



# 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.)

**Complete name and address of business to be licensed** Liberty Drinks LLC - 118 W Liberty AA MI  
**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.)
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)

	07/15/22	Adam Lowenstein
<b>Signature of Applicant</b>	<b>Date</b>	<b>Printed Name</b>

**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.



## 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.

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



CITY OF ANN ARBOR
APPLICATION FOR NEW LICENSES

Date: 7/15/22

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: Liberty Drinks LLC
Contact Person Name: Adam Lowenstein
Business Street Address: 118 W Liberty St
Street Address: Same as entity
City/State/Zip Code: Ann Arbor MI 48104
City/State/Zip Code:
Township:
Business Phone No. Home Phone No.

2. Nature of Application - (Check all that apply)
[X] 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
[ ] SDM
[ ] Class C
[ ] A-Hotel
[ ] B-Hotel
[ ] Tavern
[ ] Club
[ ] SDD
[X] Redevelopment
[ ] Other:
3b. Check Type of Permits
[X] Sunday Sales
[X] Add Bar
[X] Entertainment Sales
[X] Outdoor Sales
[ ] Before / After Hours For:

4. New Manufacturer or Wholesale Applicants
[ ] Wine Maker
[ ] Small Wine Maker
[ ] Wine Maker Tasting Room
[ ] Micro Brewer
[ ] Small Distiller
[ ] Manufacturer of Spirits
[ ] Industrial Manufacturer
[ ] Warehouse
[ ] Brewpub
[ ] Outstate Seller of Mixed Spirit Drinks
[ ] Outstate Seller of Wine
[ ] Outstate Seller of Beer
[ ] Other:

5. Proposed Licensed Address:
118 W Liberty St Ann Arbor MI 48104

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

**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
<b>SEE ATTACHED</b>		

\* 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:

Liberty Drinks LLC

Incorporation/Organization date:

3/2/22

Incorporated/Organized in what State?

MI

Michigan Authorization date:

3/2/22

Name, Address, Phone Number of Resident Agent:

Daniel C Cramer  
339 E Liberty St Suite 200 Ann Arbor MI 48104

(Check one of each)  
Corporation

Profit or  Nonprofit

Public or  Private Corporation

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

Corporate Officers	Name	Address	Phone Number
President	_____	_____	_____
Vice-President	_____	_____	_____
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>SEE ATTACHED</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).

(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
SEE ATTACHED		\$
		\$
		\$

(B) Attorney or representative

Daniel C Cramer	339 E Liberty St Suite 200 Ann Arbor MI 48104	
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? \$ \$500,000  
If yes, when do you expect construction will begin? 9/1/22  
If yes, when do you expect the construction to be completed? 2/1/23  
When is your anticipated occupancy date/open for business date? 3/1/23  
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>1</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<u>Chef</u>
<u>3</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<u>Managers</u>
<u>4</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<u>Bartenders</u>
<u>5</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<u>Cooks</u>
<u>8</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<u>Servers</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

**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.

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:

7/18/22

Date of Application

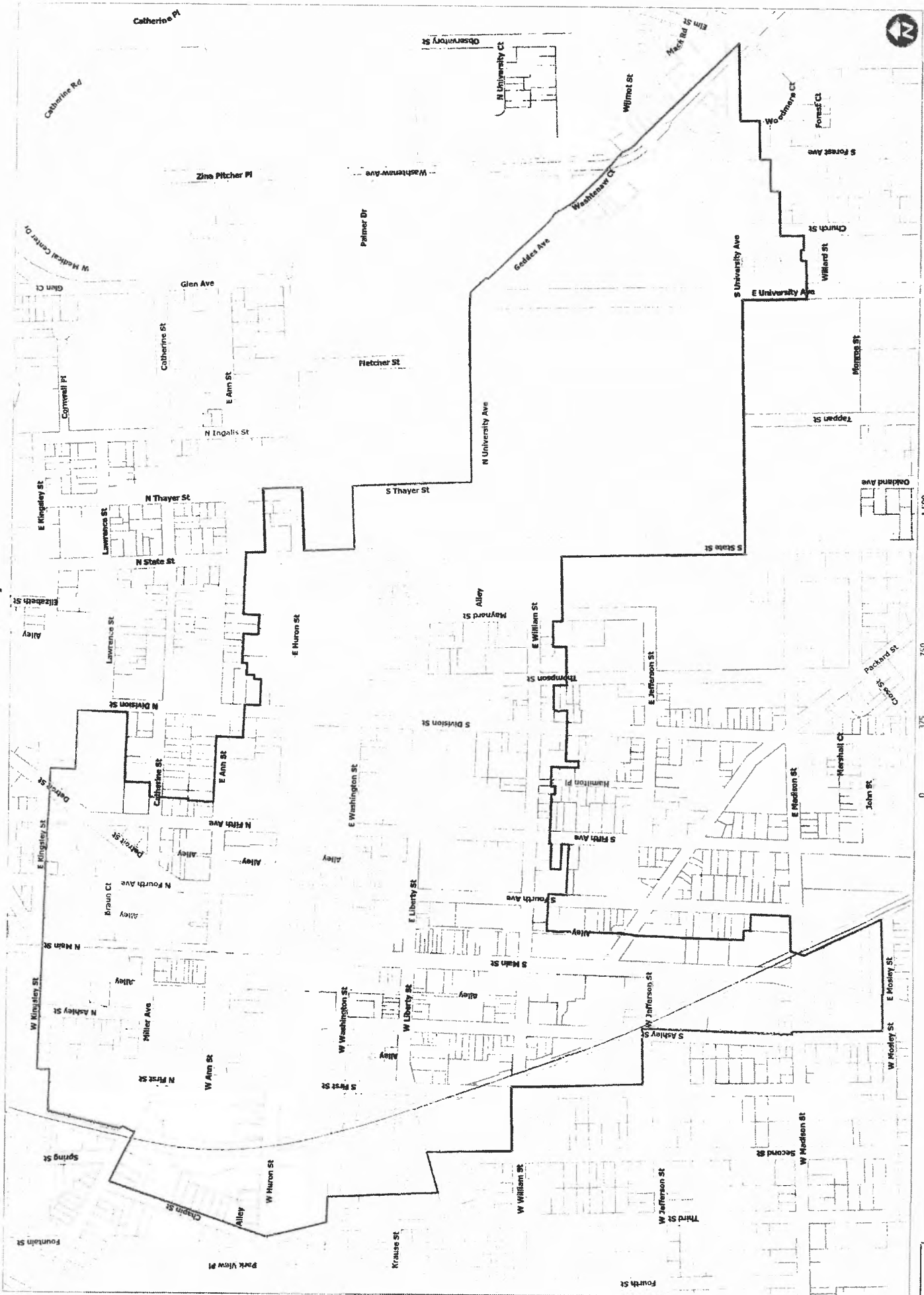


Signature of Applicant  
(if applicant is a corporation, include title  
of signor)

\_\_\_\_\_  
Name of person completing this  
form if not the applicant

Signed by: Adam Lowenstein  
Member/Manager Liberty Drinks LLC

# DDA Boundary



**Map Legend**  
 - Railroads  
 □ DDA  
 ▭ Parcels



Map available online:  
<http://gisweb.aawater.com/webSite/map/wahterway/>

Copyright 2009 City of Ann Arbor, Michigan  
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Ann Arbor.  
 The map creator has assumed this Accuracy Statement to be correct as of 1/1/09. No part of this map shall be used for any other purpose without the prior written permission of the City of Ann Arbor.



## 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”*

Our group intends to purchase the building at 118 W Liberty Ave, formerly Grange Kitchen and Bar, and renovate the space, creating an exciting new bar/restaurant in its place. Utilizing the industry leading beverage expertise of The Last Word team, and bringing in the food execution of Pacific Rim, one of Ann Arbor’s premier dining institutions, we intend to set a new standard for Ann Arbor dining and nightlife.

We will have seating on the first and second floors of an historic brick building on Liberty Ave. During the warm-weather months, we will utilize the sidewalk and right-of-way space for patio seating to take advantage of, and add to, the downtown vibrancy. The second floor will be available to book for special occasions, dinners, and other private events.

The food menu will consist of shareable, Vietnamese-influenced bar food. The drink menu will focus on inventive cocktails, along with wine, and bottled beer .

Our food menu will be available for all opening hours, with a reduced menu available from 12-2am Fri/Sat. Our ingredients will be sourced locally as much as possible, utilizing the AA farmers market, as well as local distributors and importers. The food will complement the drink menu which will focus on craft cocktails with house-made syrups and infusions, also with a focus on Michigan-made products. The hours of operation will be:

- Mon - Thurs 5-12am
- Fri - Sat 5 - 2am
- Sun 9am - 2pm (brunch)

Our staff will be trained in the proper methods and habits to facilitate a healthy and safe environment.. This includes training hosts and doormen to identify and turn away inebriated customers before they enter, training our servers and bartenders how to utilize the tools at hand to avoid overserving, and training managers to support staff in those efforts. All guests will enter through the front door and be greeted by a host before being seated. From 5-10 pm, IDs will be checked by the server or bartender. From 10pm until close, we will restrict guests to 21+ and the host will check IDs before they are seated.

## 17. Personal Statement

*“Why should the City of Ann Arbor issue a liquor license to your business? How will the community be enhanced if you are issued a license? Please include information regarding diversity of offerings and uniqueness of your business. What special considerations (about you, your business, your plans, and the neighborhood in which your business will be located) should we take into account in evaluating your application?”*

We can say definitively, our goals as a business and the city's goals are completely aligned: **to deliver exceptional services that sustain and enhance a vibrant, safe and diverse community**. We believe our business—as much as any Class-C liquor license holder can—helps further our community in achieving those shared goals. We intend to be exceptional and to cultivate a safe community both for our staff, customers, and neighbors.

Delivering exceptional services is our guiding principle. As entrepreneurs, chefs, and beverage directors, as the creators behind a new restaurant, we set a high standard for ourselves, because that is where the joy is. Food, drink, service, atmosphere—how can we challenge ourselves to create something equally unique and timeless that will excite and interest people all over SE Michigan. Rising to the level of exceptional is achieving our vision of success—creating a food and beverage establishment that will be known regionally and, ideally, nationally, and will be on any list of top eateries in SE Michigan. We will draw people to Ann Arbor, and be a reason they stay.

Secondly, we are invested in the success of our community. We are a thoroughly local business whose ownership all live in Ann Arbor and we care about the city and our neighbors—both where we live and where we work. There is no outside corporation or out of town money involved—this is an organically created Ann Arbor project, with a keen eye toward growing and maintaining Ann Arbor's reputation as a cultural and entertainment center. For that reason, we are members of the Main Street Area Association and partners with many local organizations to support their amazing efforts to enrich our town. The same value we bring to our community at Pacific Rim and The Last Word, we will do the same at Liberty Drinks.

## Sustainability Statement

Our ownership group is committed to helping Ann Arbor achieve the A2ZERO campaign goals. Throughout the process of renovation and into the operations we will take steps to minimize our energy usage, our utility usage, and our waste. But before we highlight those efforts, there are structural benefits intrinsic to our project that will keep our carbon footprint lower than other restaurant and bar operations.

First and foremost our carbon footprint will be naturally smaller than most Ann Arbor area restaurants because of our downtown location. We are in a high density, high foot-traffic block (walk-score of 97), where access for our customers and employees is easy through walking, public transportation, or biking—all which reduce the emissions of our business compared to one outside of downtown that is dependent on single car driving.

Likewise, the heating and cooling needs of a downtown building are less because our building will have less surface area, as it is insulated on both the east and west sides with occupied spaces. Further limiting our energy usage is our compact operation. We are aiming to fit all front of house and back of house operations (~95 seats and the kitchen) in 2500 sqft of above grade floor area, which means less area to heat and cool. Bathrooms and some coolers and food storage are in the basement.

Additionally, this business involves the renovation of an existing structure—a 120-year-old historic building that allows us to preserve and utilize the existing facility. While we will be building and

installing new millwork features, like a new bar, and banquette seating, all of the walls, flooring, ceiling, and more will be reused, negating the need to create literal tons of new wood, drywall, or steel, for our purposes.

We will adhere to best practices for reducing energy usage in a commercial space. For instance, all lighting fixtures throughout the restaurant will use LED bulbs, including retrofitting the kitchen with linear LED tubes to replace the existing fluorescent lights. We will use programmable thermostats to control the heating and cooling units, reducing energy usage when the space is unoccupied. Additionally, we have a separate rooftop hvac unit for the second floor, allowing us to deliver heating and cooling directly to the space that needs it, rather than heating or cooling a large space unnecessarily. All of our refrigeration and ice machines will be air-cooled, reducing water usage. As much as is possible, we will buy Energy Star certified equipment when buying new equipment. We will install fans on the first floor to moderate temperature and reduce dependency on the furnace and air conditioner. We will maintain a service contract to inspect and upkeep our heating and cooling units on a bi-annual basis, reducing wear-and-tear and increasing efficiency.

Food and drink menu design and sourcing is another area where we will be reducing our footprint as compared to most restaurants. Firstly, our food menu will not be heavily dependant on beef and dairy products. Skewing towards vegetarian, seafood, and poultry dishes will reduce our carbon footprint, and is much more sustainably produced than a standard menu. We will also source many of our products locally, including directly from purveyors at the farmers market, helping local producers and reducing transportation emissions. And being a scratch kitchen also reduces the carbon footprint of the incoming truckloads and the waste from packaging. The same concepts apply to our drink menu, which will use all homemade syrups and juices, and feature mostly Michigan made beer, and many Michigan made spirits. All of which will reduce the distance our products are traveling to reach our customers.

As for packaging, we will use no single-use plastic products, with limited take-out packaging, no disposable cups or containers, and ecologically friendly straws.

Regardless of how much we can limit our energy usage, we will still have a significant utility bill by virtue of being a restaurant—operating refrigerators and gas powered cooking equipment are still required. Because of this, we plan to enroll in DTE's MiGreenPower program which contributes to their fund for creating new solar and wind power installations. For ~3¢ more per kWh we are able to earmark our electricity usage to use DTE's wind and solar power, rather than the fossil fuel generated electricity. This is the most immediate and cost effective way for us to offset our energy usage with renewable energy. While we've discussed other options, and future projects could include rooftop solar installation, this is something that is in reach immediately for a small business like ours.

118 W LIBERTY  
ANN ARBOR

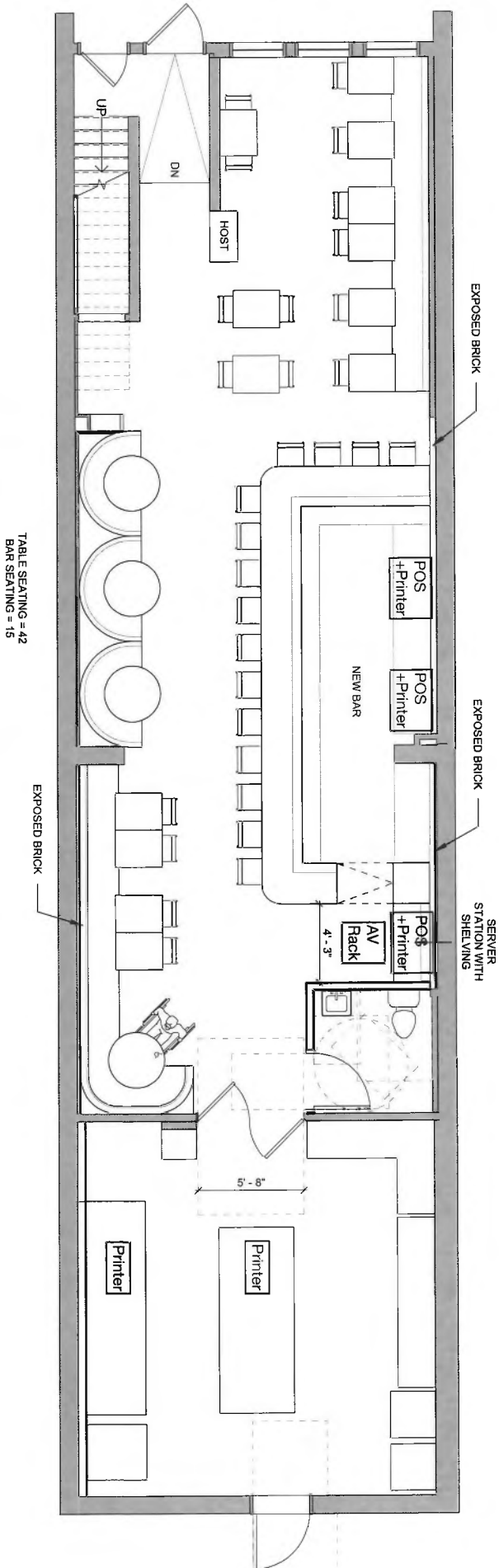


TABLE SEATING = 42  
BAR SEATING = 15

THE ISSUANCE OF THIS MEASURED DRAWING IS A REPRESENTATION BY THE ARCHITECT OF THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE MEASUREMENTS OF AREAS MADE ACCESSIBLE TO THE ARCHITECT. THIS DRAWING IS NOT THE RESULT OF EXHAUSTIVE OBSERVATIONS OR INVESTIGATIONS, NOR IS IT INTENDED FOR CONSTRUCTION OR LEASING PURPOSES. PRECISE DIMENSIONS FOR CONSTRUCTION OR LEASING PURPOSES SHOULD BE FIELD VERIFIED.

GROUND FLOOR PLAN - ALTERNATE BATHROOM

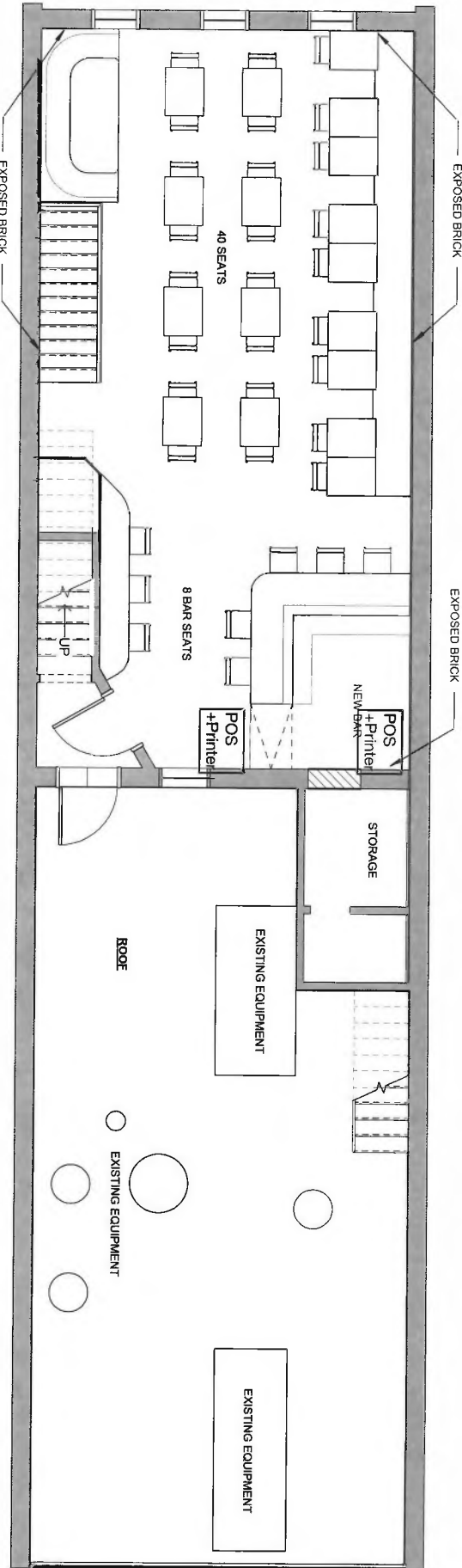
3/16" = 1'-0"



03.14.2022



118 W LIBERTY  
ANN ARBOR



THE ISSUANCE OF THIS MEASURED DRAWING IS A REPRESENTATION BY THE ARCHITECT OF THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL MEASUREMENTS OF AREAS MADE ACCESSIBLE TO THE ARCHITECT. THIS DRAWING IS NOT THE RESULT OF EXHAUSTIVE OBSERVATIONS OR INVESTIGATIONS, NOR IS IT INTENDED FOR CONSTRUCTION OR LEASING PURPOSES. FIELD VERIFICATION SHOULD BE FIELD VERIFIED.

SECOND FLOOR PLAN - OPTION 1  
3/16" = 1'-0"

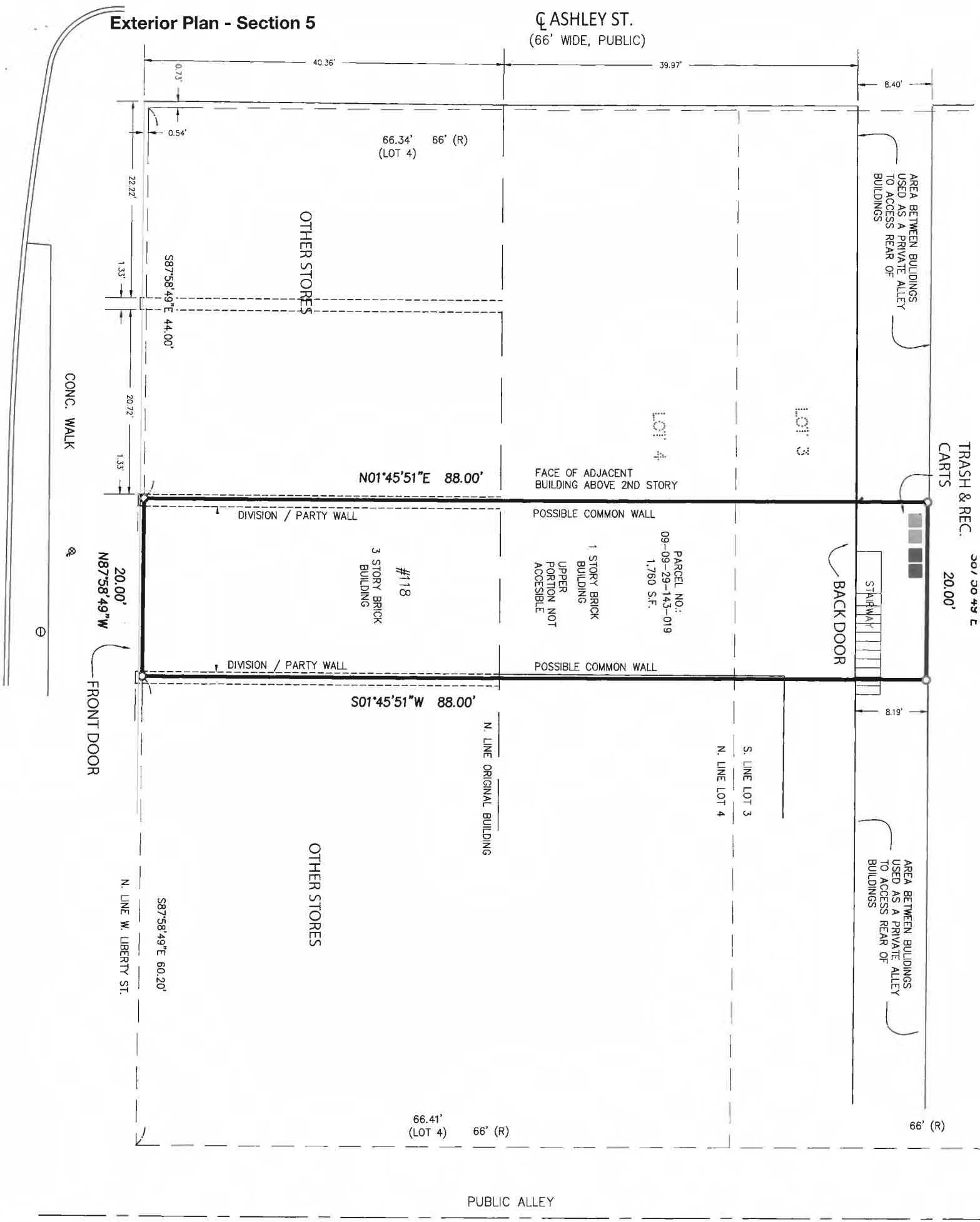


03.14.2022



Exterior Plan - Section 5

CLASHLEY ST.  
(66' WIDE, PUBLIC)



66.34' 66' (R)  
(LOT 4)

OTHER STORES

S87°58'49"E 44.00'

N01°45'51"E 88.00'

FACE OF ADJACENT BUILDING ABOVE 2ND STORY

LOT 4

LOT 3

AREA BETWEEN BUILDINGS USED AS A PRIVATE ALLEY TO ACCESS REAR OF BUILDINGS

TRASH & REC. CARTS 20.00'

CONC. WALK

20.00' N87°58'49"W

FRONT DOOR

DIVISION / PARTY WALL

POSSIBLE COMMON WALL

1 STORY BRICK BUILDING UPPER PORTION NOT ACCESSIBLE  
PARCEL NO.: 09-09-29-143-019  
1,760 S.F.

BACK DOOR

STAIRWAY

DIVISION / PARTY WALL

POSSIBLE COMMON WALL

S01°45'51"W 88.00'

N. LINE ORIGINAL BUILDING

S. LINE LOT 3  
N. LINE LOT 4

AREA BETWEEN BUILDINGS USED AS A PRIVATE ALLEY TO ACCESS REAR OF BUILDINGS

OTHER STORES

S87°58'49"E 60.20'  
N. LINE W. LIBERTY ST.

66.41' 66' (R)  
(LOT 4)

66' (R)

PUBLIC ALLEY



**Liberty Drinks LLC**

**Members/Officers List and Financial Details**

Name	Address	Phone	Email Address	Expected Cash Investment	% Ownership
Duc Tang	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Justin Herrick	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Robben Schulz	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
GianCarlo Aversa	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Adam Lowenstein	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Ryan Tobias	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Andrew Gorsuch	[Redacted]	[Redacted]	[Redacted]	\$40,000	10.00%
<b>Bank Lenders</b>					
Northstar Bank	2800 S State St #110, Ann Arbor, MI 48104	(734) 527-4110	Contact Name: Patrick McKeon	\$1,500,000	
			Total Investment Sources	\$1,900,000	

**Other Liquor License Interests**

Name	Business Name - Address - Interest Owned
Duc Tang	Pacific Rim by Kana Inc. - 114 W Liberty Ave Ann Arbor MI 48104 - 100%
Justin Herrick	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 17%; Project B LLC 112 W Liberty Ave. Ann Arbor MI 48104 - 35%; Bigger Than Ten LLC - 1140 S University Ave. Ann Arbor MI 48104 - 40%
Robben Schulz	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 17%; Project B LLC 112 W Liberty Ave. Ann Arbor MI 48104 - 15%
GianCarlo Aversa	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 6%
Adam Lowenstein	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 17%; Project B LLC 112 W Liberty Ave. Ann Arbor MI 48104 - 35%; Bigger Than Ten LLC - 1140 S University Ave. Ann Arbor MI 48104 - 40%
Ryan Tobias	None
Andrew Gorsuch	None

# Former Grange Space Renovation

## Conceptual Cost Estimate

Building size: 2,200 SF

Date: 5/11/22

Based on: Drawings dated 3/14/22



#	Code:	Category Name:	Pricing Source:	Quantity	Unit	Unit Cost	Total	Remarks
1								
2	00000	Design Services	NOT INCLUDED	-	-	-	-	
3	01030	Building Permit	ALLOWANCE	1	LS	3,380	3,380	
4								
5	01000	General Conditions	O'Neal Construction	1.00	LS	29,000	29,000	
6								
7	02-221	Selective Interior Demolition	OCI Budget	1	LS	3,380.00	3,380	
8								
9	04-900	Exposed Brick Treatment	ALLOWANCE	1	LS	12,500.00	12,500	
10								
11	05-000	Metalwork - Custom Featuers	ALLOWANCE	1	LS	5,000.00	5,000	
12								
13	06-100	Stair Railing Rework	ALLOWANCE	1	LS	7,500.00	7,500	
14	06-220	Millwork		-	-	-	-	
15	06-220	built-in seating	OCI Budget	1	LS	29,000.00	29,000	
16	06-220	level 1 bar	OCI Budget	40	LF	800.00	32,000	
17	06-220	level 1 back bar	OCI Budget	20	LF	525.00	10,500	
18	06-220	level 2 bar	OCI Budget	18	LF	750.00	13,500	
19	06-220	level 2 bar height seating	OCI Budget	11	LF	200.00	2,200	
20	06-220	server station	OCI Budget	1	LS	1,500.00	1,500	
21	06-220	Staining	ALLOWANCE	1	LS	4,000.00	4,000	
22								
23	07-900	Joint Sealants	ALLOWANCE	1	LS	1,200.00	1,200	
24								
25	08-100	Doors/Frames/Hardware	OCI Budget	1	EA	1,500.00	1,500	
26	08-800	Glass & Glazing		-	-	-	-	
27		storefront	Existing to Remain	-	-	-	-	
28		mirrors	OCI Budget	1	LS	6,000.00	6,000	Bathroom & bars
29								
30	09-250	Gypsum Board Assemblies		-	-	-	-	
31		interior partitions	OCI Budget	160	SF	15.00	2,400	
32		drywall ceilings	Existing to Remain	-	-	-	-	
33		drywall patching	ALLOWANCE	1	LS	5,000.00	5,000	
34	09-300	Ceramic Tile		-	-	-	-	
35		main area floor tile	OCI Budget	1,052	SF	25.00	26,300	
36		bathroom floor tile	OCI Budget	50	SF	20.00	1,000	
37		kitchen floor tile (reseal)	OCI Budget	400	SF	2.75	1,100	
38		wall tile - first floor bar	ALLOWANCE	1	LS	7,000.00	7,000	
39		wall tile - second floor bar	ALLOWANCE	1	LS	3,500.00	3,500	
40	09-510	Acoustical Ceilings	OCI Budget	1	LS	7,500.00	7,500	
41	09-510	Architectural Ceiling	ALLOWANCE	1	LS	15,000.00	15,000	
42	09-510	Acoustic Panels	ALLOWANCE	1	LS	5,000.00	5,000	
43		LVT flooring	OCI Budget	695	SF	11.00	7,645	Level 2
44	09-680	Carpeting Second Floor Stair	ALLOWANCE	1	LS	2,500	2,500	
45	09-910	Painting		-	-	-	-	
46		interior partitions	OCI Budget	1	LS	900.00	900	
47		wall covering	NOT INCLUDED	-	-	-	-	
48		drywall ceilings	OCI Budget	1	LS	5,500.00	5,500	
49		doors/frames	OCI Budget	1	EA	100.00	100	
50		accent walls/trim	ALLOWANCE	1	LS	5,000.00	5,000	
51								
52	10-430	Exterior Signage	NOT INCLUDED	1	LS	10,000	10,000	
53	10-440	Interior Signage	ALLOWANCE	1	LS	2,500	2,500	
54	10-520	Fire Extinguishers/Cabinets	OCI Budget	2	EA	250.00	500	
55	10-800	Toilet Accessories	OCI Budget	1	SETS	500.00	500	
56								
57	11-400	Food Service Equipment	NOT INCLUDED	-	-	-	-	
58	11-451	Residential Appliances	NOT INCLUDED	-	-	-	-	
59								
60	12-000	Furniture	NOT INCLUDED	-	-	-	-	
61	12-000	Misc. Decorating	ALLOWANCE	1	SETS	10,000.00	10,000	
62	12-490	Window Treatments	NOT INCLUDED	-	-	-	-	
63								
64	13-280	Hazardous Material Abatement	NOT INCLUDED	-	-	-	-	Assume none required
65	13-850	Fire Alarm	OCI Budget	2,200	SF	2.75	6,050	
66	13-900	Fire Suppression	Existing to Remain	-	-	-	-	
67								
68	15-400	Plumbing	OCI Budget	2,200	SF	30.00	66,000	
69	15-700	HVAC Systems	OCI Budget	2,200	SF	25.00	55,000	

70							
71	16-100	Electrical	OCI Budget	2,200	SF	35.00	77,000
72	16-710	Data/Communication Wiring	OCI Budget	2,200	SF	2.50	5,500
73	16-000	Security	NOT INCLUDED	-	-	-	-
74	16-000	Access Control	NOT INCLUDED	-	-	-	-
75		Design Contingency	OCI	5.00	%	487,275	24,364
Sub-Total							515,019
OCI OH&P: %				8.50	%	515,019	43,777
Construction Contingency:				5.00	%	558,795	27,940
<b>TOTAL ESTIMATED COST:</b>							<b>\$586,735</b>

**Liberty Drinks LLC**

**Members/Officers List and Financial Details**

Name	Address	Phone	Email Address	Expected Cash Investment	% Ownership
Duc Tang	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Justin Herrick	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Robben Schulz	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
GianCarlo Aversa	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Adam Lowenstein	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Ryan Tobias	[Redacted]	[Redacted]	[Redacted]	\$60,000	15.00%
Andrew Gorsuch	[Redacted]	[Redacted]	[Redacted]	\$40,000	10.00%
Bank Lenders	2800 S State St #110, Ann Arbor, MI 48104	(734) 527-4110	Contact Name: Patrick McKeon	\$1,500,000	
Northstar Bank			Total Investment Sources	\$1,900,000	

**Other Liquor License Interests**

Name	Business Name - Address - Interest Owned
Duc Tang	Pacific Rfm by Kana Inc. - 114 W Liberty Ave Ann Arbor MI 48104 - 100%
Justin Herrick	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 17%; Project B LLC 112 W Liberty Ave. Ann Arbor MI 48104 - 35%; Bigger Than Ten LLC - 1140 S University Ave. Ann Arbor MI 48104 - 40%
Robben Schulz	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 17%; Project B LLC 112 W Liberty Ave. Ann Arbor MI 48104 - 15%
GianCarlo Aversa	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 6%
Adam Lowenstein	Last Word Ann Arbor LLC - 102 S First St. Ann Arbor MI 48104 - 17%; Project B LLC 112 W Liberty Ave. Ann Arbor MI 48104 - 35%; Bigger Than Ten LLC - 1140 S University Ave. Ann Arbor MI 48104 - 40%
Ryan Tobias	None
Andrew Gorsuch	None

**PAYMENT DATE**  
09/15/2022  
**COLLECTION STATION**  
Clerk-Front Counter Printer  
**RECEIVED FROM**  
Liberty Drinks  
**DESCRIPTION**  
Redevelopment License App

**City of Ann Arbor**  
301 E. Huron  
PO Box 8647  
Ann Arbor, MI 48107  
(734) 794-6320

**BATCH NO.**  
2023-00001400  
**RECEIPT NO.**  
2023-00011234  
**CASHIER**  
Rachel Weinberg

PAYMENT CODE	RECEIPT DESCRIPTION		TRANSACTION AMOUNT					
CLERK18	LIQUOR-Application Fee-New		\$150.00					
<p style="text-align: right;">Payments:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Detail</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>Charge</td> <td>Credit Card Type: Credit Card Number: xxxx Authorization Code:</td> <td style="text-align: right;">\$150.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Charge	Credit Card Type: Credit Card Number: xxxx Authorization Code:	\$150.00	
	Type	Detail	Amount					
Charge	Credit Card Type: Credit Card Number: xxxx Authorization Code:	\$150.00						
<b>Total Amount:</b>		<b>\$150.00</b>						

Customer Copy