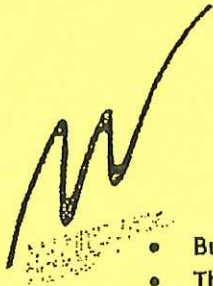


License Number: TAV-2320B

# "CLASS B" INTOXICATING LIQUOR LICENSE BUSINESS PLAN



- Business Plan must be submitted to the Clerk's Office with any Original Application
- The Finance Committee will review the application and make a recommendation
- Council will act on the application

### APPLICANT INFORMATION

Applicant (Name of Corporation, LLC, Partnership, etc.): SBG APPLE NORTH IV, LLC

Trade Name: APPLEBEE'S NEIGHBORHOOD GRILL + BAR Phone Number: 920-684-1702

Address of Establishment: 4435 CALUMET AVENUE, MANITOWOC, WI 54220

Agent or Owner of Establishment: Casimir Banaszek- AGENT

### BUSINESS DESCRIPTION

Predicted Open Date: Location already operating under current owners

Predicted Date the Business will be ready for Inspection: ASAP

Brief Description of the Business: Applebee's franchise location with full service bar and restaurant

**\*\*Attach an additional sheet or use the back of this form if more space is needed\*\***

Any additional information you wish to include: \_\_\_\_\_

### SIGNATURE OF AGENT OR REPRESENTATIVE

DocuSigned by:  
  
66A9FAAD856412E  
Signature of Agent or Owner of Establishment

8/17/2023  
Date

<b>Office Use Only</b>	
Date Received by Clerk's Office: <u>09/08/2023</u>	<input type="radio"/> Approved
Common Council Date: _____	<input type="radio"/> Denied

# Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: \_\_\_\_\_ ending: 06/30/2024  
(mm dd yyyy) (mm dd/yyyy)

To the Governing Body of the:  Town of }  
 Village of } MANITOWOC  
 City of }

County of MANITOWOC Aldermanic Dist. No. \_\_\_\_\_  
 (if required by ordinance)

Check one:  Individual  Limited Liability Company  
 Partnership  Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1030914660-02</u>	
FEIN Number 88-0869593	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ 25
<b>TOTAL FEE</b>	<b>\$</b>

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)  
SBG APPLE NORTH IV, LLC

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 full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
LEVY	ANDREW	MARDER	437 S. HARBOR DRIVE, KEY LARGO, FL 33037
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
BANASZEK	CASIMIR	JOESPH	829 E SYLVAN AVE., WHITEFISH BAY, WI 53217
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name APPLEBEE'S NEIGHBORHOOD GRILL + BAR Business Phone Number 920-684-1702

2. Address of Premises 4435 CALUMET AVENUE Post Office & Zip Code MANITOWOC, WI 54220

3. 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, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)  
RESTAURANT AND FREE STANDING BAR

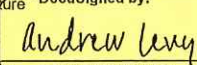
4. Legal description (omit if street address is given above): \_\_\_\_\_

5. (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? WISCONSIN APPLE, LLC

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** .....  Yes  No
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? .....  Yes  No  
**If yes, explain.**
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** .....  Yes  No
9. (a) **Corporate/limited liability company applicants only:** Insert state FLORIDA and date 02/21/22 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** .....  Yes  No  
SBG APPLE NORTH IV, LLC IS A WHOLLY OWNED SUBSIDIARY OF SBG APPLE OPCO, LLC
- (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  
**If yes, explain.**  
CASIMIR BANASZEK IS AN AGENT FOR, AND ANDREW LEVY IS AN OFFICER OF, MULTIPLE OTHER APPLEBEE'S LOCATIONS AND ONE FUZZY'S TACO SHOP LOCATION IN WISCONSIN THAT HAVE OR ARE APPLYING FOR ALCOHOL BEVERAGE LICENSES.
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] .....  Yes  No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] .....  Yes  No
12. 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 signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees 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, or one member of a partnership applicant must sign; one corporate officer, one member/manager 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.

Contact Person's Name (Last, First, M.I.) LEVY, ANDREW, M.	Title/Member MANAGER	Date 8/16/2023
Signature  DF883E07283848D...	Phone Number 952-255-2266 x102	Email Address alevy@starboardgroup.com

**TO BE COMPLETED BY CLERK**

Date received and filed with municipal clerk 09/08/2023	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

**SUPPLEMENT TO LICENSING APPLICATION**

1. Do you understand that a license may not be issued to any applicant with indebtedness for fermented malt beverages or intoxicating liquor pursuant to the timelines in Wisconsin law?  Yes  No
  
2. Do you understand that license fees must be paid 15 days prior to issuance of license? (Therefore, if you plan to be open for business on 7/1, you must pay fees by 6/15).  Yes  No
  
3. Do you understand that State Statutes do not provide for refunds of unused license fees?  Yes  No

Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of his/her knowledge.

SBG APPLE NORTH IV, LLC DBA APPLEBEES NEIGHBORHOOD GRILL + BAR

Print Name of Corporation/Partnership/Individual

4435 Calumet Avenue, Manitowoc, WI

Address of Licensed Premises

DocuSigned by:



66A9EAA0865442E...

Signature of Corporate Agent, Partner or Individual

# Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of:  Town  Village of MANITOWOC County of MANITOWOC  
 City

The undersigned duly authorized officer/member/manager of SBG APPLE NORTH IV, LLC  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as APPLEBEE'S NEIGHBORHOOD GRILL & BAR  
(Trade Name)

located at 4435 CALUMET AVENUE, MANITOWOC, WI 54220

appoints CASIMIR BANASZEK  
(Name of Appointed Agent)  
829 E SYLVAN AVE., WHITEFISH BAY, WI 53217  
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

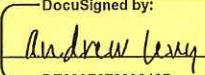
Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).  
SEE ATTACHED LIST.

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 9 MONTHS

Place of residence last year 2705 W 140TH STREET, LEAWOOD, KS 66224

For: SBG APPLE NORTH IV, LLC

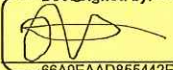
By: DocuSigned by: (Name of Corporation / Organization / Limited Liability Company)  
  
DF883E07283848D... (Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

### ACCEPTANCE BY AGENT

I, CASIMIR BANASZEK, hereby accept this appointment as agent for the  
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

 8/16/2023 Agent's age 52  
66A9EAAD855442E... (Signature of Agent) (Date)  
829 E SYLVAN AVE., WHITEFISH BAY, WI 53217 Date of birth 08/04/1971  
(Home Address of Agent)

### APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

# Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) <b>Banaszek</b>		(first name) <b>Casimir</b>		(middle name) <b>Joeshph</b>	
Home Address (street/route) <b>829 E Sylvan Ave.</b>		Post Office	City <b>Whitefish Bay</b>	State <b>WI</b>	Zip Code <b>53217</b>
Home Phone Number <b>707-529-6652</b>		Age <b>51</b>	Date of Birth <b>08/04/1971</b>	Place of Birth <b>Palo Alto, CA</b>	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- Agent** of **SBG Apple North IV, LLC**  
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 9 months
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?  Yes  No  
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?  Yes  No  
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?  Yes  No  
 If yes, identify. See attached list.  
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
 If yes, identify.  
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <b>Wisconsin Apple</b>	Employer's Address 3909 Ambassador Caffery Pkwy, Lafayette, LA.70503	Employed From <b>08/01/2022</b>	To <b>Current</b>
Employer's Name <b>Flynn Restaurant Group</b>	Employer's Address Corporate: 225 Bush Street, Suite 1800, San Francisco, CA 94104	Employed From <b>01/01/2006</b>	To <b>7/30/2022</b>

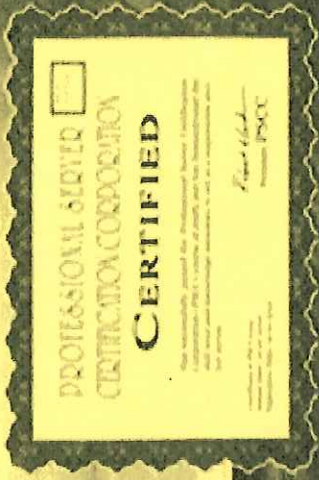
**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

  
(Signature of Named Individual)

Entity	DBA	Address	City	State	Zip Code
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	3730 West College Avenue	Appleton	WI	54911
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	4745 Golf Road	Eau Claire	WI	54701
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	2420 East Mason Street	Green Bay	WI	54303
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	900 Hansen Road	Green Bay	WI	54304
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	4435 Calumet Avenue	Manitowoc	WI	54220
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	1700 South Koeller Street	Oshkosh	WI	54902
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	2510 West Washington Street	West Bend	WI	53095
SBG Apple North II, LLC	Applebee's Neighborhood Grill + Bar	2865 South 108th Street	West Allis	WI	53227
SBG Apple North III, LLC	Applebee's Neighborhood Grill + Bar	2221 Stewart Avenue	Wausau	WI	54401
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	1834 Miller Park Way	Milwaukee	WI	53219
SBG Apple North V, LLC	Applebee's Neighborhood Grill + Bar	9364 Wisconsin 16 Trunk	Onalaska	WI	54650
SBG Apple North VI, LLC	Applebee's Neighborhood Grill + Bar	340 State Highway 13	Nekoosa	WI	54457
SBG Apple North VII, LLC	Applebee's Neighborhood Grill + Bar	3100 Golf Road	Delafield	WI	53018
SBG Apple North VIII, LLC	Applebee's Neighborhood Grill + Bar	4710 East Towne Boulevard	Madison	WI	53704
SBG Apple North IX, LLC	Applebee's Neighborhood Grill + Bar	4311 8th Street South	Wisconsin Rapids	WI	54494
SBG Apple North X, LLC	Applebee's Neighborhood Grill + Bar	115 East Industrial Drive	Beaver Dam	WI	53916
SBG Apple North XI, LLC	Applebee's Neighborhood Grill + Bar	7135 South 13th Street	Oak Creek	WI	53154
SBG Apple North XII LLC	Applebee's Neighborhood Grill + Bar	6950 75th Street	Kenosha	WI	53142
SBG Apple North XIII, LLC	Applebee's Neighborhood Grill + Bar	w180n9469 Premier Lane	Menomonee Falls	WI	53051
SBG Apple North XIV, LLC	Applebee's Neighborhood Grill + Bar	2114 North Central Avenue	Marshfield	WI	54449
SBG Apple North XV, LLC	Applebee's Neighborhood Grill + Bar	1267 Capitol Drive	Pewaukee	WI	53072
SBG Taco Weston, LLC	Fuzzy's Taco Shop	2805 DC Everest Blvd	Weston	WI	54476

**Rserving**<sup>®</sup>  
PROFESSIONAL  
Server Certification  
CORPORATION

Responsible Serving of Food and Alcohol



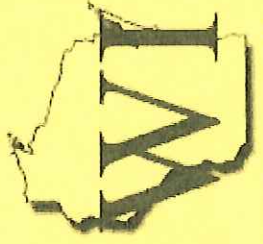
Wisconsin Responsible Serving of Alcohol

This certificate confirms that

**Casimir Banaszek**

has successfully passed the Rserving Responsible Serving of Alcohol course of study.  
This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training  
Course in compliance with Sec. 125.17 (6) and 125.04 (5) (a) 5. Wis. Stats.

ificate #: PSCC10000649829  
d Date: 05-11-2023  
ration Date: 05-10-2025



To verify this certificate, go to [Rserving.com](http://Rserving.com).

A handwritten signature in black ink that reads "Robert V. Graham".

Robert Graham, President/CEO



**DRIVER LICENSE  
REGULAR**



**USA  
WISCONSIN**

UNIVERSITY OF WISCONSIN SYSTEM

4d **B522-1107-1284-00**

1 **BANASZEK**

2 **CASIMIR JOESPH, III**

8 **829 E SYLVAN AVE  
WHITEFISH BAY, WI 53217**

B CLASS **D**



15 SEX **M**

17 WGT **295 lb**

19 HAIR **BRO**

3 DOB **08/04/1971**

9a END **NONE**

16 HGT **6'106"**

18 EYES **GRN**

4a ISS **12/13/2022**

4b EXP **08/04/2031**

5 DD **ITM2V2022121312582971**

**AUG 71**

UNIVERSITY OF WISCONSIN SYSTEM

# Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Levy		Andrew		Marder	
Home Address (street/route)		Post Office	City	State	Zip Code
437 S. Harbor Drive			Key Largo	FL	33037
Home Phone Number		Age	Date of Birth	Place of Birth	
305-367-9222		54	10/24/1968	Huntington, NY	

The above named individual provides the following information as a person who is (check one)

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- Manager** of **SBG Apple North IV, LLC**  
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? N/A
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?  Yes  No  
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?  Yes  No  
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?  Yes  No  
 If yes, identify. See attached list.  
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
 If yes, identify. \_\_\_\_\_  
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Starboard Group	12540 W. Atlantic Blvd., Coral Springs, FL 33071	04/02/1999	Present
Employer's Name	Employer's Address	Employed From	To
Big Apple Computers	250 Park Avenue South, 4th Floor, New York, NY	06/29/1992	2002

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

  
 \_\_\_\_\_  
(Signature of Named Individual)

Florida

DRIVER LICENSE



DLID L100-013-68-384-0 CLASS E



1 LEVY  
2 ANDREW MARDER  
3 437 S HARBOR DR  
4 KEY LARGO, FL 33037

5 DOB 10/24/1968 6 SEX M  
7 EXP 10/24/2027 8 HGT 5-09"  
9 RES NONE 10 END NONE

11 SAFE DRIVER  
12 ISS 03/12/2019

13 ID 1A32102180228  
14 REPLACED 02/18/2021



Operation of a motor vehicle constitutes  
consent to any sobriety test required by law

Entity	DBA	Address	City	State	Zip Code
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	3730 West College Avenue	Appleton	WI	54911
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	4745 Golf Road	Eau Claire	WI	54701
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	2420 East Mason Street	Green Bay	WI	54303
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	900 Hansen Road	Green Bay	WI	54304
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	4435 Calumet Avenue	Manitowoc	WI	54220
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	1700 South Koeller Street	Oshkosh	WI	54902
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	2510 West Washington Street	West Bend	WI	53095
SBG Apple North II, LLC	Applebee's Neighborhood Grill + Bar	2865 South 108th Street	West Allis	WI	53227
SBG Apple North III, LLC	Applebee's Neighborhood Grill + Bar	2221 Stewart Avenue	Wausau	WI	54401
SBG Apple North IV, LLC	Applebee's Neighborhood Grill + Bar	1834 Miller Park Way	Milwaukee	WI	53219
SBG Apple North V, LLC	Applebee's Neighborhood Grill + Bar	9364 Wisconsin 16 Trunk	Onalaska	WI	54650
SBG Apple North VI, LLC	Applebee's Neighborhood Grill + Bar	340 State Highway 13	Nekoosa	WI	54457
SBG Apple North VII, LLC	Applebee's Neighborhood Grill + Bar	3100 Golf Road	Delafield	WI	53018
SBG Apple North VIII, LLC	Applebee's Neighborhood Grill + Bar	4710 East Towne Boulevard	Madison	WI	53704
SBG Apple North IX, LLC	Applebee's Neighborhood Grill + Bar	4311 8th Street South	Wisconsin Rapids	WI	54494
SBG Apple North X, LLC	Applebee's Neighborhood Grill + Bar	115 East Industrial Drive	Beaver Dam	WI	53916
SBG Apple North XI, LLC	Applebee's Neighborhood Grill + Bar	7135 South 13th Street	Oak Creek	WI	53154
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SBG Apple North XIII, LLC	Applebee's Neighborhood Grill + Bar	w180n9469 Premier Lane	Menomonee Falls	WI	53051
SBG Apple North XIV, LLC	Applebee's Neighborhood Grill + Bar	2114 North Central Avenue	Marshfield	WI	54449
SBG Apple North XV, LLC	Applebee's Neighborhood Grill + Bar	1267 Capitol Drive	Pewaukee	WI	53072
SBG Taco West Port, LLC	Fuzzy's Taco Shop	302 W. Port Plaza Dr	Maryland Heights	MO	63145
SBG Taco St. Charles, LLC	Fuzzy's Taco Shop	2412 W. Clay Street	St. Charles	MO	63301
SBG Taco Manchester, LLC	Fuzzy's Taco Shop	1288 Old Orchard Center	Manchester	MO	63201
SBG Taco Columbia, LLC	Fuzzy's Taco Shop	205 E. Nifong, Suite 200	Columbia	MO	65203
SBG Taco Webster, LLC	Fuzzy's Taco Shop	8073 Watson Rd	Webster Groves	MO	63119
SBG Taco Weston, LLC	Fuzzy's Taco Shop	2805 DC Everest Blvd	Weston	WI	54476

Date: \_\_\_\_\_

Honorable Mayor and Common Council of the City of Manitowoc:

I hereby surrender the following license:

*“Class A” Retail Intoxicating Liquor and Fermented Malt Beverage*

*“Class B” Retail Intoxicating Liquor and Fermented Malt Beverage*

*Class “A” Fermented Malt Beverage*

*Class “B” Fermented Malt Beverage*

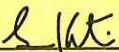
*Class “C” Wine License*

for the premises at 4435 Calumet Avenue, Manitowoc, WI 54220

in favor of SBG Apple North IV, LLC DBA Applebee's Neighborhood Grill + B effective and conditional upon  
issuance of SBG Apple North IV, LLC's "Class B" license.

Very truly yours,

\_\_\_\_\_  
Signature

  
Seenu Kasturi (Sep 1, 2023 17:20 CDT)

\_\_\_\_\_  
Print Signature


# Manitowoc - SURRENDER OF LICENSE - revised


Final Audit Report


2023-09-01


Created:	2023-09-01
By:	Cindy Sarsen (CSARSEN@SARSENLA.COM)
Status:	Signed
Transaction ID:	CBJCHBCAABAASHr7uHjcNYlw7f8Xjvtu5IXPkcRHqXfO


## "Manitowoc - SURRENDER OF LICENSE - revised" History


 Document created by Cindy Sarsen (CSARSEN@SARSENLA.COM)  
2023-09-01 - 9:50:20 PM GMT- IP address: 99.184.74.233

 Document emailed to seenukasturi@yahoo.com for signature  
2023-09-01 - 9:50:37 PM GMT

 Email viewed by seenukasturi@yahoo.com  
2023-09-01 - 10:19:59 PM GMT- IP address: 104.28.97.18

 Signer seenukasturi@yahoo.com entered name at signing as Seenu Kasturi  
2023-09-01 - 10:20:22 PM GMT- IP address: 74.80.19.202

 Document e-signed by Seenu Kasturi (seenukasturi@yahoo.com)  
Signature Date: 2023-09-01 - 10:20:24 PM GMT - Time Source: server- IP address: 74.80.19.202

 Agreement completed.  
2023-09-01 - 10:20:24 PM GMT

[MANITOWOC LOCATION]  
ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

**THIS ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT** (the "Assignment"), dated as of the Effective Date (as defined below), is by and between **WISCONSIN APPLE, LLC, a Louisiana limited liability company**, with its principal business address at 3909 I Ambassador Caffery Pkwy, Lafayette, LA 70503 ("Assignor"), and **SBG APPLE NORTH IV, LLC, a Florida limited liability company**, with its principal address at 12540 West Atlantic Blvd., Coral Springs, FL 33071 ("Assignee").

RECITALS:

A. Broadstone APLB Wisconsin LLC, a New York limited liability company, successor to GE Capital Franchise Finance Corporation, a Delaware corporation, as lessor ("Lessor"), and Assignor, successor to Apple Hospitality Group, LLC, a Wisconsin limited liability company, as tenant, are parties to that certain Amended and Restated Master Lease Agreement No. 2 dated August 1, 2015, as previously and subsequently amended, renewed and/or assigned from time to time (the "Lease", attached hereto as Exhibit "A" and made a part hereof), for the lease of premises located at **4435 Calumet Avenue, Manitowoc, Wisconsin 54220**, and as more particularly described in the Lease (the "Premises").

B. In connection with the sale by Assignor of substantially all of Assignor's assets at the Premises to Assignee pursuant to that certain Asset Purchase Agreement, dated as of June 20, 2023, by and among Assignor, Assignee and the other parties named therein (the "Asset Purchase Agreement"), Assignor desires to assign to Assignee all of Assignor's right, title and interest in, to and under the Lease and with respect to the Premises demised thereunder, which assignment is to be effective as of the date of the closing of the transactions contemplated by the Asset Purchase Agreement (the "Effective Date"), which Effective Date is anticipated to occur on or before \_\_\_\_\_, 2023, and Assignee desires to accept such assignment and to assume all obligations and liabilities of Assignor under the Lease and with respect to the Premises, subject to the terms and conditions set forth in this Assignment.

C. Pursuant to Section 12.3(b) of the Lease, the assignment and assumption contemplated hereunder has been consented to and acknowledged by Lessor in writing under a separate instrument.

**NOW, THEREFORE**, in consideration of the foregoing and of the mutual covenants and agreements contained herein, Assignor and Assignee hereby agree as follows:

1. Recitals; Defined Terms. The recitals above are true and correct and are, by this reference, hereby incorporated as part of this Assignment, along with any and all exhibits attached hereto. All terms used herein and defined in the Lease shall have the same meaning as set forth in the Lease unless otherwise defined herein.

2. Assignment; Indemnification by Assignor. Effective as of the Effective Date, Assignor hereby assigns, conveys, and transfers to Assignee all of Assignor's right, title and interest in, to and under the Lease [(including, without limitation, Assignor's right, title and interest in and to any security deposit(s) being held by Lessor under the Lease)] and with respect to the Premises thereunder. Assignor hereby agrees to indemnify, defend and hold Assignee harmless

from and against any and all damages, losses, costs, claims or expenses incurred by or asserted against Assignee (including, without limitation, court costs and reasonable attorneys' fees) arising or accruing under the Lease prior to the Effective Date only as provided for in Article 9.2 of the APA.

3. Assumption; Indemnification by Assignee. Effective as of the Effective Date, Assignee hereby accepts such assignment, assumes the obligations and liabilities of the tenant under the Lease and agrees to make all payments and to keep and perform all conditions and covenants to be kept and performed by the tenant thereunder, as fully and completely as if Assignee had executed the Lease in its own name. Assignee is not assuming any liability or obligation of the Assignor relating to any breaches, penalties or interest, default or violation, relating to or arising to a period of time prior to the Effective Date, or otherwise from Assignor's performance of, or failure to perform, any of Assignor's obligations under the Lease that arise or relate to a period prior to the Effective Date. Assignor retains all obligations and responsibilities of tenant under the Lease with respect to or relating to all periods prior to the Effective Date. Assignee hereby agrees to indemnify, defend and hold Assignor harmless from and against any and all damages, losses, costs, claims or expenses incurred by or asserted against Assignor (including, without limitation, court costs and reasonable attorneys' fees) (i) arising or accruing under the Lease on and after the Effective Date, including Assignee's failure to comply with or perform the obligations of the tenant under the Lease only as provided for in Article 9.3 of the APA, or (ii) arising out of Assignee's breach of this Assignment.

4. Condition. This Assignment is conditioned on the occurrence of the consummation of the Closing as set forth in the Asset Purchase Agreement including but not limited to the satisfaction or waiver of all conditions to Closing.

5. Notices. Tenant's address for notices under the Lease is as follows:

SBG APPLE NORTH IV, LLC  
c/o Starboard Group Management Company, Incorporated  
Attention: Andrew Levy  
12540 W. Atlantic Blvd.  
Coral Springs, FL 33071  
Email: [alevy@starboardgroup.net](mailto:alevy@starboardgroup.net)

With a copy to:

Philip C. Rosen, Esq.  
Shutts & Bowen LLP  
201 East Broward Blvd., Suite 2200  
Fort Lauderdale, FL 33301  
Email: [prosen@shutts.com](mailto:prosen@shutts.com)

6. Entire Agreement. The entire agreement of the parties with respect to the matters covered hereby is set forth in this Assignment and in the Lease as amended hereby.

7. Successors and Assigns. The provisions of this Assignment shall be binding upon, and inure to the benefit of, both parties and their respective successors and assigns.



8. Severability. If any provision of this Assignment is held to be unenforceable, then that provision is to be construed by modifying it to the minimum extent necessary to make it enforceable, unless such modification is not permitted by law, in which case that provision is to be disregarded. If an unenforceable provision is modified or disregarded in accordance with this section, the rest of the Assignment is to remain in effect as written, and the unenforceable provision is to remain as written in any circumstances other than those in which the provision is held to be unenforceable.

9. Lease in Full Force and Effect; Effective Assignment. Except as otherwise provided herein, all of the terms and provisions of the Lease shall remain in full force and effect, as amended hereby. Assignor and Assignee acknowledge and agree that nothing that has occurred prior to the date of this Assignment, or that may occur after the date of this Assignment and prior to the Effective Date, shall in any way discharge, alter, modify or affect, in any manner, the effectiveness of the Lease assignment, acceptance and assumption provisions set forth in this Assignment, or any of the respective obligations and liabilities of Assignor and Assignee as otherwise set forth in this Assignment. This Assignment shall be construed and interpreted in accordance with and governed by the laws of the state or the commonwealth under which the Lease is construed and interpreted.

10. Counterparts; Electronic Signatures. This Assignment may be executed in one or more counterpart signature pages, each of which will be deemed to be an original copy of this Assignment and all of which, when taken together, will be deemed to constitute one and the same instrument. The exchange of copies of and signature pages to this Assignment by facsimile transmission, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original signature.

*[SIGNATURE PAGE TO FOLLOW]*

**SIGNATURE PAGE TO ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT**

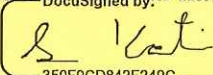
IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the Effective Date.

**ASSIGNOR:**

**ASSIGNEE:**

**WISCONSIN APPLE, LLC, a  
Louisiana limited liability company**

**SBG APPLE NORTH IV, LLC, a Florida  
limited liability company**

By:   
DocuSigned by:  
350F6CB842F249C...  
Print Name: Seenu Kasturi  
Print Title: Managing member

By: STARBOARD GROUP  
MANAGEMENT COMPANY  
INCORPORATED, a Florida  
corporation, its Manager  
DocuSigned by:  
By:   
C12984880E740D...  
Andrew Levy, President and CEO

**EXHIBIT "A"**

LEASE



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 02-24-2022

Employer Identification Number:  
88-0869593

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:  
1-800-829-4933

SBG APPLE NORTH IV LLC  
ANDREW LEVY SOLE MBR  
12540 W ATLANTIC BLVD  
CORAL SPRINGS, FL 33071

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-0869593. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://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.





WISCONSIN DEPARTMENT OF REVENUE  
PO BOX 8902  
MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
MADISON, WI 53708-8902  
ph: 608-266-2776 fax: 608-224-5761  
email: DORBusinessTax@wisconsin.gov  
website: revenue.wi.gov

Letter ID L1909014480

PATRICIA ANGEL  
SBG APPLE NORTH IV, LLC  
12540 W ATLANTIC BLVD  
CORAL SPRINGS FL 33071-4085

## Wisconsin Department of Revenue Seller's Permit

**Legal/real name:** SBG APPLE NORTH IV, LLC  
**Business name:** 855 - APPLEBEES  
4435 CALUMET AVE  
MANITOWOC WI 54220-8603

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

<b>Tax Type</b>	<b>Account Type</b>	<b>Account Number</b>
Sales & Use Tax	Seller's Permit	456-1030914660-02



**State of Wisconsin • DEPARTMENT OF REVENUE**

Personal Wallet Copy

Seller's Permit: 456-1030914660-02

Legal/Real Name: SBG APPLE NORTH IV, LLC

Signature \_\_\_\_\_