions with this filing, contact:

Name: Kang Cho

Email: kjcjungam@gmail.com

Phone: 907-561-0101

Mailing address: 1563 E Tudor Rd Anchorage, AK 99507

Return documents to:

Name: Kang Cho

Company: Matthew's Accounting

Mailing address: 1563 E Tudor Rd Anchorage, AK 99507

Attach this form to your filings. Send all documents to:
State of Alaska, Corporations Section, PO Box 110806, Juneau, AK 99811-0806

STANDARD PROCESSING TIME for complete and correct applications submitted to this office is approximately 10-15 business days. All applications are reviewed in the date order they are received.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is Y&CL. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Y & C LLC



IN TESTIMONY WHEREOF, I execute the certificate
and affix the Great Seal of the State of Alaska
effective **November 13, 2018**.

Mike Navarre

Mike Navarre
Commissioner

no operating

Buyer



State of Alaska
Division of Corporations, Business and Professional Licensing
CORPORATIONS SECTION
PO Box 110806
Juneau, AK 99811-0806
Phone: (907) 465-2550
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CERTIFICATE OF CORRECTION

All Entity Types

AS 10.06.920

Filing Fee: \$25.00 (non-refundable)

INSTRUCTIONS (*Please retain for your records*):

NOTICE: The Certificate of Correction will not be filed if a biennial report is due or the signatures do not match what the Corporations Section has on record. Please verify the following before completing the application.

- Have all current biennial reports be filed?
- Are all officials up to date on our records?

To verify this information please search for the entity by going to Search Corporations Database in the Corporations Section of our website at www.commerce.alaska.gov/occ. If there is a biennial report due, the report may be filed online by selecting Biennial Reports on the Corporations Section page. If the officials have changed, but no biennial report is due, please submit a Notice of Change located under Forms & Fees.

Refer to Alaska Statutes 10.06.920. An entity may submit a Certificate of Correction to correct a document that has been filed for record. The filing of the certificate by the commissioner does not alter the effective time of the writing being corrected and does not affect any right or liability accrued or incurred before the filing. An entity name may not be changed or corrected with this form.

ITEM 1: Provide the name of the entity currently on record and the Alaska Entity Number.

ITEM 2: Indicate the title of the document that needs to be corrected, and the date the document was filed for record with this Division. This information may be obtained by searching our corporations' database (see instructions above).

ITEM 3: State the correction.

ITEM 4: The Certificate of Correction must be signed by the same in the same manner as the original document. If changes have been made since the original document was filed, the current officers must sign.

NOTE: Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Mail the Certificate of Correction and the non-refundable \$25.00 filing fee in U.S. dollars to:
State of Alaska, Corporations Section, PO Box 110806, Juneau, AK 99811-0806

STANDARD PROCESSING TIME for complete and correct applications submitted to this office is approximately 10-15 business days. All applications are reviewed in the date order they are received.



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CORP

CERTIFICATE OF CORRECTION

All Entity Types
AS 10.06.920

☒ \$25.00 Filing Fee (non-refundable)

Pursuant to Alaska Statutes 10.06.920, an entity may create a Certificate of Correction to correct a document that has been filed for record. The filing of the certificate by the commissioner does not alter the effective time of the writing being corrected and does not affect any right or liability accrued or incurred before the filing. A corporate name may not be changed or corrected with this form.

ITEM 1: Name of the Entity:

Alaska Entity #:

Y & C LLC

10094600

ITEM 2: Provide the following information for the document being corrected:

Title of the original document filed for record:

Initial Biennial Report, Articles of Organization

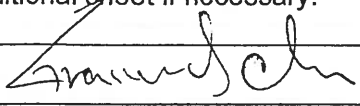
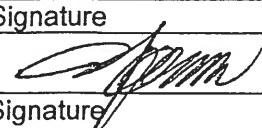
Date the original document filed for record (mm/dd/yyyy format):

11/13/2018

ITEM 3: State the correction:

Attach an additional sheet if necessary.

ITEM 4: The Certificate of Correction must be signed in the same manner as the original document. Attach an additional sheet if necessary.

	Grace U Chon	LLC Member	11/16/2018
Signature	Printed Name	Title	Date
	Moses Y Chon	LLC Member	11/16/2018
Signature	Printed Name	Title	Date

NOTE: Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Mail the Certificate of Correction and the non-refundable \$25.00 filing fee in U.S. dollars to:
State of Alaska, Corporations Section, PO Box 110806, Juneau, AK 99811-0806

STANDARD PROCESSING TIME for complete and correct applications submitted to this office is approximately 10-15 business days. All applications are reviewed in the date order they are received.

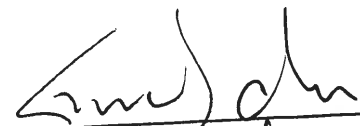
Dec 13 2018

1. Yong Kim owner of Happy Face Restaurant
& General Store DBA: Lee & Kim, LLC.

Request the City of Homer to Transfer
for my Ground Lease to Y & C LLC
DBA: Shogun Restaurant & General Store



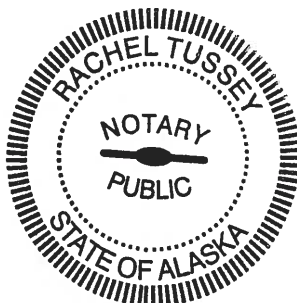
Yong Kim 12/13/18
Lee & Kim, LLC

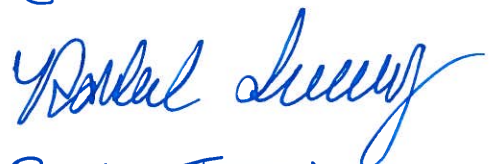


Grace Chen 12-13-18
Y & C. LLC

State of Alaska
3rd Judicial District

Subscribed and sworn to before me, Yong Kim and
Grace Chen, this 13th day of December 2018.




Rachel Tussey

My commission expires 12/10/2022