



Pittsfield Charter Township

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3120 • Fax: (734) 944-8024
Email: clerk@pittsfield-mi.gov • Website: www.pittsfield-mi.gov

Michelle L. Anzaldi
Township Clerk

Lyn Sebestyen
Deputy Clerk

Office of the Clerk

MEMORANDUM

TO: Pittsfield Charter Township Board of Trustees

FROM: Michelle L. Anzaldi, Clerk

DATE: June 9, 2021

SUBJECT: Application Zone Entertainment requesting a Class C Liquor License, to be located at 4095 Carpenter Road, Ypsilanti, MI 48197, Pittsfield Charter Township, Washtenaw County (Res #21-28)

BOARD ACTION REQUESTED:

Consider the liquor license application submitted by Zone Entertainment requesting a Class C Liquor License and related permits, to be located at 4095 Carpenter Road, Ypsilanti, MI 48197, Pittsfield Charter Township, Washtenaw County.

BACKGROUND:

Under the State of Michigan Liquor Control Code, the Michigan Liquor Control Commission (MLCC) cannot approve an application for a Class C on-premise liquor license without a recommendation for approval from the local legislative body. Approval and recommendation of the chief local law enforcement officer is also required.

If the local governing body approves the application, the applicant must also go through the MLCC investigation process prior to consideration by the Commission.

A Class C license allows the business to sell beer, wine, liquor, and mixed spirit drinks for consumption on the premises. A population quota system exists for this type of license and a change in the demographics of a municipality (increase or decrease) can change the number of licenses available.

IMPACT ON TOWNSHIP'S HUMAN RESOURCES:

None

IMPACT ON TOWNSHIP'S BUDGET:

None

IMPACT ON INDIRECT COSTS:

None

IMPACT ON OTHER TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES:

Township establishments that have liquor licenses are subject to inspections by the Department of Public Safety, Fire Marshall, Code Enforcement, and the Department of Building Safety and must comply with Township planning and zoning regulations.

CONFORMITY TO TOWNSHIP POLICIES:

Yes.

ATTACHMENTS:

- Resolution #21-28
- Local Approval Form
- Operating Agreement and Application
- Report from Department of Public Safety

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES #21-28**

**RESOLUTION TO RECOMMEND APPROVAL OF LIQUOR LICENSE APPLICATION
FOR ZONE ENTERTAINMENT**

June 9, 2021

At a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, located at the Township Administration Building, 6201 W. Michigan Avenue, in said Township, on the 9th day of June, 2021 at 6:30 p.m.

Present:

Absent:

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, there has been filed with Pittsfield Charter Township an application for local approval of a Class C Liquor License including Sunday Sales Permit, Additional Bar Permit, and Outdoor Sales Permit by Zone Entertainment, to be located at 4095 Carpenter Road, Ypsilanti, Michigan 48197; and

WHEREAS, the Township Clerk, having reviewed the application and exhibits provided by the applicant including a signed lease agreement, approved site plan, and Conditional Use Permit, finds that the information provided supports the approval of a Class C Liquor License and related additional permits; and

WHEREAS, Zone Entertainment has agreed to sign an operation agreement that prohibits Zone Entertainment from transferring the license outside of the Township, but must either transfer it within the Township to a qualified business subject to the Township's approval or return it to the Michigan Liquor Control Commission in the event that Zone Entertainment elects not to use the license at any time; and

WHEREAS, it is required by the State of Michigan Liquor Control Commission that the local governmental body provide a recommendation for approval or disapproval of a locally allotted Class C Liquor License and related permits; and

WHEREAS, approval of the license shall be with the understanding that any necessary new construction for the use of the license shall be completed within six months of the action of the State Liquor Control Commission approving the license. Failure to complete such construction within six months of the action of the State Liquor Control Commission approving the license may subject the license to revocation or objection to renewal;

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Charter Township Board of Trustees hereby recommends approval of the application for Class C Liquor License and related permits by Zone Entertainment subject to, and conditioned upon, the Township receiving the operating agreement signed by the Applicant's duly authorized agent.

BE IT FUTHER RESOLVED, that the Supervisor and Clerk are authorized to sign said agreement on behalf of Pittsfield Charter Township and authorizes the Clerk to sign the Local Government Approval required by the State of Michigan Liquor Control Commission.

ROLL CALL VOTE:

AYES: -

NAYS: -

ABSENT: -

ABSTAIN: -

RESOLUTION DECLARED _____.

Michelle L. Anzaldi, Clerk
Pittsfield Charter Township

Dated: June ____, 2021

CERTIFICATE

I, Michelle L. Anzaldi, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on June 9, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Michelle L. Anzaldi, Clerk
Pittsfield Charter Township

Dated: June __, 2021



Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ regular _____ meeting of the _____ Pittsfield Charter Township _____ council/board
(regular or special) (township, city, village)
called to order by _____ Supervisor Grewal _____ on _____ June 9, 2021 _____ at _____ 6:30 p.m.
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from _____ Zone Entertainment _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Class C Liquor License (including Sunday Sales, Additional Bar, and Outdoor Sales permits)
(list specific licenses requested)

to be located at: 4095 Carpenter Road, Ypsilanti, Michigan _____

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____ Township
council/board at a _____ regular _____ meeting held on _____ June 9, 2021 _____
(regular or special) (date) (township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

OPERATION AGREEMENT
FOR MLCC LIQUOR LICENSED ESTABLISHMENT

Zone Entertainment

Licensee

4095 Carpenter Road, Ypsilanti, MI 48197

Business premises address

THIS AGREEMENT is entered into this ____ day of June, 2021, by and between Zone Entertainment whose address is 4095 Carpenter Road, Ypsilanti, MI 48197 ("Licensee") and Pittsfield Charter Township, a Michigan municipal corporation of 6201 W. Michigan Avenue, Ann Arbor, MI 48108 ("Township").

WHEREAS, Licensee submitted its application for approval of a new Class C Liquor License (along with a Sunday Sales Permit, Additional Bar Permit, and Outdoor Seating Permit); and

WHEREAS the Pittsfield Charter Township Board of Trustees, after deliberation and consideration of all relevant information, did approve the Licensee's Application in reliance upon and contingent upon the Licensee's compliance with all terms and conditions set forth in the Township's resolution approving the Licensee's Application including, but not limited to, the execution of this Agreement between Licensee and the Township; and

WHEREAS the Township acknowledges that it will deliver a separate resolution to the Michigan Liquor Control Commission in the form attached hereto as Exhibit B; and

WHEREAS the Licensee does hereby acknowledge and understand that the approval of its Application is solely within the discretion of the Township and that such approval may be conditioned as required by the Township pursuant to prevailing State law, which such conditions may include, but not be limited to, hours of operation, format of operation of the establishment, security measures to be maintained and employed by the Licensee, alcohol management programs, training, and policies to be implemented and enforced by the Licensee, and investment commitments by the Licensee; and

WHEREAS, the Licensee is desirous of operating a Michigan liquor licensed establishment within the Pittsfield Charter Township in accordance with each and every condition imposed upon the Licensee by the Township, and understands and intends that entering into this Agreement is an inducement to the Township to approve Licensee's request and Application; and

WHEREAS, the Township is relying upon this Agreement in giving its approval to the Applicant's request as described herein.

NOW THEREFORE, in consideration of the above preambles, the adequacy of which is hereby acknowledged by the parties, the Township and the Licensee do hereby agree as follows:

1. Licensee's Application is approved by the Township subject to the conditions imposed upon the Licensee as set forth in the Township's resolution approving the Application attached hereto as Exhibit "A" which is hereby incorporated as if fully restated in this paragraph in its entirety. Accordingly the Licensee shall have the right to operate and maintain its liquor licensed establishment within Pittsfield Charter Township on the condition that it comply with each and every term and condition set forth on attached Exhibit "A," the Township's Code of Ordinances, all Michigan Liquor Control Commission regulations, and all federal, state and local laws and regulations.
2. The Licensee agrees to be bound by all the terms and conditions which may be imposed by the Township for the approval of its Application as set forth on attached Exhibit "A" and this Agreement. Further, the parties specifically agree to the following:
 - a. Licensee shall not attempt to transfer the license to another location.
 - b. Prior to attempting to transfer the license to any other person or entity, the Licensee shall cause the potential Transferee to submit an application for the transfer in the form required by the Township.
 - c. The Township shall review the application and notify the Licensee and the potential Transferee of its decision within a reasonable time.
 - d. Any approval by the Township shall be contingent upon the potential Transferee agreeing to be bound by this agreement as the Licensee's successor or, at the option of the Township, by a similar superseding agreement.
3. The Licensee hereby agrees and understands that it is bound by all the terms, conditions, policies and procedures contained the Pittsfield Charter Township Code of Ordinances, and, by its signature below, the Licensee acknowledges that it has had the opportunity to review the Township's Code of Ordinances prior to executing this agreement.
4. Licensee acknowledges that, depending upon the scope and nature of its operation, it may need to secure special exception approval as set forth in the Pittsfield Charter Township Code of Ordinances. Licensee agrees to comply with all provisions and conditions of said special exception approval, and any amendments thereto, as a condition of this Agreement. A violation of any provision of the special exception is a violation of this Agreement entitling the Township to exercise any or all of the remedies provided herein.
5. Licensee acknowledges that it may apply for dance and additional bar permits from the Michigan Liquor Control Commission for use only on the premises described and in accordance with the terms in its special exception approval. Licensee further agrees that it shall not apply or seek from the Michigan Liquor Control Commission any other permit endorsements to its liquor license whether available in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without the prior approval of the Pittsfield Charter Township Board of Trustees.

6. Licensee further agrees that it shall not seek any change in its license status/class whether such changes are available now in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without prior approval of the Pittsfield Charter Township Board of Trustees.
7. Licensee agrees that its failure to follow any of the provisions herein shall be grounds for the Michigan Liquor Control Commission to suspend, revoke or not renew its liquor license and/or for the Township to revoke the special exception approval, either of which would prohibit Licensee from operating its establishment. Licensee agrees that in addition to the Township's right to seek revocation or non-renewal of its liquor license and/or revocation of the special exception approval, the Township retains any and all rights to enforce this Agreement that may be available to it in law or in equity. Licensee further agrees that it shall reimburse the Township all of its costs and actual attorney fees incurred by the Township in seeking the revocation or non-renewal of its liquor license and/or revocation of the special exception approval, as well as enforcing such other rights as may be available at law or in equity.
8. To the fullest extent permitted by law, the Licensee agrees to be responsible for any liability, to defend, to pay on behalf of, to indemnify, and to hold harmless the Township, its elected and appointed officials, employees and volunteers and others working on behalf of the Township against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Township, its elected and appointed officials, employees, volunteers or others working on behalf of the Township, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement, whether caused by the Licensees or by any entity or person for whom the Licensee is legally liable. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the Township.
9. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Washtenaw County or by arbitration, at the sole discretion of the Township. Each party shall bear its own costs and expenses and an equal share of fees for arbitrators and any administrative fees of arbitration. The Washtenaw County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The arbitration shall take place in Washtenaw County, Michigan. In the event that the Township elects not to have the dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Washtenaw County Circuit Court or the 14A1 District Court, as appropriate. The provisions of this paragraph do not include any matter that is required or able to be commenced with the Michigan Liquor Control Commission.
10. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan.

11. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.
12. This Agreement shall be binding upon and apply and inure to the benefit of the parties hereto and their respective successor or assigns. It is further agreed that there shall be no change, modification, or alteration hereof, except in writing, signed by both of the parties hereto. Neither party shall assign any of the rights under this Agreement without prior approval, in writing, of the other. Any attempt at assignment without prior written consent shall be void and of no effect. The parties agree that the Licensee's successors and assigns include anyone who purchases the license from Licensee, as well as anyone who purchases the stock of the Licensee and all other successors and assigns.
13. That this Agreement shall terminate upon the non-renewal or revocation of the Licensee's liquor license by the Michigan Liquor Control Commission or at such time as the Licensee shall surrender its license to the Michigan Liquor Control Commission, whichever first occurs.

IN WITNESS WHEREOF, the parties hereto agree to be bound by all terms of this agreement as of the date first above written.

PITTSFIELD CHARTER TOWNSHIP

By: _____
Mandy Grewal, Supervisor

By: _____
Michelle L. Anzaldi, Clerk

LICENSEE
Zone Entertainment

By: _____
Ghazwan Ismail
Its: President/Owner



Pittsfield Charter Township

6201 West Michigan Avenue, Ann Arbor, MI 48108

Phone: (734) 822-3120 • Fax: (734) 944-8024

Website: www.pittsfield-mi.gov

Email to: clerk@pittsfieldtwp.org

Michelle L. Anzaldi

Township Clerk

clerk@Pittsfield-mi.gov

Lyn Sebestyen

Deputy Clerk

sebestyenl@Pittsfield-mi.gov

Liquor License Application

Application must be filled out by managing partner/member, or other officer authorized to make decisions on behalf of the organization.

Section 1

Name: <u>DAVE PRZYGODA</u>	Phone: <u>313.779.8736</u>	
Home Address: <u>[REDACTED]</u>	Fax: <u>248-584-4889</u>	
City: <u>Bloomfield Hills</u>	State: <u>MI</u>	Zip: <u>48304</u>
Position in Company: <u>Manager</u>		
Email: <u>dave@dscontractors.com</u>		
Name of Business: <u>Zone Entertainment</u>		
Business Address: <u>4095 CARPENTER RD</u>	Phone: <u>313-779-8736</u>	
City: <u>Upsilanti</u>	State: <u>MI</u>	Zip: <u>48197</u>
Trade Name (DBA) under which establishment will be operated (if different from above):		
Federal Tax I.D. Number: <u>84-5032712</u>		

Type of License:

☒ Class C ☐ A-Hotel ☐ B-Hotel ☐ Tavern ☐ Club ☐ Re-Development ☐ Other _____

Type of Permits:

☒ Sunday Sales ☒ Add Bar ☐ Entertainment Sales ☒ Outdoor Sales

☐ Before/after hours for: _____ ☐ Dance and Entertainment Permit

1. Will the applicant operate the establishment?

☒ Yes ☐ No

2. Mailing Address of establishment (if different from above)

Mailing Address: <u>3500 W. 11 Mile Ste A</u>		
City: <u>Berkley</u>	State: <u>MI</u>	Zip: <u>48072</u>

3. Form of Business:

☐ Sole Proprietorship ☐ Partnership ☐ Corporation ☒ Limited Liability ☐ Association Company

☐ Club ☐ Other _____

Please provide copies of: DBA Certificate, Articles of Incorporation, Articles of Organization, Bylaws, and any other written agreements applicable, as well as previous three years State sales tax filing.

FOR OFFICE USE:

Date Received: _____

Date Fee Paid: _____

Section 2

4. Please briefly describe the type of establishment (bar, restaurant, lounge, etc.)

Fun Center with restaurant & bar area

5. List the days and hours of operation: 7 days, 11am - 12am

6. Will the business be your full time employer?

☐ Yes ☒ No

7. Do you presently own the building?

☒ Yes ☐ No

If you do not own the building, please provide the following information and a copy of the lease.

Owner Name: P4 Investments, LLC		Term of Lease: 10
Address: 3500 W. 11 Mile Road Suite A		
City: Berkley	State: MI	Zip: 48072

8. Please provide landlord references for the past 10 years for existing business locations: N/A

Name:			
Address:			
City:	State:	Zip:	Telephone:

Name:			
Address:			
City:	State:	Zip:	Telephone:

Name:			
Address:			
City:	State:	Zip:	Telephone:

9. If you presently own the building, but it is subject to a mortgage or being purchased under a land contract, answer the following:

Name of Mortgage/Land Contract Holder: Independent Bank		
Address: 201 W. Big Beaver Road		
City: Troy	State: MI	Zip:
Balance Owning: 3,300,000	Repayment Terms (including interest rate): 20 year Amort. Floating rate	

10. Describe the proposed facilities in detail: (Use additional sheets if necessary)

SEE Attached

Square Footage: 20,000

Seating Capacity: 200

Parking Capacity: 300

11. Total cost of leaseholder improvements:

5,100,000

12. Total cost of building improvements:

6,200,000

13. Total cost of equipment:

~~1~~ 1,700,000

14. Can living quarters be reached from inside of establishment without going outside?

☐ Yes ☒ No

15. Are gas pumps on the premises or directly adjacent?

☐ Yes ☒ No

16. Does the business possess a license from the Michigan Bureau of Lottery?
If yes please attach a copy of the license.

☐ Yes ☒ No

17. Does the business possess any other type of license issued by any other government agency?

☐ Yes ☒ No

If yes, please attach a copy of the license.

This section left intentionally blank.

Section 3

For New Businesses Only

Please provide a copy of your franchise agreement.

18. Total cost of investment:

5,100,000

19. Total cost of equipment:

1,700,000

20. Please identify all major sources of capital for the business:

PRIVATE CAPITAL

21. Please provide a description of any training or experience related to managing or owning a business, administering a business's finances, or working in a business with a liquor license:

See attached.

22. Projected annual food sales:

\$2,000,000

23. Projected annual liquor sales:

\$200,000

24. How many staff members do you expect to employ:

Part time:

50

Full time:

17

For Existing or Currently Owned Business Only:

Please provide a copy of your franchise agreement.

25. Length of time business has been in operation:

N/A

26. Total cost of investment:

N/A

27. Total cost of building:

N/A

28. Annual food sales:

N/A

29. Projected annual liquor sales:

N/A

30. Does the business have existing loans or debts? Please explain.

☐ Yes ☐ No

N/A

31. How many current full-time/part-time employees? How many employees do you expect to add if approved for a liquor license?

Part time: _____

Full time: _____

Projected New
Employees: _____

32. Has the business ever had state or federal tax liens filed against it?

If yes, please explain:

☐ Yes ☐ No

This section left intentionally blank.

Section 4

33. The following questions must be answered by each and every member, partner, or shareholder of greater than 10% of stock, as applicable. (attach additional pages if necessary)

First Name: <u>DAVE</u>	Middle: <u>SCOTT</u>	Last: <u>PRZYGOODA</u>
Position held in organization: <u>MANAGER</u>	Amount of stock owned: <u>20</u>	
Address: <u>[REDACTED]</u>		
City: <u>Bloomfield Hills</u>	State: <u>MI</u>	Zip: <u>48304</u>
Cell/Home Phone: <u>[REDACTED]</u>	Business Telephone: <u>248.584.4848</u>	

34. Are you a resident of Michigan?

☒ Yes ☐ No

If yes, how long have you been a resident of Michigan:

49 years
None

35. List all previous names or aliases used at any time:

36. Have you ever filed for personal bankruptcy protection?

☐ Yes ☒ No

37. If yes, please provide the dates the bankruptcy action was filed and closed, the disposition of the bankruptcy, and the chapter under which the bankruptcy was conducted:

N/A

38. Has any company in which you were a sole proprietor, partner, member or owner of more than 10% of the stock ever filed for bankruptcy protection?

☐ Yes ☒ No

If yes, please provide the dates the bankruptcy action was filed and closed, the disposition of the bankruptcy, and the chapter under which the bankruptcy was conducted:

N/A

39. Have you ever had state or federal tax liens filed against you?

☐ Yes ☒ No

If yes, please explain:

41. List ALL employer(s) and ALL occupation(s) for the past 10 years:

Employer	Occupation	Date of Service
D+S Contractors, Inc.	OWNER	8-2002 thru present

42. Give names, addresses and telephone numbers of three (3) citizens who know your reputation in the community in which you have lived and done business during the past ten years:

Name: Paul Hoef - Independent Bank			
Address: 201 W. Big Beaver Road			
City: Troy	State: MI	Zip: 48084	Telephone: 248-743-4006

Name: Robert Micheli - Jones Lang LaSalle			
Address: 226 E Hudson			
City: Royal Oak	State: MI	Zip: 48067	Telephone: 248-705-5600

Name: Michelle DesMarais - Bank of Ann Arbor			
Address: 33583 Woodward Avenue			
City: Birmingham	State: MI	Zip: 48009	Telephone: 248-283-6463

43. Do you or any member of your immediate family hold a license for the sale of alcoholic beverages at the present time, either as an individual, member of a partnership or LLC or shareholder of at least 10% in a corporation? ☐ Yes ☒ No

If yes, please list type of license: N/A

List the name in which the license is issued and the relationship to you: N/A

Name:		Relationship to you:	
Address:			
City:	State:	Zip:	Telephone:

44. Have you or any member of your immediate family previously held a license or any interest in a license for the sale of alcoholic beverages in the State of Michigan or anywhere else in the United States? ☐ Yes ☒ No

If yes, list the type of license: List the name in which the license is issued and the relationship to you:

Name:		Relationship to you:	
Address:			
City:	State:	Zip:	Telephone:

Please briefly describe the type of establishment (bar, restaurant, lounge, etc.)

N/A

WAIVER AND RELEASE

I, DAVE PRZYGODA,¹ authorize Pittsfield Charter Township to investigate all statements contained in this Application including but not limited to employment and income verification, references, to obtain credit reports and/or criminal history, and to periodically update this information if ZONE ENTERTAINMENT is granted a license for as long as it conducts business in connection with the license in Pittsfield Charter Township. I expressly authorize the Township or the Township's agent (including a collection agency) to obtain consumer credit reports, and hereby waive any claim against the Township incident to obtaining consumer credit reports and release the Township from any liability connected therewith.

Signature: _____

Print Name: _____

Date: _____

¹ Name of Partner/Member/Shareholder

² Name of Business

I hereby authorize the Township of Pittsfield, its agents, and employees, to seek information and conduct an investigation into the truth of the statements set forth in this application, and the qualifications of the applicant for the license, and I will execute any waivers or authorizations for the release of information deemed necessary or expedient by the Township upon request. I understand that the Township may deny this application, or make its approval contingent on the completion of one or more additional requirements, which may include providing the Township with a personal or business credit history from a credit reporting agency, executing an agreement restricting the transfer or use of the liquor license applied for herein, or any other requirement deemed necessary or expedient by the Township.

STATE OF MICHIGAN)

) ss. Oakland
COUNTY OF ~~WASHTENAW~~)

I, David Przygoda, hereby declare under penalty of perjury that the foregoing information in the application is true and correct; that I have fully understood each of the questions; and that I understand any falsification or omission is grounds for denial or if issued a license grounds for revocation or recommendation for non-renewal.

[Signature]

Signature of Applicant

David S Przygoda

Print Name

On the 17 day of March, 2020, David S. Przygoda
(Name)

did appear personally before me, a Notary Public, in and for said County, and being duly sworn by me, did state (s)he is the applicant of the within application, and that the information contained within the application is true, correct and complete.

[Signature]

Notary Public

Acting in Oakland County, Michigan

My Commission Expires on: 08-15-2020



#10.

Zone Entertainment is excited to announce its grand opening scheduled for Fall 2020 in Pittsfield Township, Michigan

The new 70,000 square foot building will bring an exciting vibe, state of the art attractions, and a full restaurant and bar to entertain patrons from the ages of 4 to 104

Zone Entertainment will offer adult attractions such as urban bowling, indoor go karts, indoor mini golf, laser tag, and state of the art arcade games with gift redemption. Attractions for younger patrons will also include zip lining, high ropes course, dodge ball trampoline, ninja courses, rock climbing, and the newest virtual reality games such as "Valo Jump".

Zone Entertainment will also be THE destination to watch sporting events on any of its 100+ TV's. Private and corporate events will be able to be enjoyed by reserving any of the 6 private meeting rooms. In short, Zone Entertainment will be a FUN destination for families and friends of all ages.

#21.

Majority partner, Ghazawan Ismail has extensive experience operating businesses within the Fun Center Industry. Mr. Ismail currently has 11 Zap Zone's in operation throughout the state of Michigan for the last 26 years. Mr. Ismail also operates 2 bowling alleys that operate with full liquor and food service for the last 3 years.

Section 4

33. The following questions must be answered by each and every member, partner, or shareholder of greater than 10% of stock, as applicable. (attach additional pages if necessary)

First Name: <u>Ghazwan</u>	Middle:	Last: <u>Ismael</u>
Position held in organization: <u>OWNER</u>		Amount of stock owned: <u>80%</u>
Address: [REDACTED]		
City: <u>Novi</u>	State: <u>MI</u>	Zip: <u>48374</u>
Cell/Home Phone: [REDACTED]	Business Telephone: <u>N/A</u>	

34. Are you a resident of Michigan?

☒ Yes ☐ No

If yes, how long have you been a resident of Michigan:

20 YEARS

35. List all previous names or aliases used at any time:

N/A

36. Have you ever filed for personal bankruptcy protection?

☐ Yes ☒ No

37. If yes, please provide the dates the bankruptcy action was filed and closed, the disposition of the bankruptcy, and the chapter under which the bankruptcy was conducted:

N/A

38. Has any company in which you were a sole proprietor, partner, member or owner of more than 10% of the stock ever filed for bankruptcy protection?

☐ Yes ☒ No

If yes, please provide the dates the bankruptcy action was filed and closed, the disposition of the bankruptcy, and the chapter under which the bankruptcy was conducted:

N/A

39. Have you ever had state or federal tax liens filed against you?

☐ Yes ☒ No

If yes, please explain:

N/A

41. List ALL employer(s) and ALL occupation(s) for the past 10 years:

Employer	Occupation	Date of Service
Zapzone	Director of Operations	June 1994

42. Give names, addresses and telephone numbers of three (3) citizens who know your reputation in the community in which you have lived and done business during the past ten years:

Name: Jason Humes			
Address:			
City: Canton	State: MI	Zip:	Telephone: [REDACTED]

Name: Michelle Brown			
Address: [REDACTED]			
City: Livonia	State: MI	Zip:	Telephone: [REDACTED]

Name: Tim Field			
Address: [REDACTED]			
City: Lapeer	State: MI	Zip: 49774	Telephone: [REDACTED]

43. Do you or any member of your immediate family hold a license for the sale of alcohol at the present time, either as an individual, member of a partnership or LLC or shareholder of at least 10% in a corporation? ☒ Yes ☐ No

If yes, please list type of license: CLASS C

List the name in which the license is issued and the relationship to you:

Name: Downside Longs Dattle Creek LTD		Relationship to you: Partner	
Address: 775 West Columbi			
City: Dattle Creek	State: MI	Zip: 49015	Telephone: [REDACTED]

44. Have you or any member of your immediate family previously held a license or any interest in a license for the sale of alcoholic beverages in the State of Michigan or anywhere else in the United States? ☒ Yes ☐ No

If yes, list the type of license: List the name in which the license is issued and the relationship to you:

Name: Downside Longs Entertainment Inc		Relationship to you: Partner	
Address: 4398 Monroe Ave			
City: Toledo	State: OH	Zip: 43603	Telephone: [REDACTED]

Please briefly describe the type of establishment (bar, restaurant, lounge, etc.)

Bowling Alley			
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WAIVER AND RELEASE

I, GHAZWAN ISMAIL¹ authorize Pittsfield Charter Township to investigate all statements contained in this Application including but not limited to employment and income verification, references, to obtain credit reports and/or criminal history, and to periodically update this information if Zone Entertainment² is granted a license for as long as it conducts business in connection with the license in Pittsfield Charter Township. I expressly authorize the Township or the Township's agent (including a collection agency) to obtain consumer credit reports, and hereby waive any claim against the Township incident to obtaining consumer credit reports and release the Township from any liability connected therewith.

Signature: _____

Print Name: _____

Date: _____

¹ Name of Partner/Member/Shareholder

² Name of Business

I hereby authorize the Township of Pittsfield, its agents, and employees, to seek information and conduct an investigation into the truth of the statements set forth in this application, and the qualifications of the applicant for the license, and I will execute any waivers or authorizations for the release of information deemed necessary or expedient by the Township upon request. I understand that the Township may deny this application, or make its approval contingent on the completion of one or more additional requirements, which may include providing the Township with a personal or business credit history from a credit reporting agency, executing an agreement restricting the transfer or use of the liquor license applied for herein, or any other requirement deemed necessary or expedient by the Township.

STATE OF MICHIGAN)

) ss. Oakland
COUNTY OF ~~WASHTENAW~~)

I, GHAWAN ISMAIL, hereby declare under penalty of perjury that the foregoing information in the application is true and correct; that I have fully understood each of the questions; and that I understand any falsification or omission is grounds for denial or if issued a license grounds for revocation or recommendation for non-renewal.

[Signature]
Signature of Applicant

GHAWAN ISMAIL
Print Name

On the 17 day of March, 2020, Ghawwan Ismail
(Name)

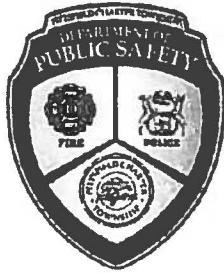
did appear personally before me, a Notary Public, in and for said County, and being duly sworn by me, did state (s)he is the applicant of the within application, and that the information contained within the application is true, correct and complete.

[Signature]
Notary Public

Acting in Oakland County, Michigan

My Commission Expires on: 08-15-2020





Pittsfield Charter Township
Department of Public Safety
6227 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-4911 • Fax: (734) 944-0744
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

Matthew E. Harshberger
Director of Public Safety
Chief of Police
harshbergem@pittsfield-mi.gov
(734) 822-4921

Sean Gleason
Fire Chief
gleasons@pittsfield-mi.gov
(734) 822-4926

MEMORANDUM

TO: Director Harshberger
FROM: Lieutenant Williams
DATE: 4/16/20
SUBJECT: Liquor License Application

Approved 4-16-20
[Signature]
- FORWARD TO CLERK'S OFFICE
- COPY TO FILE

Applicant Name

David Przygoda
920 Southdown Road
Bloomfield Hills, MI 48304
(313) 779-8736

Nature of Request

Liquor License Application (Class C, with Sunday and Outdoor sales) for applicant's business (shareholder), listed as fun center with restaurant and bar area, with hours of operation Mon-Sun 11a-12a.

Name of Business

Zone Entertainment
4095 Carpenter Rd.
Ypsilanti, MI 48197 (Pittsfield Twp.)

Attachments

- Liquor License Application on file with Township Clerk's Office.

Report

The Pittsfield Police Department received the Liquor License Application from the Clerk's Office, requesting a background check be conducted. Detective Roth conducted the background check utilizing available databases and resources, which include CLEMIS, TLO, Accurant, SOS, LEIN, N-DEX, MLCC, Court Records, Securus, and LARA.

Nothing was been identified in the due diligence check that would preclude the applicant from the license process (background report on file).

If you require any additional information regarding this request, please let me know.

A handwritten signature in dark ink, appearing to read 'B. Williams', written over a horizontal line.

Lieutenant Brandon Williams