

G

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF THE CLASS CK LIQUOR LICENSE APPLICATION FOR SALSA WORKS LLC DBA BLACK EYE DIVE, LA VISTA, NEBRASKA.

WHEREAS, Salsa Works LLC dba Black Eye Dive, 7121 Harrison Street, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class CK Liquor License, and

WHEREAS, the Nebraska Liquor Control Commission has notified the City of said application, and

WHEREAS, the City has adopted local licensing standards to be considered in making recommendations to the Nebraska Liquor Control Commission, and

WHEREAS, said licensing standards have been considered by the City Council in making its decision.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of the Class CK Liquor License application submitted by Salsa Works LLC dba Black Eye Dive, 7121 Harrison Street, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 6TH DAY OF AUGUST, 2013.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

LA VISTA POLICE DEPARTMENT INTEROFFICE MEMORANDUM

TO: PAM BUETHE, CITY CLERK
FROM: BOB LAUSTEN, POLICE CHIEF
SUBJECT: LOCAL BACKGROUND- LIQUOR LICENSE---BLACK EYE DIVE
DATE: 7/10/2013
CC:

The police department conducted a check of computerized records on the applicants, Mark & Cynthia Zych for criminal conduct in Nebraska and Sarpy County in reference to the Liquor License application. The applicants have traffic violations entries only.

► RECEIPT

6/28/2013

From: Jackie B Matulka – jackie.matulka@nebraska.gov
Phone: (402) 471 – 4881
Fax: (402) 471 – 2814
Nebraska Liquor Control Commission

To: City Clerk of La Vista – pbuethe@cityoflavista.org
App Info: Salsa Works LLC DBA Black Eye Dive
Class CK 104022

PLEASE COMPLETE THE BOTTOM SECTION IMMEDIATELY UPON RECEIPT OF THIS APPLICATION

SIGN AND DATE STAMP THIS RECEIPT AND EITHER FAX OR EMAIL THIS FORM BACK

--THANK YOU

DATE OF RECEIPT

SIGNATURE

RECOMMENDATION OF THE NEBRASKA LIQUOR CONTROL COMMISSION

Date delivered from NLCC office: June 28, 2013

JBM

I, _____ Clerk of _____
(City, Village or County)

Nebraska, hereby report to the Nebraska Liquor Control Commission in accordance with Revised Statutes of Nebraska, Chapter 53, Section 134 (7) the recommendation of said city, village or county, as the case may be relative to the application for a license under the provisions of the Nebraska Liquor Control Act as applied for by:

Salsa Works LLC DBA Black Eye Dive

7121 Harrison Street, La Vista, NE 68128 (Sarpy County)

NEW APPLICATION for Class CK 104022

45 days – August 12, 2013

1. Notice of local hearing was published in a legal newspaper in or of general circulation in city, village or county, one time not less than 7 nor more than 14 days before time of hearing.

Check one: Yes _____ No _____

The Statutes require that such hearing shall be held not more than 45 days after the date of receipt of this notice from the Commission.

2. Local hearing was held not more that 45 days after receipt of notice from the Nebraska Liquor Control Commission.

Check one: Yes _____ No _____

3. Date of hearing of Governing Body: _____

4. Type or write the Motion as voted upon by the Governing Body. If additional Motions are made by the Governing Body, then use an additional page and follow same format.

5. Motion was made by: _____ Seconded by: _____

6. Roll Call Vote: _____

7. **Check one:** Motion Passed: _____ Motion Failed: _____

8. If the motion is for recommendation of denial of the applicant, then list the reasons of the governing body upon which the motion was made.

(Attached additional page(s) if necessary)

SIGN HERE _____ **DATE** _____
(Clerks Signature)

**APPLICATION FOR LIQUOR LICENSE
CHECKLIST - RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.ne.gov

QA
Repl - 017006
TOP - denied

training required sent to
have 6-28-13

Applicant Name Salsa Works, LLC

RECEIVED
JUN 13 2013
NEBRASKA LIQUOR CONTROL COMMISSION

Trade Name d/b/a Black Eye Dive

Previous Trade Name N/A

jm

E-Mail Address: cidskitchen@q.com

CK - 104022

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the state. 6-24-13 int'd into state bnd 6-28-13 Enf & Local

Ag & Fm Sent

REQUIRED ATTACHMENTS

Each item must be checked and included with application or marked N/A (not applicable)

X 1. Fingerprint cards for each person (two cards per person) must be enclosed with a check payable to the Nebraska State Patrol for processing in the amount of \$38.00 per person. All areas must be completed on cards as per brochure. To prevent the delay in issuing your license, we strongly suggest you go to any Nebraska State Patrol office. See fingerprint brochure <http://www.lcc.ne.gov/brochures/fingerprint.pdf>.

X 2. Enclose application fee of \$400, check made payable to the Nebraska Liquor Control Commission.

X 3) Enclose the appropriate application forms;
Individual License (requires insert form 1)
Partnership License (requires insert form 2)
Corporate License (requires insert form 3a & 3c)
Limited Liability Company (LLC) (requires form 3b & 3c)

N/A 4. If building is being leased send a copy of signed lease. Be sure the lease reads in the name of the individual(s), corporation or Limited Liability Company making application. Lease term must run through the license year being applied for.

X 5. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.

X 6. If buying the business of a current liquor license holder:
a) Provide a copy of the purchase agreement from the seller (mu



1300015269

CK # 12208 - \$400
12225 - \$100 >mm

RECEIVED PAGE 1
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- b) Provide a copy of alcohol inventory being purchased (must include brand names and container size)
- c) Enclose a list of the assets being purchased (furniture, fixtures and equipment)

- X 7. If planning to operate on current liquor license; enclose Temporary Operating Permit (T.O.P.)(form 125).
- N/A 8. Enclose a list of any inventory or property owned by other parties that are on the premise.
- X 9. For citizenship, residency and voter registration requirements see enclosed brochure.
- X 10. Corporation or Limited Liability Company must enclose a copy of articles of incorporation; as filed with the Secretary of State's Office. This document must show barcode.
- X 11. Submit a copy of your business plan.

I acknowledge that this application is not a guarantee that a liquor license will be issued to me, and that the average processing period is 60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.

Signature

Date

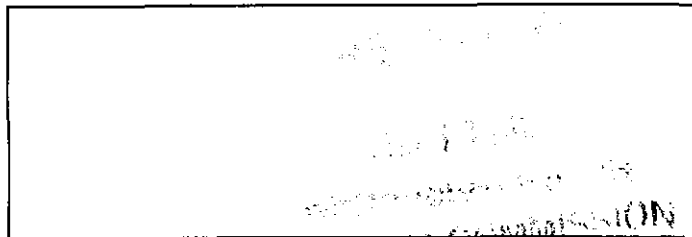
Cynthia S. Zyzk

6-13-2013

- ~~① Articles of Organization~~ sent instructions 6-24-13
- ② Business Purchase Agreement not submitted - working on
- ~~③ Commercial Purchase Agreement for the building deed 7/1/13~~

APPLICATION FOR LIQUOR LICENSE RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.ne.gov/



RETAIL LICENSE(S)

Application Fee \$400 (non refundable)

- ☐ A BEER, ON SALE ONLY
- ☐ B BEER, OFF SALE ONLY
- ☒ C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
- ☐ D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
- ☐ I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
- ☐ AB BEER, ON AND OFF SALE
- ☐ AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
- ☐ IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY
- ☐ ID BEER, WINE, DISTILLED SPIRITS ON AND OFF SALE

- ☒ Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31

All other licenses run from May 1 – April 30

Catering license (K) expires same as underlying retail license

- ☐ Individual License (requires insert form 1)
- ☐ Partnership License (requires insert form 2)
- ☒ Corporate License (requires insert form 3a & 3c)
- ☐ Limited Liability Company (LLC) (requires form 3b & 3c)

Name James P. Clements, Jr. Phone number: (402) 341-1200
Firm Name Welch Law Firm, P.C.

Trade Name (doing business as) Black Eye Dive

Street Address #1 7121 Harrison Street

Street Address #2 _____

City La Vista

County Sarpy

#59

Zip Code 68128

Premise Telephone number (402) 541-5275

E-mail cidskitchen@q.com

Is this location inside the city/village corporate limits:



YES



NO

Mailing address (where you want to receive mail from the Commission)

Name Cynthia L Zych

Street Address #1 3015 S. 94th Street

Street Address #2 _____

City Omaha

State NE

Zip Code 68124

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

****For on-premise consumption liquor licenses minimum standards must be met by providing at least two restrooms**

Length 46 feet

Width 41 feet

Is there a basement? Yes ☐ No ☒

No Basement No Outdoor Area

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

see attached diagrams

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

Has anyone who is a party to this application, or their spouse, **EVER** been convicted of or plead guilty to **any** charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

☒ YES ☐ NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Cynthia Zych	07/1993	Pomona, CA	Invalid Driver's License	Guilty/Convicted
Cynthia Zych	04/1994	Pomona, CA	Driving with suspended license	Guilty/Convicted
Cynthia Zych	04/1994	Pomona, CA	Avoiding registration requirements	Guilty/convicted
Cynthia Zych	08/1999	Omaha, NE	License vehicle w/o liability insurance.	Plea of guilty.
Cynthia Zych	08/1999	Omaha, NE	No registration in vehicle	Plea of guilty.
Cynthia Zych	08/2002	Omaha, Ne	License vehicle w/o liability insurance.	Plea of guilty.

2. Are you buying the business of a current retail liquor license?

☒ YES ☐ NO

If yes, give name of business and liquor license number

Cornwells Tavern and Grill - #017066

* a) Submit a copy of the sales agreement

b) Include a list of alcohol being purchased, list the name brand, container size and how many

c) Submit a list of the furniture, fixtures and equipment

3. Was this premise licensed as liquor licensed business within the last two (2) years?

☒ YES ☐ NO

If yes, give name and license number

Cornwells Tavern and Grill - #017066

4. Are you filing a temporary operating permit to operate during the application process?

☒ YES ☐ NO

If yes:

a) Attach temporary operating permit (T.O.P.) (form 125)

b) T.O.P. will only be accepted at a location that currently holds a valid liquor license.

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

☐ YES ☒ NO

If yes, list the lender(s)

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

☐ YES ☒ NO

If yes, explain. (All involved persons must be disclosed on application)

No silent partners

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

☐ YES ☒ NO

If yes, list such item(s) and the owner.

8. Is premise to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

☐ YES ☒ NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)

9. Is anyone listed on this application a law enforcement officer?

☐ YES ☒ NO

If yes, list the person, the law enforcement agency involved and the person's exact duties

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

Centennial Bank, Ashland, Nebraska. Cynthia Zych

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

N/A

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- a) Individual, applicant only (no spouse)
- b) Partnership, all partners (no spouses)
- c) Corporation, manager only (no spouse) as listed on form 3c
- d) Limited Liability Company, manager only (no spouse) as listed on form 3c

training required

Applicant Name	Date Trained (mm/yyyy)	Name of program where trained (name, city)
Cynthia Zych	1979	Tended bar at Drew Place in Omaha, NE

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.

☐ Lease: expiration date _____
☒ Deed
☒ Purchase Agreement

DEED

1-17-08

W. J. Zych, Jr. & Son

CORPORATE DOCUMENT

14. When do you intend to open for business? June 2013
15. What will be the main nature of business? Short order food and drink
16. What are the anticipated hours of operation? Weds. - Thurs. 11 a.m. to 8 p.m. and Fri - Sun 11 a.m. to 10 p.m.

17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

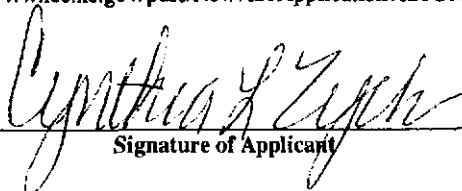
APPLICANT: CITY & STATE	YEAR		SPOUSE: CITY & STATE	YEAR	
	FROM	TO		FROM	TO
Cynthia L Zych, Omaha, NE	1997	2013	Mark J Zych Omaha, NE	1958	2013


If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures.
<http://www.lcc.ne.gov/pdfs/New%20Application%20Guideline.pdf>


 Signature of Applicant


 Signature of Spouse

Signature of Applicant

Signature of Spouse

Signature of Applicant

Signature of Spouse

Signature of Applicant

Signature of Spouse

Signature of Applicant

Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska

County of Douglas

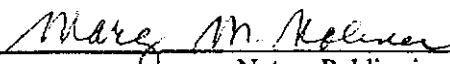
The foregoing instrument was acknowledged before me this

June 12, 2013
 date

by

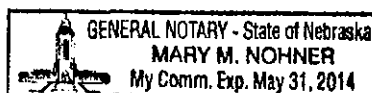
Cynthia L. Zyzanski

name of person acknowledged



Notary Public signature

Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities.
 A ten day advance period is required in writing to produce the alternate format.

**APPLICATION FOR LIQUOR LICENSE
CATERING LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.ne.gov

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JUN 13 2013

**NEBRASKA LIQUOR
CONTROL COMMISSION**

FEE \$100.00

A catering license allows a retail licensee to deliver, sell or dispense alcoholic liquors, including beer, for consumption at a location designated on a Special Designated License (SDL). The catering license is renewed in the same manner and time as the retail license held by the licensee. A licensee shall not cater an event unless a SDL has been obtained. *An applicant seeking a SDL must be filed with the local governing body where the event is to be held at least 21 days prior to the event.* The application must then be filed with the Commission ten working days prior to the event. The local or county approval and law enforcement notification letter must accompany the SDL when submitted to the Commission. The \$40 per day license fee is waived for the holder of a catering license and the number of events allowed is unlimited.

CLASS OF LICENSE AND NUMBER APPLYING FOR RETAIL LICENSE ALONG WITH THIS APPLICATION.

NAME OF LICENSEE SALSA WORKS, LLC

TRADE NAME BLACK EYE DIVE

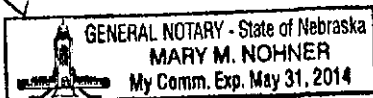
PREMISE ADDRESS 7121 Harrison Street

CITY/STATE/ZIP CODE La Vista, NE 68124

A copy of your application for a catering license will be forwarded to the local governing body for recommendation Neb.rev.state., the Liquor Commission shall set for hearing any application receiving local governing body denial, a citizens protest or having statutory problems discovered by the Commission. If the local governing body does not make a recommendation, the Commission may approve or deny the issuance of a license. Catering licenses shall be delivered to the licensee in the same manner as provided in subsection (4) of Neb. rev. state., for delivery of licenses.

Cynthia L. Zuph
Signature of Licensee

Subscribed in my presence and sworn to before me this 12th day of June, 2013



Mary M. Nohner
Notary Public Signature & Seal

**MANAGER APPLICATION
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.ne.gov

Office Use

Corporate manager, including their spouse, are required to adhere to the following requirements

- 1) Must be a citizen of the United States
- 2) Must be a Nebraska resident (Chapter 2 - 006) and must provide proof of voter registration in the State of Nebraska
- 3) Must provide a copy of one of the following: state issued US birth certificate, naturalization paper or US passport
- 4) Must submit fingerprints (unless a non-participating spouse) (2 cards per person) and fees of \$38 per person, made payable to Nebraska State Patrol
- 5) Must be 21 years of age or older
- 6) May be required to take a training course

Name of Corporation/LLC: Salsa Works, LLC

Premise License Number: _____
(if new application leave blank)

Premise Trade Name/DBA: Black Eye Dive

Premise Street Address: 7121 Harrison Street

City: La Vista State: NE Zip Code: 68128

Premise Phone Number: (402) 541-5275

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. Click on this link to see authorized individuals.
http://www.lcc.ne.gov/license_search/licsearch.cgi

OK applicant is prev. corp

CORPORATE OFFICER/MANAGING MEMBER SIGNATURE
(Faxed signatures are acceptable)

Gender: ☐ MALE

☒ FEMALE

Last Name: Zych

First Name: Cynthia

MI: L

Home Address (include PO Box if applicable): 3015 S. 94th Street

City: Omaha

County: Douglas

Zip Code: 68124

Home Phone Number: (402) 733 - 0146

Business Phone Number: (402) 541-5275

Social Security Number: _____

Drivers License Number & State: _____ NE

Date Of Birth: 08/09/1958

Place Of Birth: Omaha, Nebraska

☒ YES

☐ NO

Spouses Last Name: Zych

First Name: Mark

MI: J

Social Security Number: _____

Drivers License Number & State: _____ E

Date Of Birth: 04/24/1958

Place Of Birth: Omaha, Nebraska

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Omaha, Nebraska	1997	2013	Omaha, Nebraska	1958	2013

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2010	2013	First Student	Chris	402-572-6161
2008	2013	The Salsa Works	Self	402-541-5275

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY. Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

☒ YES ☐ NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Cynthia Zych	07/1993	Pomona, CA	Invalid Driver's License	Guilty/Convicted
Cynthia Zych	04/1994	Pomona, CA	Driving with suspended license	Guilty/Convicted
Cynthia Zych	04/1994	Pomona, CA	Avoiding registration requirements	Guilty/convicted
Cynthia Zych	08/1999	Omaha, NE	License vehicle w/o liability insurance	Plea of guilty
Cynthia Zych	08/1999	Omaha, NE	No registration in vehicle	Plea of guilty
Cynthia Zych	08/2002	Omaha, NE	License vehicle w/o liability insurance	Plea of guilty

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state? ☐ YES ☒ NO
IF YES, list the name of the premise.

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business? ☒ YES ☐ NO

4. Have you enclosed the required fingerprint cards and **PROPER FEES** with this application? (Check or money order made payable to the Nebraska State Patrol for \$38.00 per person)
☒ YES ☐ NO *prints enclosed*

5. List any alcohol related training and/or experience (when and where).

Cynthia Zych tended bar in 1979 at Drew Place in Omaha, Nebraska.

training required

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

Cynthia L. Zych
Signature of Manager Applicant

Mark Zych
Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska

County of Douglas

The foregoing instrument was acknowledged before me this

June 12, 2013
date

by

Cynthia L. Zych
name of person acknowledged

Mary M. Mohner
Notary Public signature

Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.



**Search Your Voter
Registration
Information**



**Search Your Polling
Place**



**Search Your
Provisional Ballot**



**Search Your
Absentee Ballot**

Registrant Detail

Name	Mark Zych
Party	Democrat
Polling Place	Rockbrook United Methodist 9855 West Center Road Fellowship Hall : HNDGP. USE SOUTHWEST ENTRANCE Omaha, NE 68124

Districts

District Name	District Type
Westside Community Schools	School District
Metro Com College Dist 4	Community College District
U.S. Congressional District 2	U.S. Congressional District
Appeals Court Judge Dist 4	Judge of Appeals Court Dist.
County Judge Dist 4	Judge of County Court Dist.
District Judge, Dist 4	Judge of District Court Dist.
Juv Crt Judge, Douglas Co.	Judge of Juvenile Court
Supreme Court Judge Dist 4	Judge of Supreme Court Dist.
Legislative District 20	Legislative District
Papio NRD SubD 4	Natural Resources District
Omaha PPD SubD Metro	Public Power District
PSC District 2	Public Service Comm District
Board of Regents District 8	Board of Regents
ESU 3 District 3	ESU District
Omaha City Council Ward 5	City Council (Ward)
County Commissioner Dist 02	County Board (Commiss./Superv)
Metropolitan Utilities Dist	Utilities District
Mayor of Omaha	Mayor
State Board of Education Dist8	State Board of Education
Learning Community 1 - Dist 3	Learning Community Coordinating Council

[Información en español](#)

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VoterView 2.3.996.0



douglas county

ELECTION COMMISSION

225 North 115th Street
Omaha, Nebraska 68154-2520
Phone: (402) 444 - VOTE (8683)
www.votedouglasscounty.com

Dave Phipps, Election Commissioner

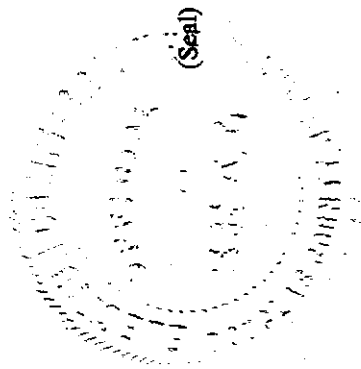
STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

I, DAVE PHIPPS, Election Commissioner of Douglas County, Nebraska, do certify that Mark J Zych, now residing at 3015 S 94 St, Omaha, Nebraska 68124, registered for voting in this office on 01/05/2011, stating under oath that he was born in Omaha, NE, and giving his birth date as 04/25/1958.

In testimony whereof, I have hereunto set my hand and caused to be affixed hereto, the seal of this office, in the City of Omaha, County of Douglas, State of Nebraska, this 23rd day of May, 2013.

DAVE PHIPPS
Election Commissioner of
Douglas County, Nebraska

By Rachel Krumm Deputy



OK

Omaha-Douglas County Health Department

185176

VS-5

Division of Vital Statistics

CERTIFICATE OF LIVE BIRTH

FEDERAL SECURITY AGENCY
PUBLIC HEALTH SERVICE

1. PLACE OF BIRTH a. COUNTY Douglas		2. USUAL RESIDENCE OF MOTHER: a. STATE Nebraska		b. COUNTY Douglas	
b. CITY (If outside corporate limits, write RURAL) OR TOWN Omaha, Nebraska		c. CITY (If outside corporate limits, write RURAL) OR TOWN Omaha, Nebraska			
c. FULL NAME OF (If NOT in hospital or institution, give street address or location) HOSPITAL OR INSTITUTION St. Catherine's Hospital		d. STREET ADDRESS (If rural, give location) 414 Drexel			
3. CHILD'S NAME (Type or print) a. (First) Mark		b. (Middle) John		c. (Last) Zych	
4. SEX Male	5a. THIS BIRTH Single <input checked="" type="checkbox"/> Twin <input type="checkbox"/> Triplet <input type="checkbox"/>	5b. IF TWIN OR TRIPLET (This child born) 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input type="checkbox"/>		6. DATE OF BIRTH (Month) (Day) (Year) 4 25 58	
FATHER OF CHILD					
7. FULL NAME a. (First) Stanley		b. (Middle) George		c. (Last) Zych	
8. AGE (At time of this birth) 28 Yrs.		9. BIRTHPLACE (City, town or county) (State or foreign country) Omaha, Nebraska		10. USUAL OCCUPATION Building Contractor	
				11. KIND OF BUSINESS OR INDUSTRY Self Employed	
MOTHER OF CHILD					
12. FULL MAIDEN NAME a. (First) Louise		b. (Middle) Virginia		c. (Last) Cherek	
13. AGE (At time of this birth) 33 Yrs.		14. BIRTHPLACE (City, town or county) (State or foreign country) Omaha, Nebraska		15. COLOR OR RACE White	
16. INFORMANT'S SIGNATURE OR NAME—Relationship Mrs. Louise Zych-Mother		17. Children Previously Born to This Mother (Do NOT include this child) a. How many OTHER children are now living? 3		b. How many OTHER children were born alive but are now dead? 0	
18. DATE REC'D BY LOCAL REG. APR. 29, 1958		19. REGISTRAR'S SIGNATURE E. D. Lyman, M.D.		20. MOTHER'S MAILING ADDRESS Same as #2	

I hereby certify that the above is a true and correct copy of the certificate of birth recorded in the City of Omaha, County of Douglas, State of Nebraska.

Dated this 24th day of August 1964

E. D. Lyman, M.D.
Registrar



**Search Your Voter
Registration
Information**



**Search Your Polling
Place**



**Search Your
Provisional Ballot**



**Search Your
Absentee Ballot**

Registrant Detail

Name	Cynthia Zych
Party	Democrat
Polling Place	Rockbrook United Methodist 9855 West Center Road Fellowship Hall : HNDGP. USE SOUTHWEST ENTRANCE Omaha, NE 68124

Districts

District Name	District Type
Westside Community Schools	School District
Metro Com College Dist 4	Community College District
U.S. Congressional District 2	U.S. Congressional District
Appeals Court Judge Dist 4	Judge of Appeals Court Dist.
County Judge Dist 4	Judge of County Court Dist.
District Judge, Dist 4	Judge of District Court Dist.
Juv Crt Judge, Douglas Co.	Judge of Juvenile Court
Supreme Court Judge Dist 4	Judge of Supreme Court Dist.
Legislative District 20	Legislative District
Papio NRD SubD 4	Natural Resources District
Omaha PPD SubD Metro	Public Power District
PSC District 2	Public Service Comm District
Board of Regents District 8	Board of Regents
ESU 3 District 3	ESU District
Omaha City Council Ward 5	City Council (Ward)
County Commissioner Dist 02	County Board (Commiss./Superv)
Metropolitan Utilities Dist	Utilities District
Mayor of Omaha	Mayor
State Board of Education Dist8	State Board of Education
Learning Community 1 - Dist 3	Learning Community Coordinating Council

[Información en español](#)

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VoterView 2.3.996.0



douglas county

ELECTION COMMISSION

225 North 115th Street
Omaha, Nebraska 68154-2520
Phone: (402) 444 - VOTE (8683)
www.votedouglascounty.com

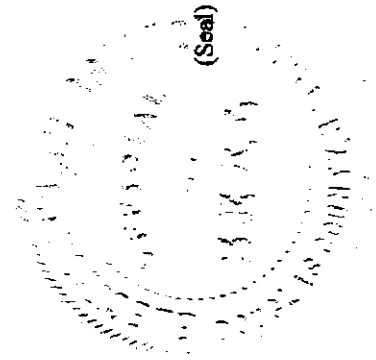
Dave Phipps, Election Commissioner

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

I, DAVE PHIPPS, Election Commissioner of Douglas County, Nebraska, do certify that Cynthia L Zych, now residing at 3015 S 94 St, Omaha, Nebraska 68124, registered for voting in this office on 10/24/2007, stating under oath that she was born in Omaha, NE, and giving her birth date as 08/09/1958.

In testimony whereof, I have hereunto set my hand and caused to be affixed hereto, the seal of this office, in the City of Omaha, County of Douglas, State of Nebraska, this 23rd day of May, 2013.

DAVE PHIPPS
Election Commissioner of
Douglas County, Nebraska



By Rachel Krumm Deputy

OK

CERTIFICATE OF LIVE BIRTH

188072

1. PLACE OF BIRTH a. COUNTY Douglas		2. USUAL RESIDENCE OF MOTHER (Where does mother live?) a. STATE Nebraska b. COUNTY Douglas	
b. CITY (If outside corporate limits, write RURAL) OR TOWN Omaha		c. CITY (If outside corporate limits, write RURAL) OR TOWN Omaha	
c. FULL NAME OF (If NOT in hospital or institution, give street address or location) HOSPITAL OR INSTITUTION St. Catherine's Hospital		d. STREET ADDRESS (If rural, give location) 5711 North 24th Street	
3. CHILD'S NAME (Type or print) a. (First) Cynthia b. (Middle) Lynn c. (Last) Ranalle			
4. SEX Female	5a. THIS BIRTH <input checked="" type="checkbox"/> Single <input type="checkbox"/> Twin <input type="checkbox"/> Triplet <input type="checkbox"/>	5b. If TWIN OR TRIPLET (This child born) 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input type="checkbox"/>	6. DATE OF BIRTH (Month) (Day) (Year) 8- 9- 58
FATHER OF CHILD			
7. FULL NAME a. (First) Richard b. (Middle) Anthony c. (Last) Ranalle		8. COLOR OR RACE White	
9. AGE (At time of this birth) Yrs. 26	10. BIRTHPLACE (City, town, or county) (State or foreign country) Omaha, Nebraska	11a. USUAL OCCUPATION Baker	11b. KIND OF BUSINESS OR INDUSTRY Omar Bakery Company
MOTHER OF CHILD			
12. FULL MAIDEN NAME a. (First) Mary b. (Middle) Mae c. (Last) Reynek		12. COLOR OR RACE White	
14. AGE (At time of this birth) Yrs. 23	15. BIRTHPLACE (City, town, or county) (State or foreign country) Omaha, Nebraska	16. Children Previously Born to This Mother (Do NOT include this child) a. How many OTHER children are now living? 0 b. How many OTHER children were born alive but are now dead? 0 c. How many children were stillborn (born dead after 20 weeks pregnancy)? 0	
17. INFORMANT'S SIGNATURE OR NAME—Relationship Mary Ranalle - mother			
I hereby certify that this child was born alive on the date stated above at 4:38 P.m.		18a. SIGNATURE <i>Fredrick J. Lyman</i> 18b. ADDRESS 3610 Dodge Street	
20. DATE REC'D BY LOCAL REG. AUG 14 1958		21. REGISTRAR'S SIGNATURE E. D. LYMAN, M. D.	
		19. MOTHER'S MAILING ADDRESS Same as #2	

I hereby certify that the above is a true and correct copy of the certificate of birth recorded in the City of Omaha, County of Douglas, State of Nebraska.

Dated this 23rd day of September 1958

E. D. Lyman M.D.

Registrar

**APPLICATION FOR LIQUOR LICENSE
LIMITED LIABILITY COMPANY (LLC)
INSERT - FORM 3b**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.ne.gov

Office Use

All members including spouse(s), are required to adhere to the following requirements:

- 1) All members spouse(s) must be listed
- 2) Managing/Contact member and all members holding over 25% interest and their spouse(s) (if applicable) must submit fingerprints (2 cards per person)
- 3) Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License form 100 (even if a spousal affidavit has been submitted)

Name of Registered Agent: Cynthia Zych

Salsa Works, L.L.C.

LLC Address: 3015 South 94th Street

City: Omaha State: NE Zip Code: 68124

LLC Phone Number: (402) 541 - 5275 LLC Fax Number: None

Last Name: Zych First Name: Cynthia MI: L

Home Address: 3015 S. 94th Street City: Omaha

State: NE Zip Code: 68124 Home Phone Number: (402) 733 - 1046

Cynthia L Zych

Signature of Managing/Contact Member

ACKNOWLEDGEMENT

State of Nebraska
County of Douglas

Date

June 12, 2013

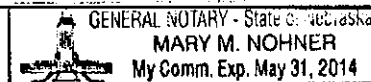
Mary M. Nohner

The foregoing instrument was acknowledged before me this

by

Cynthia L. Zych
name of person acknowledge

Affix Seal



Last Name: Zych First Name: Cynthia MI: L

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): Zych, Mark J.

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership 0%

*Signed
Prints
Voter
BC*

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

☐ YES

☒ NO

If yes, provide the following:

- 1) Name of corporation _____
- 2) Supply an organizational chart of the controlling corporation named above
- 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

Starting Date: January Ending Date: December

☐ YES

☒ NO

If yes, provide the Federal ID #. _____

Nebraska Secretary of State

- John A. Gale

Articles

Business Services

Home » Corporation and Business Entity Searches

Mon Jun 24 13:17:26 2013

For Letters of Good Standing (\$6.50), Certificates of Good Standing (\$10.00), and/or images (\$0.45 per page) of documents filed with the Secretary of State please click the corresponding service below:

NEW SEARCH[Back to Search Results](#)**Pay Services:**

Online Images of Filed Documents | Good Standing Documents

Entity Name

THE SALSA WORKS, L.L.C.

SOS Account Number

10135101

Principal Office Address

3015 SOUTH 94TH STREET
OMAHA, NE 68124

Registered Agent and Office Address

CYNTHIA ZYCH
3015 SOUTH 94TH STREET
OMAHA, NE 68124

Designated Office Address

3015 SOUTH 94TH STREET
OMAHA, NE 68124

Nature of Business

Not Available

Entity Type

Domestic LLC
Qualifying State: NE

Date Filed

May 06 2010

Account Status

Active

Pay Services:

Click on the pay service items you wish to view. Your Nebraska Online account will be charged the indicated amount for each item you view.

- Images of Filed Documents

If an item is a link, the document may be retrieved online, otherwise you must contact the Secretary of State's office to obtain a copy of the document.

Code	Trans	Date	Price
AL	Articles Limited	May 06 2010	\$0.90 = 2 page (s) @ \$0.45 per page
PP	Proof of Publication	Jun 14 2010	\$0.45 = 1 page (s) @

Articles

\$0.45
per page

BR Biennial Report

Mar 18 2011

\$0.45 =
1 page
(s) @
\$0.45
per page

BR Biennial Report

Mar 29 2013

\$0.45 =
1 page
(s) @
\$0.45
per page

- Letter of Good Standing

I require a Letter of Good Standing for this Corporation. - This is an online/electronic Letter of Good Standing which is immediately available for viewing or printing and will be charged to your Nebraska.gov account.

\$6.50

[View/Update Letters of Good Standing addressee information](#)

- Certificate of Good Standing

Click here to order a Certificate of Good Standing which contains the State Seal and signature of the Secretary of State. The certificates are mailed from the Secretary of State's office within 2-3 business days.

\$10.00

[Click Here to view FAQ for explanation for requesting a Letter of Good Standing available online or Certificate of Good Standing available from Secretary of State's office.](#)

[Back to Top](#)

For Help/Information about Images, please view the FAQ. Thank you!

If you cannot find the entity you are looking for, contact the Business Division at (402) 471-4079. For technical difficulties/assistance please call Nebraska.gov: 1-800-747-8177

Articles

Page 1

ARTICLES OF ORGANIZATION

OF

THE SALSA WORKS, L.L.C.



The undersigned, desiring to form a limited liability company for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska do hereby make this written certificate in duplicate and hereby verify:

1. Name. The name of the Company shall be The Salsa Works, L.L.C.
2. Duration. The period of duration of the company shall be thirty (30) years from the date these Articles of Organization are filed with the Secretary of State of the State of Nebraska.
3. Purpose. The purpose for which the company is organized is to engage in the business of acting as an intermediary of buyers and sellers of various goods and services and further may engage in and do any lawful act concerning any and all lawful businesses, other than the businesses of banking or insurance, for which a limited liability company may be organized under the laws of the State of Nebraska.
4. Principal Place of Business – Registered Agent. The address of the principal place of business of the company in Nebraska is:

3015 South 94th Street, Omaha, Nebraska 68124

The name and address of the company's registered agent in Nebraska is:

Cynthia Zych, 3015 South 94th Street, Omaha, Nebraska 68124.

5. Property Contributed. The total amount of cash contributed to stated capital and other, and a description and agreed value of property other than cash contributed is as follows:

<u>Name</u>	<u>Description and Agreed Value</u>
Cynthia Zych	\$1,000.00 cash contribution
Total Cash Value Contributed:	\$1,000.00 cash contribution

6. Additional Contribution. The total additional contributions agreed to be made by all members and the times at which or events upon the happening of which they shall be made are as follows:

Additional contributions shall be made at such times and in such amounts as may be unanimously agreed upon by the members as provided in the Operating Agreement of the company.

7. Additional Members. The members of the company shall have the right to admit additional members from time to time, which new members shall be admitted upon the affirmative vote of a majority in interest of the current members of the limited liability company. Except as provided in the Operating Agreement, the interest of the members of the company may not be transferred or assigned.

8. Right to Continue Business. In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, then by a two-third (2/3) vote of the remaining members voting in interest of the company shall have the right to continue the business of the company.

9. Management. Management of the company shall be vested in a Manager as elected by the Members of the Company in a manner provided in the Operating Agreement. The name and address of the initial Manager is:

Cynthia Zych, 3015 South 94th Street, Omaha, Nebraska 68124.

10. Internal Affairs. The regulation of the internal affairs of the limited liability company are set forth in the Operating Agreement of the limited liability company and shall govern the operation of the business and the members accordingly.

Executed in duplicate, original counterparts by the undersigned members on the 3 day of May, 2000.


Cynthia Zych

Business Plan Black Eye Dive

Building owner of the properties located at 7121 through 7133 Harrison Street, La Vista, Nebraska in Sarpy County will be the proprietor of the establishment located in 7121 Harrison. The owner, Cynthia Zych, has a vested interest in the success of all businesses located in the retail center as well as the safety, cleanliness and curb appeal to the community and surrounding residential neighbors.

The retail center was purchased in May of 2010 with the final acquisition in May of 2013. The primary purpose, for the owner, was to replace job loss in 2009 and to own a commercial kitchen to produce salsa for retail distribution and catering.

The Black Eye Dive will open for lunch and close early evening on a limited schedule weekly. It will have a non-traditional bar hours, avoiding the 2 AM closing and promote various food products for sit down or take out customers. It will continue with catering outside events under The Black Eye and Tie. It currently has a very low keyed, well established, courteous customer base and the scheduled hours will coincide with what has been the current traffic flow. The location is the oldest business in La Vista for over 65 years as a bar and while we will serve liquor, wine and spirits the primary focus will be food. The business will drive traffic throughout the retail center helping the other smaller start up businesses and be the anchor for that particular retail center. The immediate residential community is excited about the changes and improvements to the property and welcomes the venue. The addition of the Black Eye Dive puts the building at 100% leased. Business begets business and its success is linked directly to the building and the other tenant's success.

Assets

#2

Asset List

Bar Stools and Chairs

Tables

3 compartment SINK

Chest freezer and refrigerator

Cooking Hood and Fan

Light Fixtures

ADA restroom Fixtures

Walk in Cooler

Pool Table

Fryer

Stove Grill

MOP sink

3 SS prep Tables

4 TV

Glassware

Storage Shelves

Bar and Bar Cabinetry

Exterior sign

Can crusher

Pickle Machine

Coolers

RECEIVED
DATE: 11/11/11
BY: [illegible]
COMMUNITY COLLEGE OF SOUTHERN CALIFORNIA

Deed is for
Salsa Works LLC

Purchase - Building

#13



OMAHA AREA BOARD OF REALTORS®
COMMERCIAL PURCHASE AGREEMENT
(This is a legally binding contract. If not understood, seek legal advice.)



NP DODGE REAL ESTATE

Broker

4-6-13

date

The undersigned Buyer, (whether one or more) agrees to purchase the Property described as follows:

1. Address: 7121-7123 HARRISON ST. LAVISTON, NE Zip Code 68128
2. Legal Description (Property): THE N 65' OF E 125' LOT 1 LAVISTA REGRAT, AN ADDITION TO THE CITY OF LAVISTA REGRAT.
3. Personal Property: The only personal property included is as follows: COOKING HOOD, FIRE SUPPRESSION SYSTEM, 3 COMPARTMENT SINK, THE LIGHT FIXTURES, CEILING TILES, MOUNTING BRACKETS, ALL AAA ATTACHED FIXTURES, EXTERIOR SIGN, MOUNTING FRAME ATTACHED, & ALL ELECTRICAL CONNECTIONS.
4. Conveyance: Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer or his nominee by warranty deed or ONLY free and clear of all liens, encumbrances or special taxes levied or assessed, except NONE subject to all building and use restrictions, utility easements not exceeding ten (10) feet in width abutting the boundary of the Property, and covenants now of record.

5. Assessments: Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.

6. Purchase Price: Buyer agrees to pay ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS (\$165,000) (\$ 165,000) DOLLARS on the following terms: \$ 1000

(Deposit) deposited herewith as evidenced by the receipt attached below. In the event this offer is not accepted by the Seller within the time specified, the Deposit shall be refunded. In the event of refusal or failure of the Buyer to consummate the purchase, the Seller may, at his option, retain the Deposit as liquidated damages for failure to carry out the agreement of sale. Balance to be paid in immediately available funds at closing of the sale.

7. Applicable Conditions: This agreement is conditioned upon the happening of each of the following events. If each of the same have not occurred within the time stated, this offer shall be null and void, and any deposit returned to Buyer.

* SELLER TO PROVIDE A LIST OF ALL FURNITURE, FIXTURES & EQUIPMENT NOW ON THE PREMISES THAT IS TO BE INCLUDED IN THE SALE. BUYER TO INSPECT PREMISES & REVIEW LIST AND APPROVE THE PERSONAL PROPERTY LIST WITHIN 24 HOURS AFTER ACCEPTANCE. LIST TO BE PROVIDED BY SELLER TO BUYER WITHIN 48 HOURS AFTER ACCEPTANCE.

1) PROPERTY TO BE SOLD "AS IS, AS IS" WITH NO WARRANTIES OR GUARANTEES GIVEN OR IMPLIED BY SELLER OR AGENTS.

2) OFFER SUBJECT TO PURCHASER SECURING FINANCING THROUGH CENTINIAL AC BANK WITHIN 30 DAYS OF ACCEPTANCE. IF LOAN IS NOT APPROVED, THIS OFFER IS NULL & VOID & EARNEST MONEY TO BE REFUNDED TO PURCHASER WITH NO FURTHER ACTION REQUIRED.

8. Taxes: ☒ Douglas/Sarpy County Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of date of closing, and all prior years' taxes, interest, and other charges, if any, will be paid by Seller.

☐ Other Counties Taxes: All consolidated real estate taxes for the year in which closing takes place (based on current assessment and tax rate) shall be prorated as of date of closing, and Seller shall, also, pay all prior years' taxes, interest, and other charges.

9. Rents, Deposit And Leases, If Rented: Any tenant deposits and leases shall be assigned to Buyer at no cost. All collected rents shall be prorated to date of closing. Copies of all current leases shall be provided to the Buyer at the time of closing.

10. Sanitary and Improvement District (S.I.D.): Buyer understands that this property is located within S.I.D.# _____ and acknowledges a receipt of the most recently filed S.I.D. Statement.

11. Conveyance of Title: Seller shall furnish a current title insurance commitment to Buyer as soon as practical. If title defects are found, Seller must cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Buyer may rescind this agreement and the Deposit shall be refunded. Approximate closing date to be MAY 15, 2013 and possession shall be delivered at closing. The cost of an Owners title insurance policy shall be equally divided between Buyer and Seller.

Purchase - Building

#13

Commercial Purchase Agreement - cont.

12. Escrow Closing: Buyer and Seller acknowledge and understand that the closing of the sale may be handled by an Escrow Agent and that the Broker is authorized to transfer the Deposit or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds. Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller. *BANKRUPT TITLE*

13. State Documentary Tax: The State Documentary Tax on the deed shall be paid by the Seller.

14. Insurance. Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer shall have the right to rescind this agreement, and Seller shall then refund the Deposit to Buyer. Buyer agrees to provide his own hazard insurance.

15. Wood Infestation: Buyer agrees to pay the cost of a wood destroying insect inspection of the building, attached and detached structures, and Seller agrees to pay for any treatment or repair work found necessary for issuance of a termite warranty and/or treatment of any wood destroying insects. Buyer agrees to accept the treated Property upon completion of repairs.

16. Smoke Detector: Seller agrees to install, at Seller's expense, smoke detectors as required by law.

17. Condition of Property: Seller represents to the best of the Seller's knowledge, information and belief, there are no latent defects in the property. Seller agrees to maintain the heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in working condition until delivery of possession.

18. Environmental: Seller represents to the best of Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

xy 19. THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR SELLER'S AGENT.

20. Offer Expiration: This offer to purchase is subject to acceptance by Seller on or before 4-7-13 at 5:00 o'clock P M.

21. Agency: The REALTORS® involved in this transaction are:

☐ _____ is agent for Seller.
☒ THERESA & MARK WENNER is agent for Buyer.
☐ _____ is acting as limited dual agent representing both Buyer and Seller.

22. Broker Compensation:

☒ Buyer and Seller acknowledge that NO FEE is being paid a fee by Seller and this fee will be shared by Brokers based on their separate agreement.

☐ Buyer and Seller will each compensate their respective Brokers.

WITNESS: [Signature] BUYER: [Signature] aka Salsq Works, LLC = Buyer
WITNESS: _____ BUYER: _____ SS#(Fed. ID#) 4-62013
ADDRESS: _____ City _____ State _____ Zip _____ Phone _____

7121-7123 Harrison St.
Property Address

Purchase Building

#13

Commercial Purchase Agreement - cont.

should be
in p name
on deed

RECEIPT

(NAMES FOR DEED) RECEIVED FROM: Cynthia Zych the sum of
ONE THOUSAND DOLLARS (\$ 1000) DOLLARS (by CHECK 1218P) to
apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

REALTOR® (Company Name) ND DODGEAGENTS NAME (Printed) Theresa Wichner / Mark DehenOFFICE ADDRESS 16505 LANDMARK BLVD Plc 119AGENTS SIGNATURE [Signature]**ACCEPTANCE**

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement except for the following modifications:

Except property is to remain on the Active market for
back up offers only, until buyer delivers bank approval
letter. Counter offer expires 4/9/13.

WITNESS: [Signature]SELLER: Mark Cornwell

SS#/Fed. ID#

WITNESS: [Signature]SELLER: Dave Cornwell

SS#/Fed. ID#

WITNESS: [Signature]SELLER: Victoria Cornwell

ADDRESS: _____ City _____ State _____ Zip _____ Phone _____

BUYER RECEIPT AND ACCEPTANCE

Buyer acknowledges a fully executed copy of this agreement and accepts Counter Proposal as set out above, if any.

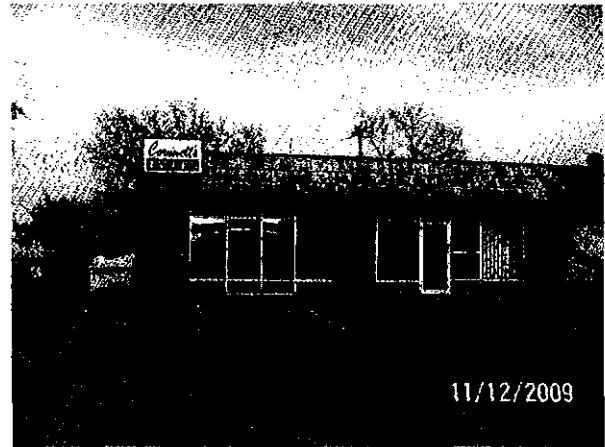
DATE 4-8-2013

BUYER

Cynthia Zych7121-7123 Hamis St. 57.
Property Address

Active

Parcel Number: 010330127
 Location: 7121-7123 \HARRISON ST
 Owner: THE SALSA WORKS LLC
 C/O
 Mail Address: 3105 S 94TH ST
 OMAHA NE 68124-
 Legal: LOT 1B2A LA VISTA REPLAT
 Tax District: 27002
 Map #: 2959-13-2-30051-000-0005



#12

Click Picture/Sketch for Larger View.
 Use arrows to view Picture/Sketch.

THIS IS NOT A PROPERTY RECORD FILE [What does this mean?](#)

Commercial Information for 1 January Roll Year 2013

Improvement Information

Business Name: CORNWELL'S TAVERN
 Primary Description: TAVERN/BAR
 Commercial units:
 Lot Sqft: 8125
 Total Area: 1872

Building Information

Bldg #	Built	STORIES	Total Area	Ext Wall	DESCRIPTION
1	1969	1	1872	CONCRETE BLOCK, STANDARD	TAVERN/BAR

Refinements

Bldg #	Sec #	Code	Description	Sqft or Quantity
1		CANW	CANOPY WOOD	198
1	2	CON	CONCRETE SLAB SF	539
1	2	ASP	ASPHALT PAVING SF	5610

Sales Information (Updated 6/23/2013)

Sale Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
5/23/2013	CORNWELL BROTHERS PROPERTIES, INC	THE SALSA WORKS LLC	\$165,000	\$165,000
2013- 17102	7313 S 78TH LA VISTA NE 68128-0000	3105 S 94TH ST OMAHA NE 68124-		

Valuation Information

Valuation
PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2013	\$32,500	\$54,500	\$0	\$87,000	NO
2012	\$32,500	\$54,500	\$0	\$87,000	NO
2011	\$32,500	\$54,500	\$0	\$87,000	NO
2010	\$32,500	\$54,500	\$0	\$87,000	NO
2009	\$32,500	\$48,500	\$0	\$81,000	NO
2008	\$32,500	\$41,200	\$0	\$73,700	NO
2007	\$32,500	\$41,200	\$0	\$73,700	NO
2006	\$32,500	\$41,200	\$0	\$73,700	NO
2005	\$32,500	\$41,200	\$0	\$73,700	NO
2004	\$32,500	\$41,200	\$0	\$73,700	NO
2003	\$32,500	\$41,200	\$0	\$73,700	NO
2002	\$32,500	\$41,200	\$0	\$73,700	NO
2001	\$32,500	\$32,200	\$0	\$64,700	NO
2000	\$32,500	\$31,553	\$0	\$64,053	NO
1999	\$12,797	\$43,237	\$0	\$56,034	NO
1998	\$12,188	\$41,016	\$0	\$53,204	NO
1997	\$53,204			\$53,204	NO
1996	\$56,494			\$56,494	NO
1995	\$54,090			\$54,090	NO
1994	\$54,090			\$54,090	NO
1993	\$54,090			\$54,090	NO
1992	\$50,000			\$50,000	NO
1991	\$50,000			\$50,000	NO
1990	\$50,000			\$50,000	NO
1989	\$50,000			\$50,000	NO
1988	\$42,041			\$42,041	NO

Levy Information

Levy Information 2012
View Past Levy Information

Fund	Description	Levy
1	COUNTY LEVY	0.299901
127	PAPILLION/LA VISTA SCHOOL	0.09667
180	SCHL DIST 27 BOND 1	0.013586
183	SCHL DIST 27 BOND 2	0.025863
185	SCHL DIST 27 BOND 3	0.111892
186	SCHL DIST 27 BOND 4	0.057852
199	LEARN COMM-GENERAL	0.95
202	ELEM LEARN COM	0.01
425	LAVISTA CITY	0.49
426	LAVISTA CITY BOND	0.06
501	PAPIO NATURAL RESRCE	0.030606
502	PAPIO NRD BOND	0.002147
801	METRO COMMUNITY COLL	0.085
901	AGRICULTURAL SOCIETY	0.001358
1003	ED SERVICE UNIT 3	0.016057
	Total Levy	2.250932

Treasurer Information

Property Class 2000 Forclosure #
Mortgage 0 Foreclosure
Company # Date
Mortgage
Company
Exemption Code Exemption Amount \$0
Specials No Specials Found.
Tax Sales No Tax Sale Entry(s) Found or All Tax Sales Entry(s) Redeemed.
Tax Sale # 5714 Tax Sale Date 3/2/2004
Redemption # 5185 Redemption Date 5/24/2004

Tax Information

*Click Statement Number to see Treasurer information for paying your taxes with a credit card or Echeck or to print your receipt for a payment you have made by mail or online.

Year	Statement	Tax District	Source	Taxes Due	Total Due	Balance
2012	2012-010330127	27002	REAL	\$1,896.12	\$1,896.12	\$948.06
2011	2011-0043774RP	27002	REAL	\$1,893.58	\$1,893.58	\$0.00
2010	2010-0046119RP	27002	REAL	\$1,863.04	\$1,863.04	\$0.00
2009	2009-0051778RP	27002	REAL	\$1,720.56	\$1,720.56	\$0.00
2008	2008-0056812RP	27002	REAL	\$1,535.72	\$1,535.72	\$0.00
2007	2007-0034334RP	27002	REAL	\$1,523.72	\$1,523.72	\$0.00
2006	2006-0037074RP	27002	REAL	\$1,572.84	\$1,572.84	\$0.00
2005	2005-0040691RP	27002	REAL	\$1,570.88	\$1,570.88	\$0.00
2004	2004-0045876RP	27002	REAL	\$1,629.44	\$1,629.44	\$0.00
2003	2003-0330127RP	27002	REAL	\$1,684.00	\$1,684.00	\$0.00
2002	2002-0330127RP	27002	REAL	\$1,567.68	\$1,567.68	\$0.00
2001	2001-0330127RP	27002	REAL	\$1,376.58	\$1,376.58	\$0.00
2000	2000-0330127RP	27002	REAL	\$1,321.40	\$1,321.40	\$0.00
1999	1999-0330127RP	27002	REAL	\$1,188.94	\$1,188.94	\$0.00
1998	1998-0330127	27002	REAL	\$1,153.10	\$1,153.10	\$0.00
1997	1997-0330127	27002	REAL	\$1,259.42	\$1,259.42	\$0.00
1996	1996-0330127	27002	REAL	\$1,400.18	\$1,400.18	\$0.00
1995	1995-0330127	27002	REAL	\$1,446.38	\$1,446.38	\$0.00
1994	1994-0330127	27002	REAL	\$1,382.52	\$1,382.52	\$0.00
1993	1993-0330127	27002	REAL	\$1,380.80	\$1,380.80	\$0.00
1992	1992-0330127	27002	REAL	\$1,233.92	\$1,233.92	\$0.00
1991	1991-0330127	27002	REAL	\$1,259.58	\$1,259.58	\$0.00
1990	1990-0330127	27002	REAL	\$1,291.50	\$1,291.50	\$0.00
1989	1989-0330127	27002	REAL	\$1,495.37	\$1,495.37	\$0.00
1988	1988-0330127	27002	REAL	\$1,313.15	\$1,313.15	\$0.00

1
HILLING
SIDE
3015

one story building
approx 41 x 46

No Basement
No Outdoor Area

APPROX 41 ft

ROOST
ENTRANCE

COMMON ENTRANCE

1878-80 ft

0.000000

511000 x 500

5000 ft

REAR
area

REAR
ENTRANCE

APPROX 46

