

Kuldip S. Ahuja
10536 N-WASAWKEE RD
MILWAUKEE WI
262-385-0095

10-3853

Public Safety & Licensing Commission
Racine - WI.

Re Exceed Class A quota!

Dear Sir/Madam.

We have owned the Gas Station, C-Store.

Located at 5302 Washington Ave Racine -
we have had ~~the~~ Class A Beer License at that Location
For number of years.

Seem like there was a lapse in the License
Renewal in last July. This was Due to the
Major Remodeling / new construction of the
Building / site. I do apologize for this mistake

It was overlooked / Since the Building was to be
Removed And Rebuild, with A cost of Estimate \$450,000.00

I am requesting the License ~~comedy~~ to
Commission

Please, Allow us to obtain A Beer License.

So that we can be in business again.

Please call with any Questions

Kuldip S. Ahuja
262-385-0095

BUSINESS PLAN OUTLINE REQUIREMENTS

WASHINGTON AVE CITGO

5302 WASHINGTON AVE.

RACINE WI .53406

INTRODUCTION

Washington ave. CITGO is a Gas Station c-store operation which has been in existing at the said location for decades of years serving the neighborhood it is surrounded along with the high number of travelers/commuters on Washington ave. which is also state highway 20. It plans to continue to serve its costumers with a fast friendly efficient service .

This gas station is owned by Mr. Inderjit s. Ahuja since 2003 and being leased by Gursimr llc (a Wisconsin llc) which is an undertaking of Mr Kuldip s.Ahuja (son of Mr. Inderjit s Ahuja.)

Inderjit s. Ahuja and Kuldp s. Ahuja has been in Gas -station business since 1984 owning and operating gas -station's.

We are offering our costumers a brand new 2600 sq. feet building. Here we are going to offer our costumers a one stop shop experience by offering a mix of products for their daily needs.

The key personnel of the business is Mr. Kuldip s Ahuja with a experience of 25 years in gas station c-store operation's.

MARKETING

We are going to offer a large variety of products to our costumers including but not limited to gasoline, tobacco ,soft drinks, beer, snacks, lotto, automotive etc.

All of these products are consumed by and are in high demand.

We are offering a brand new construction of a 2600 sq. ft. building to serve the daily and ongoing needs of our costumers.

Currently we are not anticipating any advertising and marketing campaign at this time.

The pricing of our products to be very competitive with our major competitors in our immediate area.

FINANCIAL MANAGEMENT

We have enough available credit and available capital to have a successful business operation. Mr. Kuldip s. Ahuja is currently operating another 2 gas stations location's in Milwaukee area. One of them located at 6400 n. 43rd st. in Milwaukee wi and other one at 3434 w. Oklahoma ave. in Milwaukee wi

Please see attached for monthly operating budget for the first year and projected income statement for the first two years.

We will maintain our daily detailed sales log (which to include) our daily sales, expenses, business purchases. Employee hour's detail etc.

We have retained a C.P.A. (dennis j moeller) 262-784-5661. To help us with the our tax preparation.

Included is a copy of lease agreement.

OPERATIONS

DAY TO DAY BUSINESS MANAGEMENT

There will be a full time manager for the business. which will oversee daily business operation. The manager responsibilities to include but not limited to maintaining a clean safe work environment for the employee's hiring of the employee's.

Oversee/ provide the training of the employee's. Daily cash management inventory control. And provide a pleasant shopping experience for the costumers.

We will go to different sources for the search of the qualified, honest, hardworking, costumer service oriented employee's

The sources for the employees to include news paper add. Wisconsin employment source. And also check with the Racine county employee resource (if available).

Insurance needs

We are required by law to maintain a few types of insurance. Such requirements include but not limited to maintain ,workman's compensation

Underground tank insurance. General liabilities insurance, are among the types of insurances that we are required to maintain and enforce.

Currently we are under construction . A complete list of equipment will be provided before the business is open .

Included is a copy of the site plan.

CONCLUDING STATEMENT

We are proposing to reopening of the business (gas station c-store) operation after a completed state of the art new building So that we can continue to serve our community/costumers for the years to come.

This gas-station to provide a large variety of products for the local area consumers including gasoline, a limited line of grocery items, tobacco products, hot coffee fresh fruit, beer etc.

We have vested interest in building business since 2003.

We strive to offer our costumers a safe, friendly shopping experience.

ESTIMATED INCOME STATEMENT FOR THE YEAR 2012

SALES		%PRFIT	EXPENSES	
FUEL	1 MILLION	100	RENT	\$84.00
GROCERY	420000	105	UTILITIES	\$27.00
TOBACOO	600000	60	INSURANCE	\$4.50
LOTTO	180000	10.8	MAINTENA	\$6.50
BEER	480000	96	LABOR	\$130.00
OTHER	200000	15	TAXES	\$27.00
TOTAL IN THOUSAND		\$386.80		\$266.00

PROFIT IN U.S.\$

120000

ESTIMATED EXPENSES

RENT/LEASE	\$7,000.00
UTILITIES	\$2,000.00
INSURANCE	\$300.00
MAINTAINENCE	\$400.00
LABOR	\$10,000.00
TAXES	\$2,100.00

\$21,800.00

ESTIMATED EXPENSES

RENT/LEASE	\$84,000.00	
UTILITIES	\$24,000.00	
INSURANCE	\$3,600.00	
MAINTENANCE	\$4,800.00	
LABOR	120000	#####
TAXES	\$25,200.00	

261600

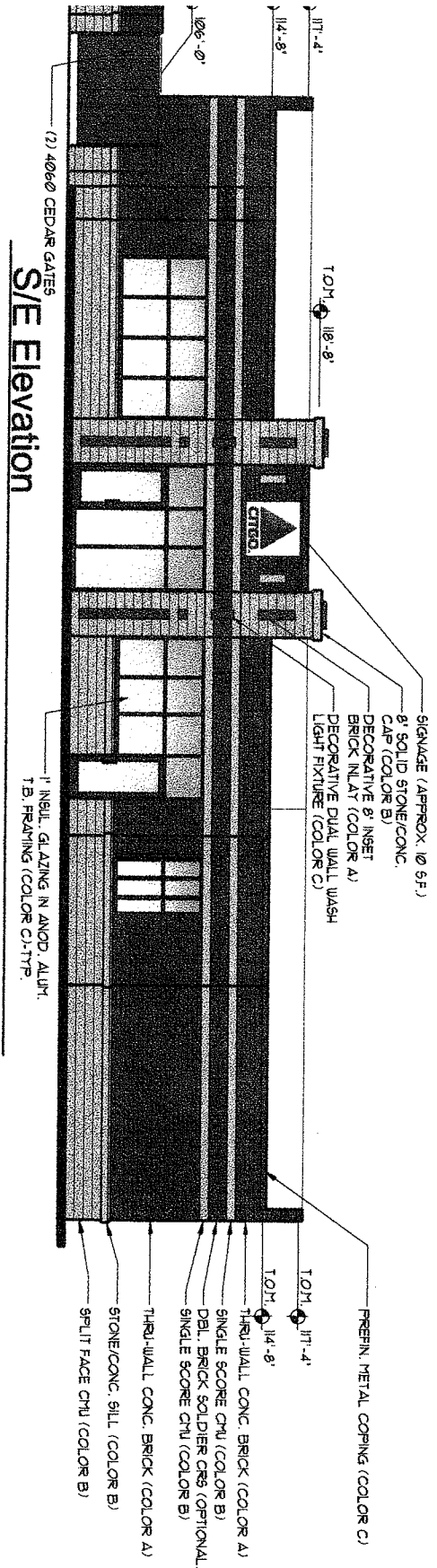
**WASHINGTON AVE.CITGO MONTHLY OPERATING BUDGET
FOR THE YEAR 2011**

ESTMATED SALES		ESTIMATEIPROFIT
GASOLINE SALES	70.000 GALLONS	\$7000
GROCERY SALES	\$30,000.00	\$7,500.00
TOBACOO SALES	\$45,000.00	\$3,500.00
LOTO SALES	\$15,000.00	\$950.00
BEER SALES	\$30,000.00	\$7,000.00
OTHER SALES	\$7,500.00	\$1,000.00
	TOTAL	\$26,950.00

ESTIMATED MONTHLY PROFIT \$

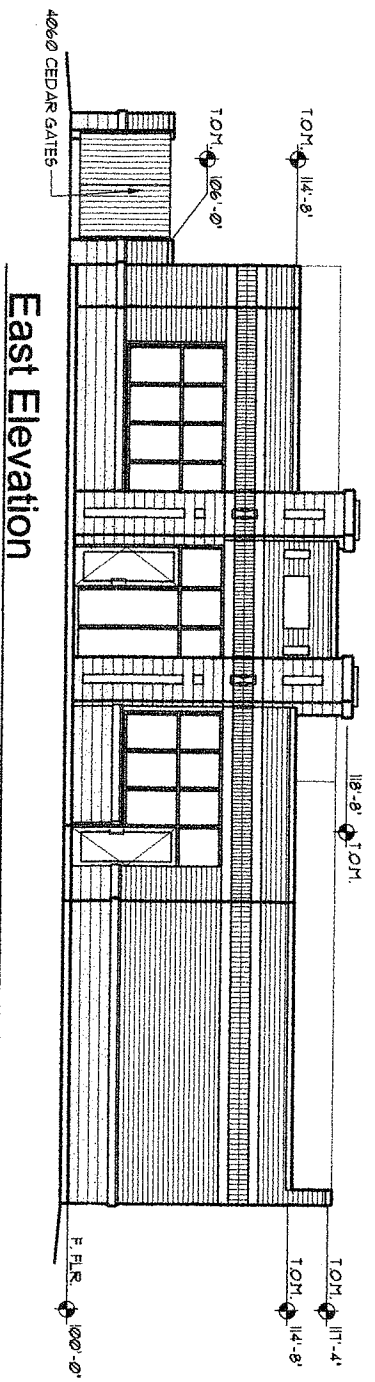
**PROJECTED INCOME STATEMENT FOR THE NEXT TWO YEARS
FOR THE YEAR 2011**

YEARLY SALES			PROFIT
GASOLINE SALES	840000 GALLONS		84000
GROCERY SALES	360000	360000	90000
TOBACOO SALES	540000	540000	54000
LOTTO SALES	180000	180000	10800
BEER SALES	#####	360000	84000
OTHER SALES	#####	180000	12000
	TOTAL		334800
			PROFIT \$83,200.00




S/E Elevation

SCALE 1/8"=1'-0"



East Elevation

SCALE 1/8"=1'-0"

 <p>DL Parsons Construction, Inc.</p> <p>414.871.2404 (f)414.871.5276 dan@dlparsons.com (c)414.870.7008</p>	<p>Project</p> <p>C - Store 5302 Washington Ave Racine, WI 53406</p>
	<p>Date</p> <p>4.27.10</p>
<p>Project No.</p> <p>2010-05</p>	<p>Sheet No.</p> <p>A.4</p>

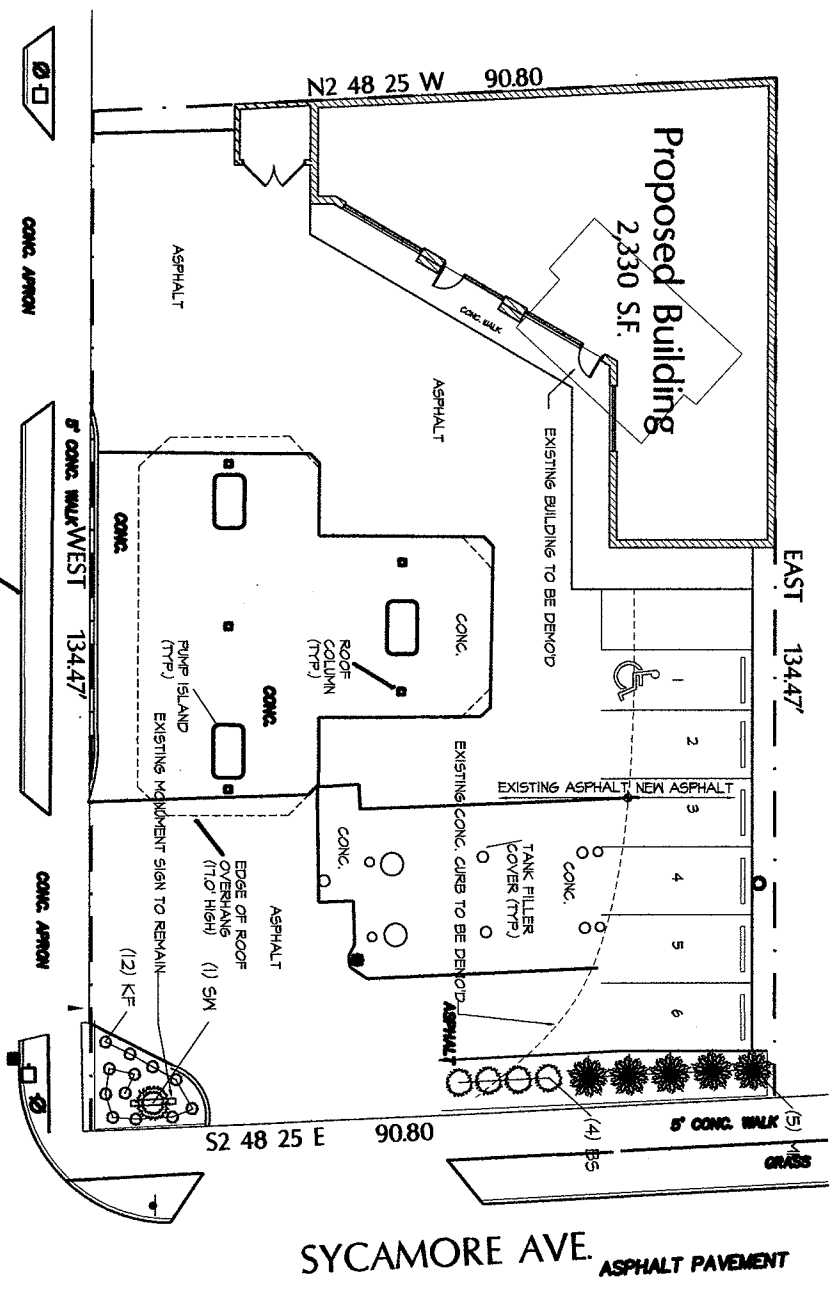
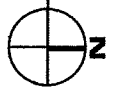
QUAN.	DESCRIPTION	UNIT
12	KF KARL FOERSTER GRASS	1 GAL.
1	SM SUMMER WINE LINDBARK	36" #5
4	BS BIRCHLEAF SPIREA	18" #5
5	MK MISS KIM LALACS	24" #5

LANDSCAPING SCHEDULE

WASHINGTON AVE. - S.T.H. 20

Site Plan

SCALE: 1/8" = 1'-0"



SYCAMORE AVE. ASPHALT PAVEMENT

<p>Robert Wold Architects, LLC NSG W31047 Beaver Ct. Hartland, WI 53039 rwo@robertwold.com</p>	<p>DL Parsons Construction, Inc. 414.871.2404 (f)414.871.5276 dan@dlparsons.com (c)414.870.7008</p>
	<p>Project C - Store 5302 Washington Ave Racine, WI 53406</p>
<p>Date 7.1.10</p>	<p>Project No. 2010-05</p>
<p>Sheet No. A.1</p>	