



**CITY OF ANN ARBOR REDEVELOPMENT LIQUOR LICENSE
PRE-APPLICATION QUESTIONNAIRE**

Instructions to Applicants: If you are applying for a City of Ann Arbor Development District License, within the Downtown Development Authority Area (see map), this form must be completed prior to filling out the City of Ann Arbor New Liquor License Application Form. The new application form will not be accepted without a completed pre-application questionnaire. **Please include copies of two pieces of personal identification.**

Please indicate, by checking YES or NO, if your establishment meets the following criteria.

1. Is the business to be licensed within the geographic boundaries of the City of Ann Arbor Downtown Development Authority District? **Yes** **No** (Please indicate proposed location on the attached map.)

Sugo Ann Arbor, LLC

Complete name and address of business to be licensed 203 N. Fourth Ave.
Personal Property ID (for existing businesses) _____

2. Applicants for development district licenses, must demonstrate to City of Ann Arbor and the Michigan Liquor Control Commission (MLCC), at the time of investigation, that the amount expended for the rehabilitation or restoration of the building that houses the licensed premises shall be not less than \$75,000 over a period of the preceding five years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license. At the time of application, can your business demonstrate this requirement?
 Yes **No** (Please attach supporting financial information for verification.)
3. Will the licensed business engage in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons? **Yes** **No** (Please attach current or proposed floor plan that supports seating capacity.) 52
4. Will the licensed business generate 50% or more of its revenue from food and non-alcoholic drink sales? **Yes** **No**
5. What type of on-premise sales are you interested in applying for? Check all that apply. (Checking the boxes does not guarantee award of any or all categories.)
 Beer **Wine** **Spirits (hard liquor)**
6. Please describe (on an attached sheet) how your business will do the following, if issued a license:
i. Prevent deterioration in the DDA district and promote economic growth by:
a. creating new employment opportunities
b. adding new tax value through the purchase of new equipment and/or building improvements
ii. Represents a desired land use as determined by the City's area master plan and zoning requirements.
iii. Contribute to the mix of dining/drinking, entertainment and recreational existing establishments (describe unique characteristics)

1/26 MORENO CERUTTI
Signature of Applicant Date Printed Name

If any of the above questions have been answered NO, the applicant is not eligible to apply for a Development District License as designated under Michigan State Law (Public Act 501 of 2006). Applicants that cannot meet the minimum criteria will not be considered by the City of Ann Arbor. Do NOT fill out an application.

If all of the above questions have been answered YES, the applicant is eligible to apply for a Development District License. The next step in the application process is to fill out the City of Ann Arbor application form. Attach this completed form to the application and submit with \$150 application fee to the Ann Arbor City Clerk, 301 E. Huron St, Ann Arbor, MI 48104. Fax Number – 734-994-8296. Phone No. – 734-794-6140. A \$600 license fee is due upon approval.

To inquire about other licensing opportunities, including transfers of existing Class C licenses, please contact the Michigan Liquor Control Commission directly. All transferred licenses begin at the State level. MLCC On-Premises Licensing Division - 517-322-1400.

Revised 3/26/15

Individuals considering applying for a development district liquor license should be aware of the following restrictions.

- ✓ A licensee may transfer ownership of the license; however, this type of license may not be transferred to another location.
- ✓ If the licensee goes out of business, the licensee must surrender the license to the MLCC. The City may approve another applicant within the development district to replace the licensee who has surrendered the license to the MLCC.
- ✓ The applicant must state and demonstrate that an attempt to secure an appropriate on-premises escrowed license or quota license which may be available within the city in which the applicant proposes to operate.

This fact sheet has been prepared for informational purposes only. Individuals considering applying for a development district liquor license are advised to contact a lawyer for advice on the application process. General informational inquiries can also be directed to the Michigan Liquor Control Commission.

Effective Date: April 30, 2008

Prepared by: City of Ann Arbor, City Attorney's Office

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LANSING OFFICE
6017 WEST ST. JOE HWY., SUITE 202
LANSING, MICHIGAN 48917
P. (517) 321-4617
F. (517) 321-4642

February 19, 2026

City of Ann Arbor
Attention: Clerk
301 E. Huron St.
Ann Arbor, MI 48104

Re: ***SUGO ANN ARBOR, LLC - 203 N. Fourth Ave.***
Local Application for approval of a DDA Class C Liquor License

Dear Clerk:

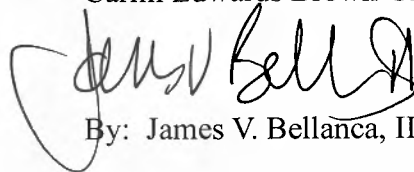
The undersigned is the attorney for Sugo Ann Arbor, LLC (the "Applicant"). The Applicant is requesting local approval for a DDA Class C Liquor License to be used at its restaurant located at 203 N. Fourth Ave., Ann Arbor, MI 48104. Enclosed please find a completed Ann Arbor Local Liquor License Application, along with attachments, including Articles of Organization for the Applicant entity, and an Alcohol Safety Plan.

As you will see, the Applicant entity is a single member LLC, owned by Neno Hospitality, LLC. Neno Hospitality, LLC is owned by Moreno Cerutti and his wife, Christina Andres-Cerutti. If you have questions for either of them, please advise and we will be happy to answer them. Finally, enclosed please find a check made payable to the City of Ann Arbor in the amount of \$150.00, which represents the application fee.

Please process this application at your first opportunity and should you have any questions or require any additional information from the Applicant, please do not hesitate to contact me.

Very truly yours,

Carlin Edwards Brown Grobbel & Bellanca PLLC



By: James V. Bellanca, III

Enclosure
cc: Sugo Ann Arbor, LLC

SUGO ANN ARBOR, LLC
203 N. Fourth Ave.
Ann Arbor, MI 48104

Moreno Cerutti and his wife, Christina Andres-Cerutti, have successfully opened 4 restaurants in New York City in the last 10 years. All of those restaurants continue to operate and contribute positively to the local community.

Now, Mr. and Mrs. Cerutti are thrilled to move to Ann Arbor to begin a new chapter in their lives and to raise their family in this wonderful community. They are excited to open their new Italian restaurant here in Ann Arbor and intend to replicate the same success they had in New York.

Sugo Ann Arbor, LLC (“Sugo”) will offer exciting Italian cuisine, with an emphasis on food quality and service, and will feature homemade pasta and other unique dishes and recipes.

Sugo will provide both full-time and part-time employment opportunities, which will help foster a vibrant DDA district. Sugo expects to attract local community residents who are seeking a positive work environment, with opportunities for advancement. Sugo also plans to make a significant investment in the premises.

These contributions and investments will promote economic growth by adding both employment opportunities and new tax value. Furthermore, we believe that the investment represents land use consistent with the City’s master plan, as it will enhance the area and complement neighboring businesses.

Specifically, Sugo’s unique business plan and emphasis on homemade pasta, which will be on display, will add to the diverse mix of dining/drinking and entertainment, and be a positive contributor to local business development and employment opportunities.



DEVELOPMENT DISTRICT LIQUOR LICENSES FACT SHEET

Public Act 501 of 2006 amended the Michigan Liquor Control Code, effective December 29, 2006, to allow the Liquor Control Commission (MLCC) to issue public on-premises licenses, in addition to the population-based quota licenses allowed under the Code, to businesses engaged in activities related to dining, entertainment, and recreation, and located in city development districts.

The City Council of Ann Arbor adopted Resolution R-08-024 on February 4, 2008 establishing the Ann Arbor Downtown Development District as a development district for liquor licensing in accordance with the requirements of Public Act 501 of 2006 and the MLCC. The City of Ann Arbor has filed all required documentation for the certification of the development district by the MLCC (certified copy of Resolution R-08-024, the required map reflecting and outlining the designated development district within the boundaries of the City, and an affidavit from the City Assessor, certified by the City Clerk, stating the total amount of investment in real and personal property within the development district during the preceding five years.) and been advised that it has met the monetary threshold for 807 licenses.

To receive a Development District Liquor License an applicant must be approved by the City and the MLCC. An application for a license will not be authorized for investigation until the MLCC has received a City resolution which approves the applicant at a specific location "above all others."

Applicants must complete a City application and file it with the City Clerk with all required supplemental documentation and the City application fee. Application fees are established by resolution of City Council and the application package can be obtained from the City Clerk's office. The City will review the application and make a determination as to whether the applicant is approved "above all others" at the designed premises. The City may make investigations it considers proper in connection with the approval process or as required by City ordinances.

Upon receipt of the documentation from the City, and all necessary MLCC application forms, other required documents and inspection fees, the application will be authorized for investigation by the MLCC. The initial enhanced license fee for development district licenses is \$20,000.

Applicants for development district licenses must demonstrate, at the time of the investigation by the MLCC, that:

- The amount expended for the rehabilitation or restoration of the building that houses the licensed premises shall be not less than \$75,000 over a period of the preceding five years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license.
- That the licensed business is engaging in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons.



CITY OF ANN ARBOR
APPLICATION FOR NEW LICENSES

Date: 1/1/26

Instructions: This application must be completed and returned with a \$150 application fee for each license before it can be considered. All answers must be typed or printed. Sign the completed form in ink and return to the City Clerk, 301 E. Huron St., Ann Arbor, Michigan 48104. MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO THE CITY OF ANN ARBOR, MICHIGAN.

1. Applicant identification-all applicants	
Name of individual, partnership, corporation or limited liability company who will hold the license: <u>Sugo Ann Arbor, LLC</u>	Contact Person Name: <u>MORENO CERUTTI</u>
Business Street Address: <u>203 N 4TH AVE</u>	Street Address: [REDACTED]
City/State/Zip Code: <u>ANN ARBOR-MI</u>	City/State/Zip Code: [REDACTED]
Township: <u>ANN ARBOR CHARTER</u>	Business Phone No. Home Phone No. <u>48104 (+1) 248 719 4222 (+1) [REDACTED]</u>

2. Nature of Application – (Check all that apply)

Retail Applicants
 Manufacturer or Wholesale Applicants

3. Retail Applicants – (Please identify all permits being applied for with this license application)

3a. Check Type of License	3b. Check Type of Permits
<input checked="" type="checkbox"/> SDM <input checked="" type="checkbox"/> Class C <input type="checkbox"/> A-Hotel <input type="checkbox"/> B-Hotel <input type="checkbox"/> Tavern <input type="checkbox"/> Club <input type="checkbox"/> SDD <input type="checkbox"/> Redevelopment <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Sunday Sales <input type="checkbox"/> Add Bar <input type="checkbox"/> Entertainment Sales <input checked="" type="checkbox"/> Outdoor Sales <input type="checkbox"/> Before / After Hours For: _____ _____

4. New Manufacturer or Wholesale Applicants

<input type="checkbox"/> Wine Maker <input type="checkbox"/> Small Wine Maker <input type="checkbox"/> Wine Maker Tasting Room <input type="checkbox"/> Micro Brewer <input type="checkbox"/> Small Distiller	<input type="checkbox"/> Manufacturer of Spirits <input type="checkbox"/> Industrial Manufacturer <input type="checkbox"/> Warehouse <input type="checkbox"/> Brewpub	<input type="checkbox"/> Outstate Seller of Mixed Spirit Drinks <input type="checkbox"/> Outstate Seller of Wine <input type="checkbox"/> Outstate Seller of Beer <input type="checkbox"/> Other: _____
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5. Proposed Licensed Address:

203 N. 4th Ave

6. Briefly describe the business, for example – Drug Store, Restaurant, Party Store, Wholesaler, Wine Maker, etc.

ITALIAN PASTA-BAR CONCEPT; HOME MADE PASTA PRODUCING ALL DAY LONG, SHOWING IT IN A DISPLAY. COZY AND RELAX BAR WITH EXCELLENT SDRITZ, COCKTAILS, WINES

7. This proposed licensed business will be owned by: (check one)
 Me as the individual owner The named corporation The named liability company
 The following partners (indicate limited partners with an "L" before their name)
Partnership Information: (attach additional sheet if necessary)

Name of Partners	Home Address	Telephone Number

* All partners may be required to complete and submit additional information as part of the application review process, by completing this application applicant agrees to comply with any such requests.

8. Personal Information – Individual Applicants and Partnership Members Only
 Date of Birth _____ (required to confirm applicant is over 21 years of age)

If you are not a US Citizen – Are you a registered alien? Yes No Or, do you have a Visa? Yes No
 Full name of spouse: _____

Have you ever legally changed your name? Yes No If Yes, from _____ to _____
 Have you been known by other names? Yes No List Names: _____

Have you ever been convicted of a criminal offense, including alcohol related infractions (exclude traffic citations)?
 Yes No If Yes, please list charge, date of conviction, location and disposition below.
 (Use additional sheet if necessary.)

CHARGE	DATE	PLACE	DESCRIPTION
_____	_____	_____	_____
_____	_____	_____	_____

List your former occupations for the past 3 years:

DATE (to/from)	OCCUPATION	EMPLOYER NAME AND ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

I or my spouse previously held or now hold interest in the following licenses for sale of alcoholic beverages as sole licensee, partner or corporation:

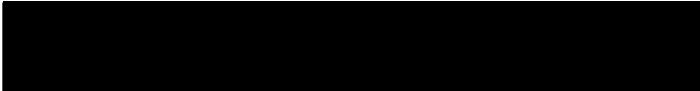
NAME OF LICENSE	TYPE OF LICENSE	LOCATION	DATE
_____	_____	_____	_____
_____	_____	_____	_____

Do you or your spouse hold any law enforcement powers including powers of arrest? Yes No

9. Limited Partnership Applicants Only – Is the limited partnership authorized to do business under the laws of Michigan?
 Yes No Date authorized: _____





10. Corporate & Limited Liability Company Applicants Only - Attach copy filed or proposed Articles of Incorporation, last annual report/statement filed & attach copy of stock options.

Corporate/LLC Name: <u>Suge Ann Arbor LLC</u>	Incorporation/Organization date: <u>11/24/25</u>
Incorporated/Organized in what State? <u>Michigan</u>	Michigan Authorization date: <u>11/24/25</u>



Name, Address, Phone Number of Resident Agent:


(Check one of each) Profit or Nonprofit Public or Private Corporation
 Corporation

Date last annual report/statement filed with Michigan Corporation and Securities:

Corporate Officers	Name	Address	Phone Number
President	<u>MORENO CERUTI</u>		
Vice-President	<u>CHRISTINA ANDRES-CERUTI</u>		
Secretary	_____	_____	_____
Treasurer	_____	_____	_____

11. Corporations and Limited Liability Companies – List all persons, companies and other entities that hold or will hold stock interest or membership in applicant entity.

	Name	Address	Phone Number	% Interest
1.	<u>Neno Hospitality LLC</u>			<u>100</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____

12. Denial of Application/Revocation of License

(A) Have you, prior to this application, made application(s) for a similar or other license on premises other than described in this application?

Yes No

If yes, please list date, place and disposition of such application(s). NEW YORK

(B) Have you, prior to this application, been disqualified to receive approval for a license under the laws of the State of Michigan?

Yes No

If yes, please explain.

(C) Have you ever held a liquor license which has been revoked or not renewed?

Yes No

If yes, please state reason.

13. Financial Details – All applicants

(A) Source of funds used to establish business, or which will be used to purchase this business, list name, address and amount of all money lenders.

Name	Address	Amount
<u>Marino Cerutti</u>		<u>80,000</u>
<u>Christina Andes-Cerutti</u>		<u>80,000</u>
<u>Nemo Hospitality LLC</u>		<u>80,000</u>

(B) Attorney or representative

<u>James V. Bellanca III</u>	<u>423 N. Main St. Suite 200 Royal Oak MI 48065</u>	<u>248-655-7913</u>
Name	Address	Phone Number

14. Premises (Answer either A, B, or C.) Applicant shall attach a building and grounds layout diagram (8-1/2 x 11) showing the entire structure, premises, and grounds, and in particular the specific areas where the license is to be utilized. Plans shall demonstrate adequate off-street parking, lighting, refuse disposal facilities, and where appropriate, adequate plans for screening and notice control.

(A) New Construction

Do you need to build a facility at the residence that will hold the license? Yes No

If yes, do you have building permits? Yes No

If no, when do you plan to get them? _____

If yes, when do you expect construction will begin? _____

If yes, when do you expect construction to be completed? _____

If yes, what is the estimated cost of construction of the facility? \$ _____

When is your anticipated occupancy date/open for business date? _____

Would you build the facility at this location if you do not get a license? Yes No

(B) Existing Facility-No Renovation

Is the facility currently occupied? Yes No

If yes, do you intend to be licensed under the existing business at this location? Yes No

If yes, do you intend to be licensed under the same management? Yes No

How long has the existing business be at the location? _____

Are you currently associated with the business operation on site? Yes No

If yes, in what capacity are you associated? _____

If no, will you be purchasing the premises? _____

(C) Existing Facility-Renovation

Do you plan to renovate an existing facility? Yes No
If yes, what is the estimated cost of the renovation? \$ 300 K
If yes, when do you expect construction will begin? FEB 2026
If yes, when do you expect the construction to be completed? JUNE 2026
When is your anticipated occupancy date/open for business date? AUG 2026
Is the facility currently occupied? Yes No
If yes, are you currently associated with the business operation on site? Yes No
If yes, in what capacity are you associated? _____
Will it be necessary to temporarily close the facility for renovation? Yes No
If yes, how long will the facility be closed? _____
Are you going to renovate the facility if you do not get a license? Yes No

15. Employment – (All applicants must complete either A or B section)

(A) Existing Business

How large is the current staff? (i.e. 1 full-time bartender)

Number	Full	or	Part-time	Position
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____

Will you be retaining current staffing levels, expanding current staffing levels, or decreasing current staffing levels if you receive the license? Explain. _____

(B) New Business

How large of a staff do you plan to have? (i.e. 1 full-time bartender)

Number	Full	or	Part-time	Position
<u>10</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<u>5 B.O. HOUSE</u>
_____	<input type="checkbox"/>		<input type="checkbox"/>	<u>(PORTERS, PREPS, LINE CHEF, CHEF)</u>
_____	<input type="checkbox"/>		<input type="checkbox"/>	<u>5 F.D.H.</u>
_____	<input type="checkbox"/>		<input type="checkbox"/>	<u>(RUNNERS, SEWER, BARTENDER)</u>

16. Operating Statement - Attach a general operation statement outlining the proposed manner in which the business for which the license being proposed will be operated, including a schedule of the hours of operation, food services, crowd control, and use of facilities. See Attached Safety Plan

THE PROPOSED BUSINESS WILL OPERATE AS FULL-SERVICE ITALIAN RESTAURANT WITH A STRONG EMPHASIS ON FOOD SERVICE & HOSPITALITY. ALCOHOL SERVICE WILL BE STRICTLY INCIDENTAL TO MEALS AND CONDUCTED IN FULL COMPLIANCE WITH ALL STATE OF MICHIGAN & CITY OF ANN ARBOR REGULATIONS. SCHEDULE: Mo-Su 11 AM-11 PM. CROWD CONTROL WILL BE MANAGED BY OWNERS & MANAGEMENT IN A STRONG/FAMILY APPROPRIATE MANNER. THE HOME MADE PASTA PRODUCTION ^{DISPARED} WILL BE THE MUST.

17. Personal Statement - (App applicants must complete this requirement)

Please describe how this business will enhance the City of Ann Arbor community. What special considerations should we take into account in evaluating your application? PLEASE LIMIT YOUR ANSWER TO 200 WORDS OR LESS. Please attach a separate sheet of paper if necessary.

AFTER 15 YEARS OF NEW YORK AND WITH 6 RESTAURANTS SUCCESSFUL OPENED WE MOVED TO MICHIGAN FOR A BETTER QUALITY OF LIFE WITH OUR NEW BABY. THIS RESTAURANT IS INTEND TO BE A POSITIVE AND LASTING ADDITION TO THE CITY OF ANN ARBOR. WE LOVE THIS CITY AND COMMUNITY. OUR CONCEPT EMPHASIZES PROFESSIONALISM, RESPECT FOR RULES, WELCOMING ATMOSPHERE FOR STUDENTS, FAMILIES, RESIDENT OR VISITORS. OUR GOAL IS TO BECOME A RELIABLE, RESPECTFUL AND VALUED MEMBER OF ANN ARBOR COMMUNITY.

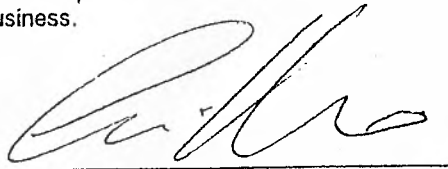
* See Attached

I have read all of the above answers and they are true. I agree to provide all requested information and to fully cooperate with all City Service Areas requesting any and all additional information provided in this application or any attachment thereto. Any changes that occur after the date of this application, applicant will notify the City Clerk, in writing, within 14-days of such change. I understand that the falsification of the information on this form or any false statements made during investigations may constitute grounds for denial of a license.

I warrant that I am not disqualified to receive a liquor license under the ordinances of the City of Ann Arbor or the laws of the State of Michigan. If granted a liquor license I will not violate any federal or state laws or any ordinance of the City of Ann Arbor in the conduct of business.

Attested to:

1/1/26
Date of Application


Signature of Applicant
(if applicant is a corporation, include title of signor)

MORENO CERUTI,
Name of person completing this form if not the applicant

(E) BUILDING

EXISTING ELECTRICAL PANEL A

EXISTING ELECTRICAL METER AND

PATIO

B:27

ELECT RM

A:36 WP

(E) WOMENS RR

(E) MENS RR

HOOD CONTROL

B:24

GFI A:41 09

GFI A:36 26

GFI A:27 02

KITCHEN

24" A.F.F GFI B:25

24" A.F.F GFI B:25

GFI A:29 02

(E) PARKING LOT

DISP. AY SHELVES

PASTA VIEWING AREA

PASTA VIEWING AREA

ORDERING

A:38 A:25

SEATING

WAITING AREA

HALF WALL GLASS

A:36

A:8

BAR SEATING

HALF WALL GLASS

ASA BAR SEATING

FUP OPENING

A:4

A:23

A:21

B:30,32,34

B:29

FUP OPENING

GFI B:29

GFI B:29

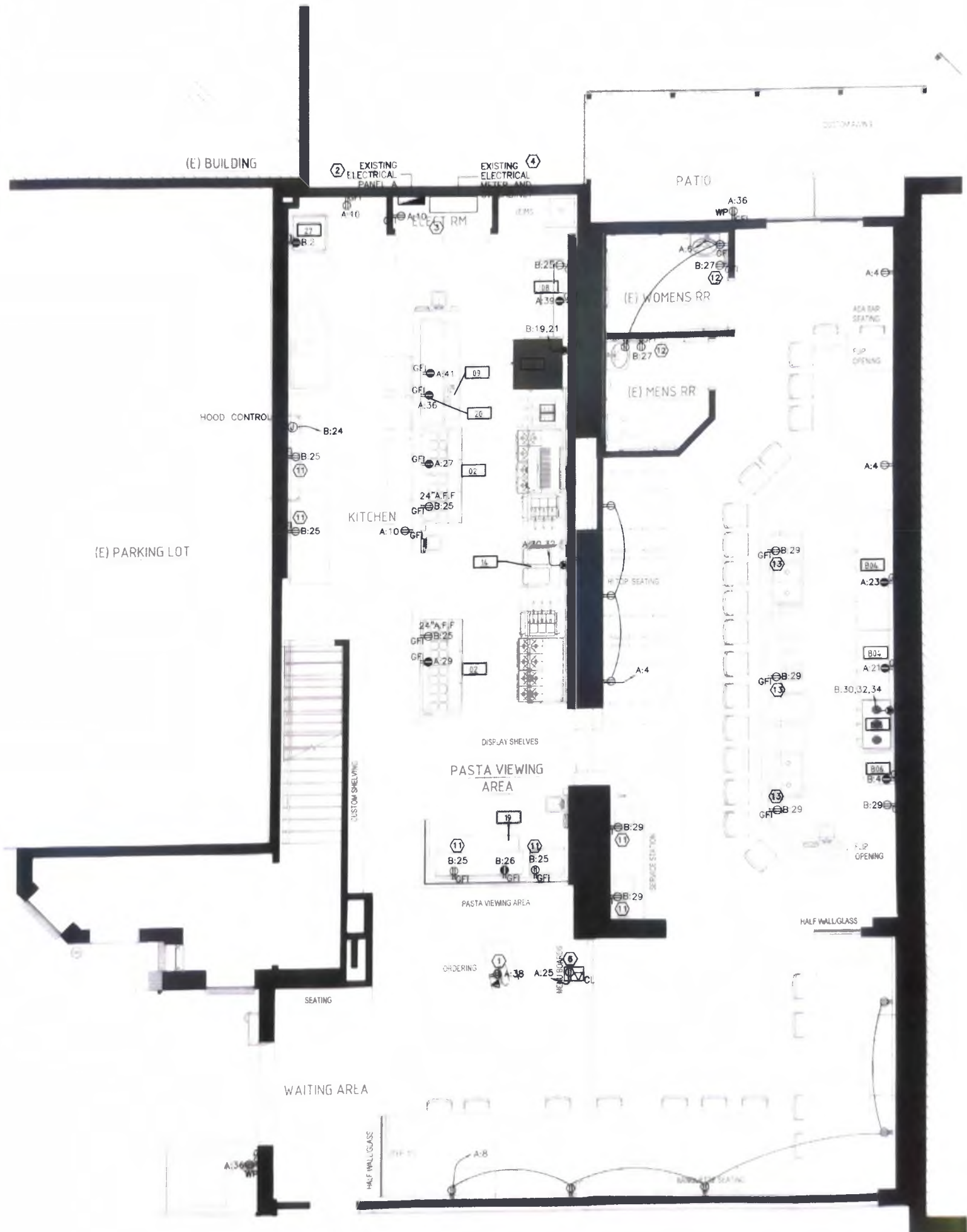
GFI B:29

H-TOP SEATING

A:4

SERVICE STATION

CUSTOM PAINT



Pete's Visions

Peter Owen

6815 Walsh Rd, Dexter, MI 48130 * (734) 417-900 * petesvisions@gmail.com

Mi Builders License # 2101156212

Estimate

Contact

December 22, 2025

Sugo Ann Arbor, LLC

[REDACTED]
Sugoannarbor@gmail.com

Job:

203 n fourth ave

Ann Arbor, Mi

Scope of Work: Based on the preliminary plans from Biggs Architects, this is an estimate that includes all material and labor necessary to complete the restaurant., and procure all necessary permitting for the building project mechanical rooms. Erect new partitions for a new mechanical closet for meters. Saw cut out existing floor on slab as necessary for new plumbing per blueprint for wash stations, dishwashing, mop sinks main floor and basement as well as all necessary floor drains. All electrical per current NEC specs on blueprints run to all associated lighting, outlets, rooftop HVAC unit, vent hoods, kitchen appliances, walk in freezer in basement, vent fans, outdoor lighting. New rooftop Hvac installed and spiral ductwork run inside space, venthood installation with suppression.

Finishes for floors, walls and ceilings per preliminary design prints, Tile walls and floor in kitchen area. Drywall/ plaster all walls and ceiling areas as necessary, finish ceiling on dining/ bar side with 1x6 T & G wood. Install hardwood flooring in Dining/ bar area. Custom bar and tops and cabinetry per spec installed for space. Custom seating and tables installed in space. Everything painted per spec inside.

Install all lighting, appliances, hookup of all bath fixtures and associated appliances for kitchen, installation of walk in cooler in basement.

Labor and Material Pricing

Plumbing rough and finish complete	\$33,830
Hvac and vent hood complete	\$79,220
Electrical rough and finish	\$37,840
Carpentry rough and finish/painting	\$54,180

Masonry/ flatwork, tilework	\$28,500
Appliances install	\$19,170
<u>Preliminary Estimate Total 12/22/25</u>	\$251,740

SUGO ANN ARBOR, LLC ALCOHOL POLICY AND SAFETY PLAN

As a prospective holder of a Class C and SDM licenses issued by the Michigan Liquor Control Commission, SUGO ANN ARBOR, LLC (“SUGO”) is cognizant of its responsibilities and duties to comply with all MLCC rules and regulations to promote the safe service of alcohol, and to ensure the health, safety and well-being of the patrons of SUGO.

To better serve these goals, SUGO will implement the following policies and procedures to ensure compliance with MLCC rules and regulations and promote the safety and wellness of all patrons.

OVERVIEW

- ❖ SUGO will operate a restaurant and bar with a commonly known address of 203 N. Fourth Ave, Ann Arbor, MI 48104.

GENERAL ALCOHOL POLICIES

- ❖ Employees shall understand and acknowledge that the sale of alcoholic beverages is strictly regulated by state law and the rules of the Michigan Liquor Control Commission (“MLCC”).
- ❖ All employees shall be aware of, and follow, all local and state laws, rules, and regulations associated with the sale of alcoholic beverages. Employees shall not sell alcoholic beverages to a person less than 21 years of age, and will always make diligent inquiry as to whether the customer is of legal drinking age.
- ❖ It is our policy to request identification from anyone who appears to be under 35 years old.
- ❖ Employees will not serve alcoholic beverages to an intoxicated person.
- ❖ Any violation of these policies may result in immediate suspension or termination of employment.

EMPLOYEE MONITORING

- ❖ All management and supervisory personnel supervising employees serving alcoholic beverages shall successfully complete a server training program approved by the Michigan Liquor Control Commission.
- ❖ Employees will be specifically instructed to pay special attention to all patrons to ensure continued monitoring and supervision, in particular, to ensure that all points of entry and exit will be patrolled in order to enforce compliance with Michigan Liquor Control Commission regulations.
- ❖ Employees will be trained to utilize approved techniques to ensure that alcohol remains in the licensed areas only, and will not be removed to non-licensed areas.
- ❖ Each person serving alcohol will be properly trained before they can serve on their own.
- ❖ Beverage service will follow all TIPS or similarly MLCC approved required procedures when identifying the signs of intoxication and how to manage alcohol sale and consumption for guests.

CHECKING IDENTIFICATION

- ❖ SUGO has an ID Checking Procedure that is used when training all employees who serve alcohol.
- ❖ It is the Employee's responsibility to make sure that customers who buy alcohol are of legal drinking age (21 years old). Identification (with proof of age) is required from any person who appears to be age 35 or younger. The only acceptable forms of identification are:
 - Valid photo driver's license or government issued identification card from any state or province of Canada;
 - Valid military identification card issued by the U.S. Department of Defense;
 - Valid United States passport;
 - Tribal identification;

- In the case of foreign nationals, passports with photo from a nation other than Canada.
- ❖ In Michigan, a minor's license is **vertical**, while the license of a person over 21 is horizontal. Employees should pay particularly close attention when presented with a **vertical license**.
- ❖ Adequately checking identification means:
 - Comparing the picture on the identification with the customer;
 - Checking the birth date; and
 - Examining the card for signs of falsification or tampering; and
- ❖ If the customer does not have any of these forms of identification the employee cannot sell him/her alcoholic beverages.
- ❖ Employees must check ID even if that employee has sold alcoholic beverages to that customer on a previous occasion.
- ❖ If the employee doubts the validity of the ID presented, he/she is encouraged to ask for further identification. We are not required to sell alcohol to anyone if the validity of their identification is in question. If an employee has any doubt about the age or identity of a customer, the employee should not sell alcohol to that customer.
- ❖ Expired driver's licenses are not valid forms of identification.
- ❖ Employees shall refuse to sell alcohol to any person of legal age it is suspected that the alcohol is being furnished to an underage person.
- ❖ If an employee has any questions about the validity of an ID, he/she is instructed to contact the manager on duty.

INTOXICATED CUSTOMERS

- ❖ Alcoholic beverages may never be sold to an intoxicated person. If there is any question as to the sobriety of the customer, the alcoholic beverages must not be sold.
- ❖ Employees shall be trained to be attentive to the common signs of intoxication which may include:
 - Loud speech;
 - Drinking fast;
 - Slurred speech;
 - Stumbling;
 - Overly friendly behavior;
 - Sleepiness;
 - Glassy or bloodshot eyes;
 - Inability to complete sentences.
- ❖ Employees shall be trained to make reasonable efforts to ensure that all intoxicated persons have access to safe transportation, and shall make reasonable efforts to prevent an intoxicated person from driving.

MANAGEMENT

- ❖ SUGO management is fully committed to supporting all employees in upholding and promoting these policies.
- ❖ SUGO management will support an employee's decision based on these policies to refuse a sale or terminate service to any customer.



STATE OF MICHIGAN
CSCL/CD- 700 - ARTICLES OF ORGANIZATION -
DOMESTIC LLC

Corporations Division Administrator

FILED

Entity #: 900123543
Filed Date: 11/24/2025

Articles of Organization

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I - Michigan Limited Liability Company Name

Michigan Limited Liability Company Name **SUGO ANN ARBOR LLC**

Article II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

Article III

Duration of the Company **Perpetual / Ongoing**

Article IV

The name of the resident agent at the registered office is:

Agent Name **MORENO CERUTTI**

The street address of the location of the registered office is:

Street Address



I certify the above individual/company has agreed to serve as the Resident Agent for service of process for this entity.

Article V

The Limited Liability Company will be managed by or under the authority of: **Manager(s)**

Article VI - (Optional, leave unchecked if not applicable)

Unless otherwise provided by law or in an operating agreement, a person who is a member or manager, or both, of a limited liability company is not liable for the acts, debts, or obligations of the limited liability company.

No member of a member-managed limited liability company and no manager of a manager-managed limited liability company shall have monetary liability to the limited liability company or its members for breach of any duty established in Section 404, except that this provision does not eliminate or limit the liability of a member or manager for any of the following: (a) the receipt of a financial benefit to which the member or manager is not entitled; (b) liability under Section 308; (c) a knowing violation of law; or, (d) an act or omission occurring before the date when this provision becomes effective.

Optional Article(s)

This space is intentionally left blank.

Filing Effective Date

The filing will be effective: **when filed by the Corporations Division Administrator.**

Organizer(s)

Name of individual or organization	Party Title
NENO HOSPITALITY LLC	Organizer

Self

MORENO CERUTTI

11/18/2025

Signer's Capacity

NENO HOSPITALITY LLC

Date