

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning Oct. 20 12 ;
ending June 30 20 12

TO THE GOVERNING BODY of the: Town of
 Village of } RACINE
 City of

County of RACINE Aldermanic Dist. No. _____ (if required by ordinance)

Applicant's Wisconsin Seller's Permit Number:	
Federal Employer Identification Number (FEIN):	
LICENSE REQUESTED ▶	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$ _____
<input type="checkbox"/> Class B beer	\$ _____
<input type="checkbox"/> Class C wine	\$ _____
<input type="checkbox"/> Class A liquor	\$ _____
<input type="checkbox"/> Class B liquor	\$ _____
<input type="checkbox"/> Reserve Class B liquor	\$ _____
Publication fee	\$ _____
TOTAL FEE	\$ _____

1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): ▶ DIVINO Gelato Cafe Ltd.

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

	Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>PRESIDENT</u>	<u>LORI R. LESTER</u>	924 W.
Vice President/Member			<u>512 OAKMONT DRIVE</u>	
Secretary/Member			<u>WAUKESHA, WI 53188</u>	
Treasurer/Member				
Agent		<u>Lori Lester</u>		
Directors/Managers				

3. Trade Name ▶ DIVINO Gelato Cafe Business Phone Number N/A cell 414-745-6209

4. Address of Premises ▶ 245 MAIN Street RACINE, WI Post Office & Zip Code ▶ 53403

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
8. (a) Corporate/limited liability company applicants only: Insert state _____ and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
- (NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) 245 MAIN ST. SATELDS RACINE, WI 53403 CAFE

10. Legal description (omit if street address is given above): _____
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
(b) If yes, under what name was license issued? _____

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] Yes No
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] Yes No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME
this 14th day of Sept. 20 12
[Signature]
(Clerk/Notary Public)

[Signature]
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

My commission expires 3/15/15

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)
(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK			
Date received and filed with municipal clerk	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
<u>9/14/12</u>	<u>9/18/12</u>		
Date license granted	Date license issued	License number issued	

CITY OF RACINE 06-11

Supplemental Application Form for ALL NEW Alcohol Establishments

Date 9-11-12

Name of Corporation/LLC/Individual DIVINO Gelato Cafe Ltd.

Address of Licensed Premise 245 MAIN STREET RACINE WI 53403

PART 1

1. Have you contacted the alderman and neighborhood business association for the area in which you intend to locate? YES NO LEFT VOICE MAIL 9-13-2012
2. Are there any special conditions desired by the neighborhood? YES NO
3. What type of business do you or will you conduct at this location? (check all that apply)
(Other licenses/permits may be required to operate your business.)

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Grocery Store
<input type="checkbox"/> Bed and Breakfast	<input type="checkbox"/> Convenience Market without Gas
<input type="checkbox"/> Convenience Market with Gas	<input type="checkbox"/> Billiard Center (Billiard Hall License Required)
<input type="checkbox"/> Bowling Center (Bowling alley license req.)	<input type="checkbox"/> Catering (Sales only allowed on the premises issued an alcohol beverage license)
<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Indoor Golf Facility
<input type="checkbox"/> Hotel	<input type="checkbox"/> Gift Shop Museum Center for the Visual and Performing Arts
<input type="checkbox"/> Video Game Center 6 or more games (Amusement Center license req.)	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Night Club (Dance Hall License Required)	<input type="checkbox"/> Tavern
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Volleyball Court (Permanent expansion of premises required)
<input type="checkbox"/> Fraternal Club	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Theater Performances	<input type="checkbox"/> Liquor Store
<input type="checkbox"/> Private Sports Club	<input type="checkbox"/> OTHER (Please List)
<input type="checkbox"/> Department Store/Drug Store	<input type="checkbox"/>
<input checked="" type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/>

4. Hours of Operation 7AM - 10PM

Indicate the intended hours of operation by day. If your establishment will be open past midnight, the indicated losing time will be understood to be the day following the indicated time your establishment will be open for business. Example: Friday-Sunday 4 pm-1am)

5. How many customers do you anticipate on your busiest days:
 25-50 50-100 100-200 200-400 More than 400

6. Ratio of Food to Alcohol (Exclusive of any cover charge)
 75% or more food Snacks Only Other 50/50 No Food

7. Drink Specials

Will Drink Specials be offered? Y N

What Kind HAPPY HOUR

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8. What type of license(s) do you hold at this premise? (check all that apply)

<input type="checkbox"/> Cigarette	<input checked="" type="checkbox"/> Food (Apply at the Health Dept)
<input type="checkbox"/> Gas Station (Apply at Clerk's Office)	<input type="checkbox"/>
<input type="checkbox"/> Other (LIST)	<input type="checkbox"/>

9. If applying for a Class B or C license, what type of food service will you have at this location? (check all that apply)

<input type="checkbox"/> None	<input checked="" type="checkbox"/> Prepackaged Foods
<input checked="" type="checkbox"/> Snacks/Appetizers	<input type="checkbox"/> Catered Events
<input checked="" type="checkbox"/> Full Meals -Hours of Food Service. From <u>7AM</u> To <u>10PM</u> (attach additional sheets)	

10. Is this premise under construction? Yes No If yes, estimated completion date?

11. Is this a franchise? Yes No

12. Is this premise currently licensed? Yes No If yes list type of license IN PROCESS

13. Is the current licensee operating? Yes No If no, list date closed _____

LITTER/GARBAGE: What are your plans to keep the grounds clean? (check all that apply)

<input checked="" type="checkbox"/> Sweep	<input checked="" type="checkbox"/> Pressure Wash
<input checked="" type="checkbox"/> Pick up litter	<input checked="" type="checkbox"/> Hired Maintenance
<input type="checkbox"/> Building owner responsibility	<input checked="" type="checkbox"/> Garbage Cans Outside
<input type="checkbox"/> Other (List)	<input type="checkbox"/>

Who is responsible to keep the grounds clean? (Licensee/Building Owner/Hired Maintenance/Other)

Building Owner & LEASEE
How Often? (Daily, Weekly, Other) DAILY

NOISE: How are noise issues addressed? (check all that apply)

<input checked="" type="checkbox"/> Security	<input checked="" type="checkbox"/> Manager approaches customer(s)
<input checked="" type="checkbox"/> Call Police	<input type="checkbox"/> Signs Posted
<input type="checkbox"/> Other (List)	<input type="checkbox"/>

SECURITY: What is your security plan? (check all that apply)

<input type="checkbox"/> None	<input type="checkbox"/> Bouncers
<input type="checkbox"/> Hired Security Officers	<input type="checkbox"/> Off Duty Police Officers
<input type="checkbox"/> Other (List)	<input checked="" type="checkbox"/> Digital Video Camera System

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Supplemental Application Form for ALL NEW Alcohol Establishments

PART 2: DETAILED BUSINESS SITE PLAN

A: ATTACH BUSINESS PLAN which outlines the type of business you plan to operate if granted a license. This should be typed and include the following:

- Hours of operation
- Alcohol sales based on a percentage of total sales
- Sample Menu (if applicable)
- Security
- Parking
- Staffing
- Plan to deal with non-smoking laws
- Any special events/plans
- Good neighbor practices (i.e. litter control)
- Detailed Budget including estimated costs/profits

482,256.50
11,476.46

078004

B: ATTACH DETAILED FLOOR PLAN-You will need to submit a detailed floor plan.

READ ALL INSTRUCTIONS BEFORE PREPARING THE FLOOR PLAN.

- Any application submitted without the detailed floor plan (including all required items as listed below) will not be accepted.
- Even if the premise had previously been licensed and a floor plan submitted, a new floor plan must be submitted with this application.
- The floor plan must be filed on 8 1/2" by 11" size paper.
- A separate sheet of paper must be filed for each floor where alcohol will be stored, displayed, sold, given away and/or consumed.
- Even if the basement is being used for alcohol storage only, a floor plan is still required for the basement.
- Hand drawn floor plans in ink are acceptable. Plans do not need to be architectural drawings or need to be to scale.

THE FLOOR PLAN MUST INCLUDE ALL OF THE FOLLOWING ITEMS:

1. Dimensions of the Premises.
2. Total Square Feet of the Premise (length x width=square feet).
3. Label all entrances and exits.
4. Label all alcohol storage areas (coolers, etc).
5. Provide dimensions of all alcohol storage areas (length x width)
6. Label all alcohol display areas (behind the bar, shelves, etc.)
7. Provide dimensions of all alcohol display areas (length x width)
8. Class B & C Applicants Only: Label all seating areas, bars, and food preparation areas (kitchen)

482,256.50
11,476.46

470,780.04
230,000.

240,780.04

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9. Class B & C Applicants Only: Label all outdoor areas used for the sale of service of alcohol beverages (for example, patios, beer gardens, sidewalk cafes)
10. Class B & C Applicants Only: Provide dimensions of all outdoor areas used for the sale or service of alcohol beverages (length x width)
11. Label all parking areas on the premises (do not include street parking) (This is required if the parking is shared, for example, a strip mall.)
12. Provide dimensions of all parking areas available on the premises (length x width). The parking areas(s) should be marked on the floor plan for the first floor showing the relation to the building.
13. Mark the North Point (N) on each page.
14. Write the date on each page.
15. Write the Legal Entity Name (and Agent's Name if a corporation or LLC) on each page
16. Write the Trade (Business) Name on each page.
17. Write the Premise address on each page.

IF YOU LEASE THE BUILDING, ANSWER THE FOLLOWING QUESTIONS:

Have you signed the lease? Yes No

Date lease begins: Oct 1 2012 Expires Oct 1 2015

Monthly Rental: \$ 1200

Do you have an option to renew the lease? Yes No

Does your lease allow for the assignment to another party without consent of the owner? Yes No

For what length of time have you been guaranteed occupancy? (number of years) 3

In addition to paying monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease? Yes No Explain if Yes 9% OF INCOME

Does the present owner or occupant object to the granting of your license? Yes No

Explain if Yes _____

The City of Racine requires that you describe the type and general nature of entertainment that you will have under the following licenses:

- **Amusement** - COMPLETE SECTIONS A & B
Allows entertainment or exhibitions consisting of music, dancing, singing and floorshows performances. Includes Dance, Instrumental Music and Record Spin.
- **Dance License** - COMPLETE SECTION A ONLY
Allows dancing on the premises by patrons only. Dancing by performers is not allowed. This license also allows the playing of pre-recorded music machines (Record Spin) and instrumental Music by musicians. Singing is permitted if done by the persons actually engaged in the playing of the musical instruments.

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- **Instrumental Music - COMPLETE SECTION A ONLY**
Permits the playing of instrumental music only, with singing on the part of and only by persons actually engaged in the playing of such musical instruments. No dancing allowed.
- **Record Spin - COMPLETE SECTION A ONLY**
Permits DJ's, karaoke and CD players. No dancing allowed.

SECTION A: CHECK ALL THE TYPES OF MUSIC THAT APPLY: ("Variety" is not an acceptable answer.)

<input type="checkbox"/> Blues	<input type="checkbox"/> Latin Pop	<input type="checkbox"/> Hard Rock
<input type="checkbox"/> Reggae	<input type="checkbox"/> Classic Rock	<input type="checkbox"/> Country
<input type="checkbox"/> Easy Listening	<input type="checkbox"/> Contemporary R&B	<input type="checkbox"/> Dance - Pop
<input type="checkbox"/> Irish	<input type="checkbox"/> Tropical	<input type="checkbox"/> Other(list)
<input type="checkbox"/> Mexican Top 40	<input type="checkbox"/> New Age	<input type="checkbox"/>
<input type="checkbox"/> Modern Rock	<input type="checkbox"/> Rap	<input type="checkbox"/>
<input type="checkbox"/> Heavy Metal	<input type="checkbox"/> Jazz	<input type="checkbox"/>
<input type="checkbox"/> Hip- Hop	<input type="checkbox"/> Classic R&B	<input type="checkbox"/>
<input type="checkbox"/> Dance - R&B	<input type="checkbox"/> Techno	<input type="checkbox"/>
<input type="checkbox"/> Polka	<input type="checkbox"/> Folk	<input type="checkbox"/>

SECTION B: OTHER (check all that apply) NOT APPLICABLE

<input type="checkbox"/> Battle of the Bands	<input type="checkbox"/> Comedy Acts
<input type="checkbox"/> Disc Jockey	<input checked="" type="checkbox"/> Live Musicians
<input type="checkbox"/> Magic Shows	<input checked="" type="checkbox"/> Poetry Readings
<input type="checkbox"/> Rapping/Rap Contests	<input checked="" type="checkbox"/> Solo Singers/Groups
<input type="checkbox"/> Dancing by Performers-Describe	<input type="checkbox"/> Wrestling-Describe
<input type="checkbox"/> Fashion Shows-Describe	<input type="checkbox"/> Patron Contests-Describe
<input type="checkbox"/> Exotic Dancer/Stripper/Adult Entertainment-Describe	<input type="checkbox"/> Other - Describe

Attach additional pages if necessary

If the type of entertainment is not listed above, please describe the type of entertainment you will have:

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IF AFTER THE LICENSE HAS BEEN GRANTED OR ISSUED, YOU WISH TO DEVIATE FROM THE TYPE(S) OF ENTERTAINMENT LISTED. YOU MUST SUBMIT A "REQUEST TO CHANGE THE PLAN OF OPERATION". NO CHANGES IN ENTERTAINMENT SHALL TAKE PLACE UNTIL THE REQUEST HAS BEEN APPROVED BY THE PUBLIC SAFETY LICENSING AND/OR CITY OF RACINE COMMON COUNCIL. J (INITIAL)

I (we), the undersigned have a knowledge of the City Ordinances and State Laws currently regulating these licenses and being duly sworn under oath, depose and say that I am (we are) the person(s) and that all statements made in the foregoing application are true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME ON 14th, 20112

Signature 

Printed Name Core Lester Address 245 Main St.

BUSINESS PLAN
FOR
DIVINO GELATO CAFÉ LTD.
245 MAIN STREET
RACINE, WI 53403

1. COMPANY INFORMATION

- a. Divino Gelato Café has been a very successful business in Historic Downtown Waukesha for over nine years. Primary product or sale in our Racine location will be Gelato (Italian Ice Cream). We also will be a full service coffee shop similar to Starbucks, but with a larger selection of coffee and tea drinks as well as breakfast, lunch and evening appetizers.
- b. Divino Gelato Café Ltd. is owned by Lori A. Lester, President.
- c. Lori Lester resides at 512 Oakmont Drive, Waukesha, WI 53188.

2. EXPERIENCE OF OWNER IN OPERATING AN ESTABLISHMENT SERVING ALCOHOL

- a. The owner, Lori A. Lester currently, owns and operates The Rush Coffee & Tea Shop LLC, located in Fort Myers, Florida. "The Rush" serves Beer and Wine as a part of similar offerings that would be provided in Racine.

3. Licenses, Knowledge and Education of Owner Relating To Operating an Establishment Serving Alcohol.

- a. Lori A. Lester has successfully completed the Responsible Beverage Service Program offered on line September 13, 2012.
- b. Lori A. Lester was granted a tavern operator's license by the City of Racine, Wisconsin, as operator license number _____ on _____ September __, 2012.
- c. Lori A. Lester's operator's license will expire on _____.

4. Operating and Marketing Plan for Divino Gelato Café

- a. Goods Sold:
 - i. Divino Gelato Café will sell Gelato, Coffee, Coffee Specialty drinks, various teas, gourmet popcorn, freshly made breakfast, lunch and appetizers along with prepackaged snacks. We will also sell as secondary products wine, beer and specialty liquor products such as Irish coffee's with an Italian flair.
- b. Hours Of Operation
Divino Gelato Café expects to be open from 7 AM until 10 PM weekends and 7 AM to 9 PM weekdays, seven days per week.

5. Advertising

- a. Divino Gelato Café will be of high quality products with customers coming from surrounding communities of Racine to partake in especially it's Gelato which holds national prominence as one of the best in the United States. Word of mouth is our biggest advertiser but we will also advertise in local publications. Divino Gelato also works diligently at social media and will get the out through Face book and Twitter and of course its own website which receives over 100 hits per day on average.

- b. Lori A. Lester will advertise the Grand Opening expected to be October 1-4, 2012 in the Journal Times.

6. Entertainment

- a. Pre-Recorded Italian music will be played continuously at a low level throughout normal business hours.
- b. Live music will be performed on Friday's with an Open Mic night, showcasing local talent.
- c. Live music will be performed on Saturday nights by professional 2-3 pieces ensembles playing music from the 70's – today's hits.
- d. There will be 2-3 TV monitors available for customers to view videos of Italy, watch sporting events and news programming while a customer at Divino Gelato café
- e. Free wifi will be offered for customers of Divino Gelato Café

7. Customer Parking For Divino Gelato Café

- a. Free parking is located behind our storefront for nine vehicles. Substantial on street metered parking is available on Main Street and Third Street adjacent to our storefront. In addition a large amount of metered parking is available within 75 yards of our café in a municipal parking garage.

8. Business Competition

- a. Bare Coffee, located at 327 Main Street Racine, WI
- b. Sugar Shack, located at 530 Monument Square, Racine, WI
- c. The Red Onion, located at 555 S. Main Street, Racine, WI
- d. Piranha Gaming, located at 424 Main Street, Racine, WI
- e. Wilsons Coffee, located at 3306 Washington Avenue, Racine, WI
- f. Chancery, 207 Gas Light Circle, Racine, WI
- g. Tooty's Ice Cream, located at 1701 Washington Avenue, Racine, WI
- h. Old Dutch Custard, located at 3505 Spring Street, Racine, WI
- i. Dairy Queen, two locations in Racine

9. Equipment and Supplies For the Operation of Divino Gelato Café

- a. Equipment currently on site at Divino Gelato Café, Racine, WI
 - i. LaCimbali 3 head espresso machine
 - ii. 38 inch grab and go drink and dessert case
 - iii. Panini press
 - iv. Four soup pots
 - v. Upright bottle refrigerator
 - vi. Coffee serving station
 - vii. Three comfortable seats
 - viii. Electric Log Fireplace
 - ix. Entertainment stage
 - x. Three coffee grinders
 - xi. Two commercial grade blenders
 - xii. Glass plates, bowls, silverware to serve twenty, additional to be added to double capacity.
 - xiii. Cash register
 - xiv. Credit card station
 - xv. Gift card station
 - xvi. Two under-counter refrigerators
 - xvii. Hand wash sink
 - xviii. Rinse sink

- xix. Three part sink
 - xx. Fetco coffee Brewer
 - xxi. Microwave
 - xxii. Convection oven
 - xxiii. 7' x 5' Tru Freezer
 - xxiv. 7' x 2.5' Tru Refrigerator
 - xxv. First Aid Station
 - xxvi. Refrigerator 5' x 5'
 - xxvii. Ice maker
 - xxviii. Mop sink
 - xxix. Water filtration system
 - xxx. Hot water tank
 - xxxi. Floor safe
 - xxxii. Security Surveillance System
 - xxxiii. Surround Sound Music System
 - xxxiv. Two office desks
 - xxxv. File cabinet
 - xxxvi. Office computer/printer
 - xxxvii. Telephone system
 - xxxviii. Eight large storage racks
 - xxxix. Seventeen Tables
 - xl. Forty Chairs
 - xli. Three comfortable sofa type seats
- b. Items to be added in future
 - i. Gourmet popcorn popper
 - ii. Gourmet popcorn mixer for flavorings
 - iii. Batch freezer for manufacturing of Gelato
 - iv. Pasteurizer for the manufacturing Of Gelato
 - c. Equipment To be Rented
 - i. Coca Cola Soda Fountain

10. Beer and Liquor Supplies

Upon approval, Lori A. Lester, owner of Divino Gelato Café, will purchase beer, wine and liquor supplies from approved and licensed suppliers within the city. I, Lori A. Lester, will purchase normal supplies used in the operation of Divino Gelato Café, including liquor, malt beverages, soda, assorted foods, water and other normal supplies used in the operating of the tavern.

11. Pre Paid Insurance by Lori A. Lester for Divino Gelato Café Ltd.

- a. Lori A. Lester added to Erie Insurance Policy an additional location for Divino Gelato Café as 245 Main Street Racine, WI 53403 on September 13, 2012. A one million \$ liability policy is covering the facility.
- b. The cost of liability insurance for this facility will be approximately \$1500 per year.
- c. Lori A. Lester, if requested, will provide written evidence to the City Clerk for the City of Racine, WI, that liability insurance is in effect before Divino Gelato Café, opens for business to the public.

12. Signage

- a. Two neon signs 30x24 inches displaying "Gelato", one on main street side and one on third street side of café.

- b. Two neon signs 30x24 inches displaying "Cappuccino", one on main street side and one on third street side of café.
- c. Two neon signs 24x18 inches displaying "Open", one on main street side and one on third street side of café.
- d. Lettering, five inch, on awnings spelling out name of Café. Divino Gelato Café.
- e. 2 inch lettering on lower edge of windows denoting types of products being sold, i.e. Gelato, Espresso, Gourmet Popcorn, etc.
- f. Two decals on front and side doors indicating the Divino Gelato Logo.

13. Floor Plan

- a. The floor plan for Divino Gelato Café will be provided upon request
- b. The floor plan shows there will be three entrances to customers
- c. There is a locked storage cabinet for alcohol
- d. The business premises are on the main street level of 245 Main Street, Racine, WI.
- e. There is no access to Divino Gelato Café from the basement. The access from the 2nd. Floor is locked at all times.

14. Business Banking Account

- a. The business account for Divino Gelato Café is held at Waukesha State bank. Owner has funds totaling over \$175,000 in accounts held at this bank. The owner plans on opening a secondary account at Johnson Bank in Racine.

15. Building

- a. The building at 245 Main Street in Racine, WI is owned by Johnson Redevelopment Corp. The building is leased from Johnson at a base rent of \$1141.00 plus 10% adder for monthly revenue over \$14,584.

16. Federal ATF Number

- a. Lori A. Lester has not been issued a special tax registration from the US Department of Treasury for Alcohol and Tobacco sales.

17. Federal Employer ID Number

- a. Lori A. Lester has been issues an EIN for Divino Gelato Café Ltd 20-882-3083.

18. Wisconsin Business Tax Registration Number

- a. Lori A. Lester has been issued a Business sales tax Account by the Wisconsin Department of Revenue; the number is 456-1025656878-03.

19. Building Inspection

- a. The premises located at 245 Main Street have been inspected by the City Of Racine on September 12, 2012 and has passed the inspection.

20. City Health Inspection

- a. The premises have also been inspected by the Department Of Health for the City Of Racine for approval of license AG22.

21. Security

- a. Lori A. Lester will operate a video surveillance system with remote monitoring and remote recording capability.
- b. Lori A. Lester or designated manager will be on premises during business hours and will assist in security.
- c. The private parking lot is viable from the entrance and customer safety is assured.

CONCLUDING STATEMENT BY OWNER

Divino Gelato Café is a Wisconsin corporation, with Lori A. Lester, as President and sole officer.

Lori A. Lester has been a resident of Waukesha, WI for the last 35 years and a resident of Wisconsin for all of her 51 years.

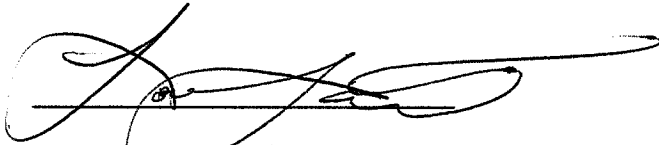
Lori A. Lester owns no homes but resides with her husband at 512 Oakmont Drive in Waukesha, WI and 8328 Shorecrest Drive in Fort Myers, FL. Ms. Lester's husband is the only deeded owner of both properties.

Lori A. Lester is President of in addition to Divino Gelato Café in Waukesha, WI, Sloppy Joes Soda Fountain LLC in Waukesha and The Rush Coffee & Tea Shop, LLC in Fort Myers, FL.

Lori A. Lester has no criminal record. Lori A. Lester is a proper person to be granted a license to operate Divino Gelato Café by the City of Racine, Wisconsin.

Dated this 13th. Day of September 2012.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Lori A. Lester', written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.

Lori A. Lester, President

245 Main Street

Racine, WI 53403

262[-510-7064

P&L DIVINO GELATO CAFE RACINE, WI 53403

		2013	2014	2015	
	A	B	C	D	E
1	Revenue/yr		175,000	250,000	300,000
2					
3	Revenue/day		479	685	822
4					
5	Gross Profit 65%		113750	162500	195000
6					
7	COSTS:				
8					
9	Base Rent		13692	13692	13692
10					
11	Rent Adder Based On Revenue 10% over \$175K		0	7500	12500
12					
13	Labor \$8/hour 90hrs/wk 2 employees		74880	74880	74880
14					
15	Social Security/Medicare		4493	4493	4493
16					
17	Workmens Comp		1947	1947	1947
18					
19	State Unemploy		2022	2022	2022
20					
21	Federal Unemployment		749	749	749
22					
23	Liability Insurance		750	750	750
24					
25	Restaurant License		350	350	350
26					
27	Internet		600	600	600
28					
29	Credit Card Charges 4.2%		3624	4884	5724
30	40% of revenue credit				
31					
32	Phone		180	180	180
33					
34	Utilities		500	500	500
35					
36	Labor Mfg of Gelato		4167	5952	7143
37					
38	Transportion Costs Wauk - Racine 3/week		7800	7800	7800
39					
40	Equip Repair		1000	1000	1000
41					
42	Total Expenses		116753	127299	134329
43					
44	Net profit 65% Margin		-3003	35201	60671

Lori Lester
9-13-2012

Divino Gelato Cafe Ltd.
Balance Sheet
As of ~~September~~ Sep 13, 12 13, 2012

ASSETS

Current Assets

Checking/Savings

10803420 Wauk Check	92,229.32
Cash Waukesha	3,210.28
Rent Deposit Avalon	1,000.00
Rent Deposit Racine	1,147.31
Waukesha State Savings	71,584.23

Total Checking/Savings 76,941.82

Accounts Receivable

Accounts Receivable	1,051.80
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Total Accounts Receivable 1,051.80

Other Current Assets

Inventory 227West Main	13,523.00
Loan To The Rush Coffee	32,200.00

Total Other Current Assets 45,723.00

Total Current Assets 123,716.62

Fixed Assets

EQUIPMENT & FURN 280 Broadway	2,480.00
Equipment Pewaukee	32,027.94
Furniture and Equip 227 Main	125,000.00
Total Furniture and Equip	159,507.94

Goodwill 227 Main 150,000.00

Leasehold Improvements 227 Main

Leasehold Improve Time of Purch	14,524.00
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Total Leasehold Improvements 227 Main 14,524.00

Total Fixed Assets 358,539.88

TOTAL ASSETS 482,256.50

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable	866.54
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Total Accounts Payable 866.54

Credit Cards

Best Buy CC	1,183.72
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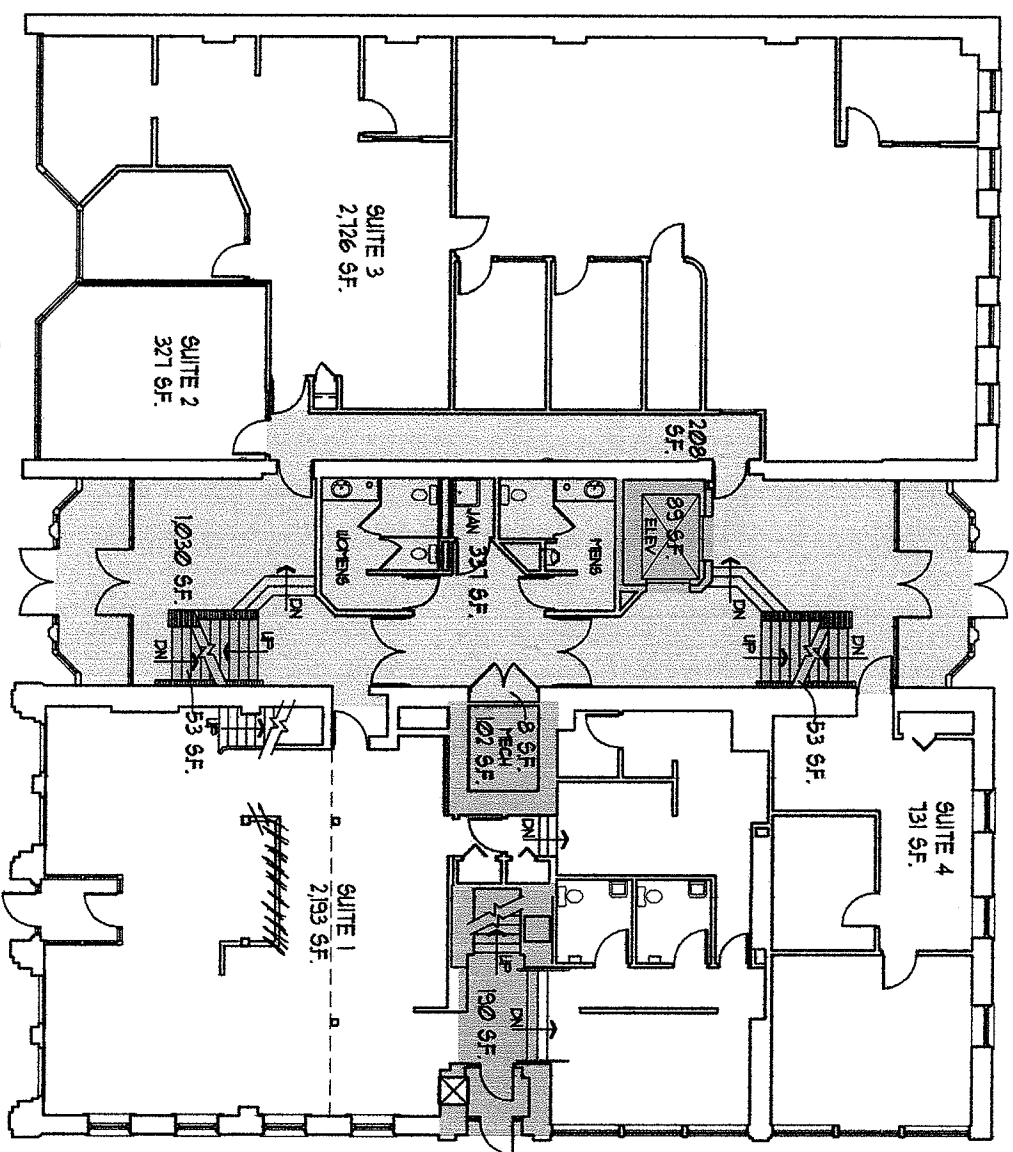
Divino Gelato Cafe Ltd.

Balance Sheet

As of September 13, 2012
Sep 13, 12

Credit Card MC	<u>4,772.50</u>
American Ex Credit Card	<u>2,465.00</u>
Total Credit Cards	8,421.22
Other Current Liabilities	
Payroll Liabilities	
Federal Taxes (941/944)	890.62
Federal Unemployment (940)	100.09
WI Income Tax	281.60
WI SUI Employer	<u>437.10</u>
Total Payroll Liabilities	1,709.41
Sales Tax Payable	<u>479.29</u>
Total Other Current Liabilities	<u>2,188.70</u>
Total Current Liabilities	<u>11,476.46</u>
Total Liabilities	11,476.46
Equity	
Opening Bal Equity	230,000.00
Retained Earnings	<u>240,780.04</u>
Total Equity	<u>470,780.04</u>
TOTAL LIABILITIES & EQUITY	<u>482,256.50</u>

FLOOR PLAN 245 MAIN STREET
 DIVINO GELATO CAFE



FIRST FLOOR PLAN MAIN ST.

FIRST FLOOR BOMA KEY

- FLOOR COMMON 593 S.F.
 - USEABLE 6,393 S.F.
(INCLUDES 416 S.F. MEZZ. ABOVE)
 - VERTICAL 481 S.F.
 - BUILDING COMMON 1,030 S.F.
- TOTAL S.F. = 8,463 S.F.

3RD. STREET

← DIVINO Gelato
 Cafe SUITE 1
 ONLY change was
 WE REMOVED
 WALL FLASHED AT
 ARROW

Lori Lester
 9-14-12

Sheet Number
11

Project Number	01200K
Drawn By	W/V/O
Checked By	W/V/O
Date	5/1/07
Project Name	
Sheet Title	
Scale	
Author	
Reviewer	
Appr. No.	

MAIN PLACE BUILDING
 239-245 MAIN STREET
 RACINE, WISCONSIN

Tolke
 WITH
 Purdie
 Ltd

Architects
 Engineers

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