

## 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 C LIQUOR LICENSE APPLICATION OF LA VISTA LODGING INVESTORS LLC DBA HAMPTON INN & SUITES, LA VISTA, NEBRASKA.

WHEREAS, La Vista Lodging Investors LLC, dba Hampton Inn & Suites, 12331 Southport Parkway, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class C 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 C Liquor License application submitted by La Vista Lodging Investors LLC, dba Hampton Inn & Suites.

PASSED AND APPROVED THIS 3RD DAY OF JULY 2007.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

# STATE OF NEBRASKA

Dave Heineman  
Governor

NEBRASKA LIQUOR CONTROL COMMISSION  
Hobert B. Rupe Executive Director  
301 Centennial Mall South, 5th Floor  
P.O. Box 95046  
Lincoln, Nebraska 68509-5046  
Phone (402) 471-2571  
Fax (402) 471-2814  
TRS USER 800 833-7352 (TTY)

June 13, 2007

La Vista City Clerk  
8116 Park View Blvd  
La Vista NE 68128-2198

RE: La Vista Lodging Investors LLC dbaHampton Inn & Suites, La Vista

Dear Local Governing Body:

Attached is the form to be used on all retail liquor license applications. Local clerks must collect proper license fees and occupation tax per ordinance, if any, before delivering the license at time of issuance.

**TWO KEY TIME FRAMES TO KEEP IN MIND ARE:**

- 1) Publicize one time not less than 7 days, not more than 14 days prior to date of hearing.
- 2) You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (§53-134). You may choose **NOT** to make a recommendation of approval or denial to our Commission.

PER §53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body.
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

PLEASE NOTE...A LICENSEE MUST BE PROPERLY LICENSED IN ORDER TO PURCHASE FROM WHOLESALERS; AND, A LICENSE IS EFFECTIVE:

- 1) Upon payment of the license fees;
- 2) Physical possession of the license;
- 3) Effective date on the license.

Sincerely,

NEBRASKA LIQUOR CONTROL COMMISSION

  
Randy Seybert

Licensing Division

Enclosures

Rhonda R. Flower  
Commissioner

Bob Logsdon  
Chairman

R.L. (Dick) Coyne  
Commissioner

*An Equal Opportunity/Affirmative Action Employer*

**RECOMMENDATION OF THE NEBRASKA LIQUOR CONTROL COMMISSION**

Date Mailed from Commission Office: June 13, 2007

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, Sec. 134 (7) (reissue 1984) 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:

**La Vista Lodging Investors LLC dbaHampton Inn & Suites, La Vista**  
12331 Southport Parkway  
La Vista NE 68128  
Application for Class C-77310  
45<sup>th</sup> day 07/30/07

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 than 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: The motion passed: \_\_\_\_\_ The 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 if necessary)

**SIGN HERE** \_\_\_\_\_ **DATE** \_\_\_\_\_  
clerks signature

rs

77310

C:7

## LICENSE APPLICATION CHECKLIST

Applicant Name Lavista Lodging Investors, LLC Telephone # 408-834-1660Trade Name Hampton Inn & Suites Previous Trade Name  

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. Your operation depends on receiving a liquor license the Nebraska Liquor 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. All applications & attachments must be submitted in triplicate. You may want to check with the city/village or county clerk, where you are making application, to see if any additional local requirements must be met before submitting application to the state.

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REQUIRED ATTACHMENTSNEBRASKA LIQUOR  
CONTROL COMMISSION

EACH ITEM MUST BE CHECKED OFF AND INCLUDED OR MARKED N/A FOR NOT APPLICABLE

1. Fingerprint cards for each person (two cards per person) must be enclosed with a separate check payable to the Nebraska State Patrol for processing in the amount of \$38.00 for each 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 a Nebraska State Patrol Agency or law enforcement agency listed in the fingerprint brochure.

2. Enclose registration and license fees for the appropriate class of license, made out to the Nebraska Liquor Control Commission.

3. Enclose the appropriate additional application forms; Individual License - Form 1; Partnership License - Form 2; Corporate LLC License - Form 3a and Manager application - Form 3b (with corporate application only). LLC application must include all members.

4. If building is being leased send a copy of the lease. Be sure it is in the individual(s) or corporate name being applied for. Also, the lease must extend through the license year being applied for. If building is owned, send a copy of the deed or purchase agreement in the appropriate name.

5. If you are buying the business of a current licensee, provide a copy of the purchase agreement from licensee. This also needs to be in applicant's name.

6. Enclose a copy of the temporary agency agreement, if applicable. Must be on Commission form only. Include a copy of the signature card from the bank showing both the sellers and buyers name(s) on account.

7. Copy of alcohol inventory being purchased. Inventory shall include brand names and container sizes. Inventory may be taken at the time application is being submitted.

8. Enclose a list of any inventory or property owned by other parties that are on the premise.

9. For individual and partnership applications enclose proof of citizenship birth certificates, or naturalization documents for all persons listed on application. Documents must be a certificate from the State, where born, not hospital certificate.



0700010350

Bus 549034  
45-mm

**PREMISE INFORMATION**Trade Name (doing business as) Hampton Inn Suites La VistaStreet Address #1 12331 Southport Parkway

Street Address #2 \_\_\_\_\_

City La Vista County SarpyZip Code 68128Telephone number at premise to be licensed 402-895-2900Is this location inside the city/village corporate limits:  YES  NO

Mail to Address ( where you want receipt of Liquor Control Commission mailings)

Name: The North Central GroupStreet Address #1 11600 Aspen Commons, Suite 200

Street Address #2 \_\_\_\_\_

City Middleton, WI County DaneZip Code 53562**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED**

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, 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 in situations. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

See attached

## APPLICATION FOR LIQUOR 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](http://www.lcc.ne.gov)

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NEBRASKA LIQUOR  
CONTROL COMMISSION

OFFICE USE ONLY

### CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES CHECK DESIRED CLASS(S)

#### RETAIL LICENSE(S)

<input type="checkbox"/>	A	Beer, On Sale Only	\$45.00
<input type="checkbox"/>	B	Beer, Off Sale Only	\$45.00
<input checked="" type="checkbox"/>	C	Beer, Wine & Distilled Spirits, On & Off Sale	\$45.00
<input type="checkbox"/>	D	Beer, Wine & Distilled Spirits, Off Sale Only	\$45.00
<input type="checkbox"/>	I	Beer, Wine & Distilled Spirits, On Sale Only	\$45.00

Class K Catering license may be added to any of these classes with an additional fee of \$100.00 and filing form 35-4202

#### MISCELLANEOUS

<input type="checkbox"/>	L	Craft Brewery (Brew Pub)	\$295.00	1,000 min.
<input type="checkbox"/>	O	Boat	\$ 95.00	N/A
<input type="checkbox"/>	V	Manufacturer, Beer, Wine & Distilled Spirits (additional fee of \$100 to \$1,000-call for exact amount)	\$ 45.00	10,000 min.
<input type="checkbox"/>	W	Wholesale Beer	\$545.00	5,000 min.
<input type="checkbox"/>	X	Wholesale Liquor	\$795.00	5,000 min.
<input type="checkbox"/>	Y	Farm Winery	\$295.00	1,000 min.

All Class C licenses expire October 31st

All other licenses expire April 30<sup>th</sup>

Catering expire same as underlying retail license

#### TYPE OF APPLICATION BEING APPLIED FOR (CHECK ONE)

<input type="checkbox"/>	Individual License, requires insert form 1
<input type="checkbox"/>	Partnership License, requires insert form 2
<input checked="" type="checkbox"/>	Corporate License, requires insert form 3a and manager application 3b

#### NAME OF PERSON OR FIRM ASSISTING WITH APPLICATION

(Commission will call this person with any questions we may have)

Name: Michael Redman Phone: 408-4662-3641

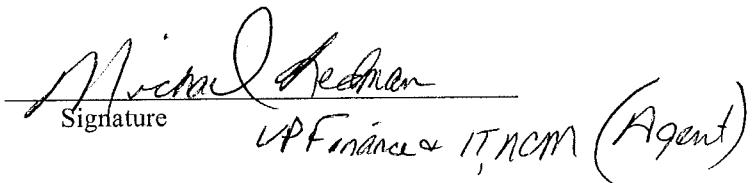
Firm Name: The North Central Group

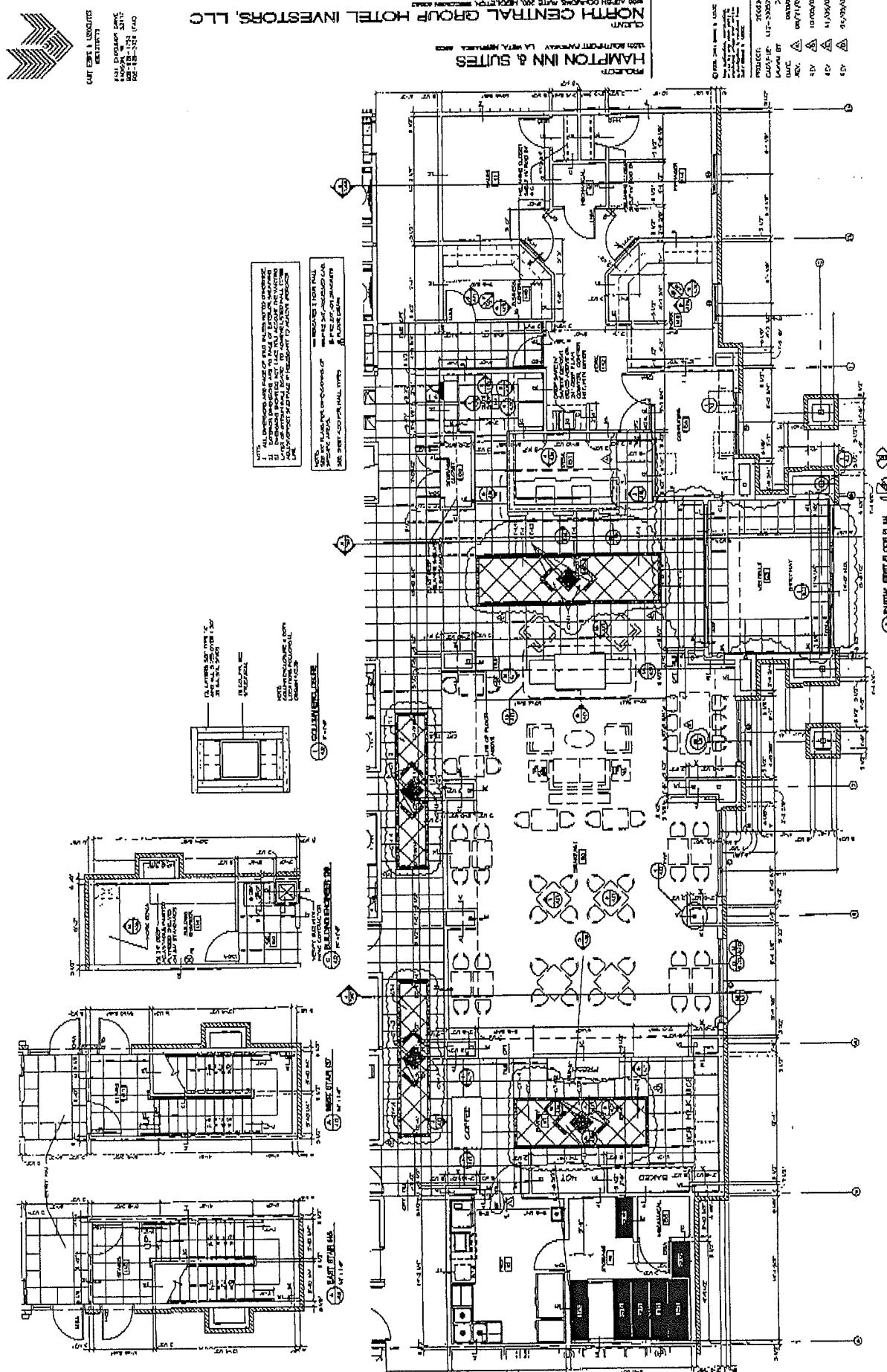
Firm address: 1100 Aspen Commons, Suite 200 Middleton, WI 53542

10. If a corporation enclose a copy of the articles of incorporation. This document must show receipt (barcode) by the Secretary of States Office.

Mail checklist, all applications and attachments to: Nebraska Liquor Control Commission, 301 Centennial Mall South, PO Box 95046, Lincoln NE 68509-5046

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 45-60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.

  
Signature: Michael Redman  
Vice President & IT NLCM (Agent)



## APPLICANT INFORMATION

### 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 If yes, please explain below or attach a separate page.  
 No

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MAY 30 2007

NEBRASKA LIQUOR  
CONTROL COMMISSION

2. Are you buying the business and/or assets of a licensee? If yes, submit a copy of the sales agreement with a listing of assets being acquired including liquor inventory (name brand and container size required). Liquor Inventory may be taken at time of application being submitted.

Yes  
 No  
Current business name and license number \_\_\_\_\_

3. Are you filing a temporary agency agreement, Commission form 4231, whereby current licensee allows you to operate on their license. If yes, attach agreement. Please note: This agreement is not effective until Commissions assigns you a 3-digit ID number.

Yes  
 No

4. Are you borrowing any money from any source to establish and/or operate the business? If yes, list the lender.

Yes 1st National Bank of Omaha  
 No

5. Will any person or entity other than applicant be entitled to a share of the profits of this business? If yes, explain. All involved members must be disclosed on application.

Yes \_\_\_\_\_

No \_\_\_\_\_

6. Will any of the furniture, fixtures and equipment to be used in this business be owned by others? If yes, list such items and the owner.

Yes \_\_\_\_\_

No \_\_\_\_\_

7. Will any person(s) other than named in this application have any direct or indirect ownership or control of the business? If yes, explain? (No silent partners)

Yes \_\_\_\_\_

No \_\_\_\_\_

8. Are the premises to be licensed within 150 ft of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, children, or within 300 ft of a college or university campus? If yes, list the name of such institution and where it is located in relation to the premises. Neb. Rev. Stat. 53-177.

Yes \_\_\_\_\_

No \_\_\_\_\_

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties.

Yes \_\_\_\_\_

No \_\_\_\_\_

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business and the individual(s) who will be authorized to write checks and/or make withdrawals on accounts at the institutions.

1<sup>st</sup> National Bank of Omaha

David A. Lenz, Jane F. Braatz, Jonathan O. Boogaard, Michael L. Redman

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 reasons for termination of any licenses previously held.

Middleton Lodging Investors, LLC - Wisconsin - # B07-17C

Maple Grove Lodging Investors, LLC - Minnesota - # 06-15

Omaha Downtown Lodging Investors II, LLC - Nebraska - # 53570

Madison High Crossing Lodging Investors, LLC - Wisconsin - # 064485

Scottsdale Lodging Investors, LLC - Arizona - # 11073118

Middleton Lodging Investors II, LLC - Wisconsin - # B07-05BW

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MAY 30 2007

12. List the person who will be the on site supervisor of the business and the estimated number of hours per week such person or manager will be on the premises supervising operations.

*John Paul Villameal - General Manager  
50-60 hours/week*

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

13. List the training or experience (when and where) of the person listed in #12 above in connection with selling and/or serving alcohol products.

- Permitted to serve alcoholic ~~and~~ drinks at previous hotels over the last seven years.  
- Completed the "Controlling Alcohol Risk Effectively" course

14. 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 - attached  
 Purchase Agreement

15. When do you intend to open for business? June 1, 2007

16. What will be the main nature of business? What are the anticipated hours of operation?

lodging - 24 hours a day, 7 days/week

17. List the principal residence(s) for the past 10 years for all persons required to sign application, including spouses. If necessary attach a separate sheet.

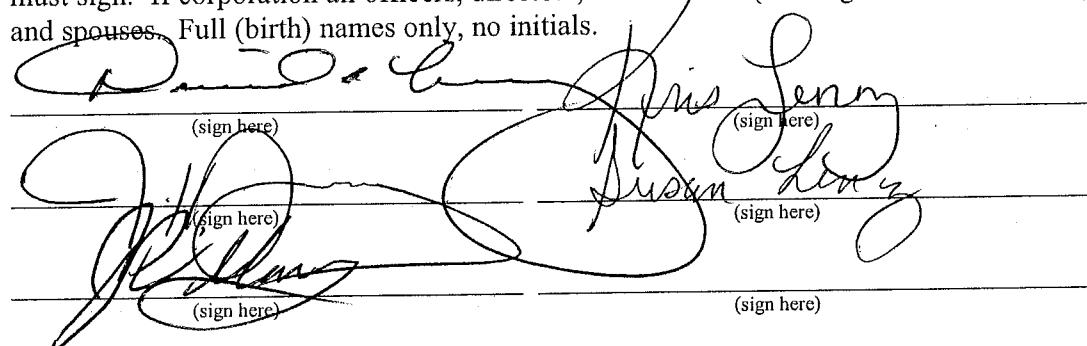
Applicant Name	From: Year	To: Year	City/State
John Paul Villameal	1997	2004	Houston, TX
John Paul Villameal	2004	2005	San Antonio, TX
John Paul Villameal	2005	2007	Birmingham, AL
David A. Lenz	1997	2007	Madison, WI
Jeffrey S. Lenz	1997	2007	Middleton, WI
Kris Lenz	1997	2007	Madison, WI
Susan Lenz	1997	2007	Middleton, WI

The undersigned applicant(s) hereby consent(s) to a background investigation and release present & future records of every kind and description including police records, tax records (State and Federal), 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 or 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.

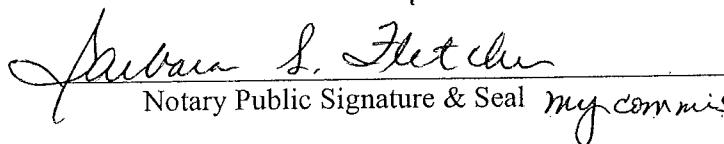
Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person 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.

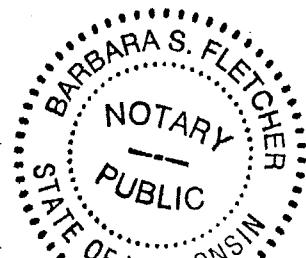
Must be signed in the presence of a notary public by applicant(s) and spouse(s). If partnership or LLC (Limited Liability Company), all partners, members and spouses must sign. If corporation all officers, directors, stockholders (holding over 25% of stock) and spouses. Full (birth) names only, no initials.

  
\_\_\_\_\_  
(sign here) \_\_\_\_\_  
(sign here) \_\_\_\_\_  
\_\_\_\_\_  
(sign here) \_\_\_\_\_

Subscribed in my presence and sworn to before me this

21<sup>st</sup> day of May, 2007

  
\_\_\_\_\_  
Notary Public Signature & Seal my commission expires March 1, 2009



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

FORM 35-4010  
REV. 4/05

NEBRASKA LIQUOR CONTROL COMMISSION  
AFFIDAVIT OF NON PARTICIPATION

The undersigned individual acknowledges that he/she will have no interest, directly or indirectly, in the operation or profit of the business, as prescribed in Section §53-125(13) of the Liquor Control Act. Such individual shall not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent themselves as owner or in any way participate in the day to day operations in any capacity. The undersigned individual will also be waived of filing fingerprint cards, however, will be required to disclose any violation(s) on all applications and sign all necessary documents.

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*Susan Lenz*  
\_\_\_\_\_  
Signature of Spouse Asking to be Waived

MAY 30 2007

NEBRASKA LIQUOR  
CONTROL COMMISSION

SUBSCRIBED in my presence and sworn to before me this 17<sup>th</sup> day  
of May, 2007.

*Laurie L. Hafzel* Exp: 1-10-10  
\_\_\_\_\_  
Signature of Notary Public

The applying individual, whose spouse is requesting to be waived, understands that he/she is responsible for compliance with the conditions set out above, and that if such terms are violated, the Commission may cancel or revoke the license.

*J.W.*  
\_\_\_\_\_  
\*Signature of applying individual  
(spouse of individual listed above) Print name of applying individual

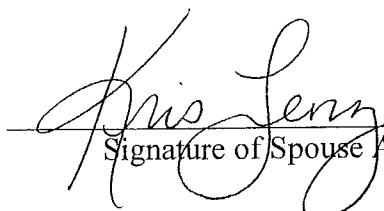
SUBSCRIBED in my presence and sworn to before me this 17<sup>th</sup> day  
of May, 2007.

*Laurie L. Hafzel* Exp: 1-10-10  
\_\_\_\_\_  
Signature of Notary Public

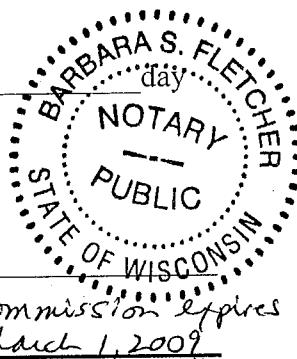
\*spouse of individual listed above is the individual required to sign bottom portion of affidavit

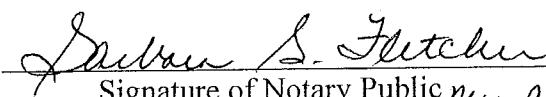
NEBRASKA LIQUOR CONTROL COMMISSION  
AFFIDAVIT OF NON PARTICIPATION

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\_\_\_\_\_  
Signature of Spouse Asking to be Waived

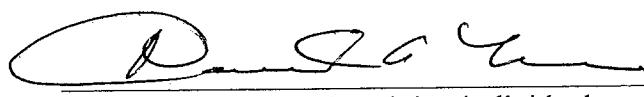
SUBSCRIBED in my presence and sworn to before me this 21<sup>st</sup> of May, 2007.



  
\_\_\_\_\_  
Signature of Notary Public

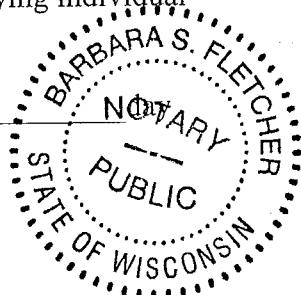
My commission expires  
March 1, 2009

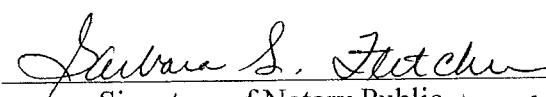
The applying individual, whose spouse is requesting to be waived, understands that he/she is responsible for compliance with the conditions set out above, and that if such terms are violated, the Commission may cancel or revoke the license.

  
\_\_\_\_\_  
\*Signature of applying individual  
(spouse of individual listed above)

Print name of applying individual  
\_\_\_\_\_  
David A. Lenz

SUBSCRIBED in my presence and sworn to before me this 21<sup>st</sup> of May, 2007.



  
\_\_\_\_\_  
Signature of Notary Public

My commission expires  
March 1, 2009

\*spouse of individual listed above is the individual required to sign bottom portion of affidavit

please see attached schedule

List names of all Officers, Directors, Stockholders, Members and their Spouses

Last Name Lenz First Name David

Social Security Number \_\_\_\_\_ Date of Birth 12/26/48

Title sole member Number of Shares N/A

Spouse Name (indicate N/A if single) Kris Lenz

Spouse Social Security Number \_\_\_\_\_ Date of Birth 4/03/48

Title Spouse Number of Shares N/A

---

Last Name Lenz First Name Jeff

Social Security Number \_\_\_\_\_ Date of Birth 02/23/72

Title sole member Number of Shares N/A

Spouse Name (indicate N/A if single) Susan Lenz

Spouse Social Security Number \_\_\_\_\_ Date of Birth 10/31/71

Title Spouse Number of Shares N/A

---

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Social Security Number \_\_\_\_\_ Date of Birth \_\_\_\_\_

Title \_\_\_\_\_ Number of Shares \_\_\_\_\_

Spouse Name (indicate N/A if single) \_\_\_\_\_

Spouse Social Security Number \_\_\_\_\_ Date of Birth \_\_\_\_\_

Title \_\_\_\_\_ Number of Shares \_\_\_\_\_

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**Lavista Lodging Investors, LLC**

MAY 30 2007

Sole member: Omaha SW Lodging Investors, LLC

Managing Members:

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

David A. Lenz Investments, LLC – total ownership=55.3226%

Sole Member: David A. Lenz

JSL Investments, LLC – total ownership=14.6774%

Sole Member: Jeffrey S. Lenz

Other investor members and profits interest members: Each less than 25%.

Is this Corporation or Limited Liability Company controlled by another Corporation?

Yes  No

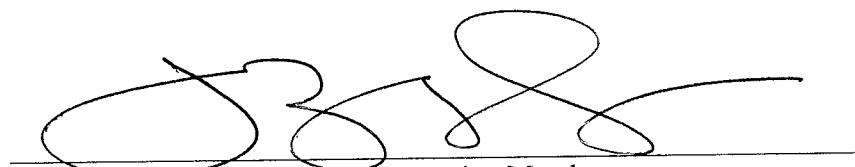
If yes, give name of corporation and supply organizational chart

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Indicate tax year with the IRS

Starting Date 10/1/2007

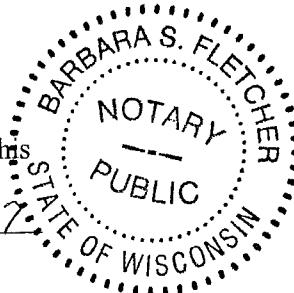
Ending Date 12/31/07 calendar year



Signature of President/Managing Member

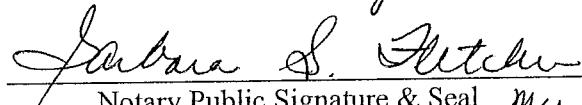


Notary Public Signature & Seal



Subscribed in my presence and sworn to before me this

21<sup>st</sup> day of May, 2007



Notary Public Signature & Seal My commission expires  
March 1, 2009

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

**APPLICATION FOR LIQUOR LICENSE  
CORPORATION MANAGER - FORM 3b  
\*MUST BE A NEBRASKA RESIDENT\***

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

RECEIVED

MAY 30 2007

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

## LIQUOR LICENSE INFORMATION

NAME OF LICENSED CORPORATION Lavista Lodging Investors, LLC  
CLASS & LICENSE NUMBER Retail License C (Beer, wine, distilled spirits, on & off sale)  
TRADE NAME Hampton Inn & Suites Lavista  
STREET ADDRESS 12331 Southport Parkway CITY Lavista

*[Handwritten signature of James C. Moore]*

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**SIGNATURE OF CORPORATION PRESIDENT/CEO**

**APPLICANT INFORMATION (MUST BE 21 OR OVER AND NEBRASKA RESIDENT)**

NAME John Paul Villameal

ADDRESS 900 Farnam Street #315

CITY Omaha

STATE NE

ZIP CODE 68102

HOME PHONE NUMBER 402-505-0430

BUSINESS PHONE NUMBER 402-895-2900

SEX  MALE  FEMALE

SOCIAL SECURITY NUMBER

DATE OF BIRTH 16/09/78

PLACE OF BIRTH Col. Mante, Mexico

DRIVERS LICENSE NUMBER & STATE 17047045 Texas

**SPOUSES INFORMATION (IF NOT MARRIED INDICATE)**

SPOUSE NAME Not Married

SOCIAL SECURITY NUMBER \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_

DRIVERS LICENSE NUMBER & STATE \_\_\_\_\_

**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.

Driving ticket - driving with invalid license - Texas

2. Have you or your spouse ever made application for any liquor license or manager for any liquor license? **IF YES**, for what premise give license number and date.

YES  NO

3. Have you or your spouse ever made a compromise settlement for violation of such laws?

YES  NO

4. Do you, as a manager, have all the qualifications required by any person entitled to hold a Nebraska Liquor License?

Nebraska Liquor Control Act (§53-131.01)

YES  NO

5. Have you filed fingerprint cards and **PROPER FEES** (if check, make out to the NE State Patrol), with this application?

YES  NO

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE			
APPLICANT: CITY & STATE	YEAR FROM	YEAR TO	SPOUSE: CITY & STATE
Houston, TX	6/97	8/04	N/A
San Antonio, TX	8/04	8/05	
Birmingham, AL	8/05	3/07	

**EMPLOYERS - LIST LAST TWO EMPLOYERS**

MONTH/YEAR FROM	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
9/99	3/07	Driving Hotels	Helena Robidoux 314-429-2255

RECEIVED

MAY 30 2007

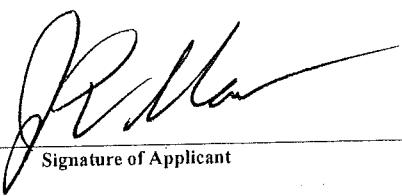
NEBRASKA LIQUOR  
CONTROL COMMISSION

**PERSONAL OATH AND CONSENT OF INVESTIGATION  
MUST BE SIGNED BY APPLICANT & SPOUSE**

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, an 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.



Signature of Applicant

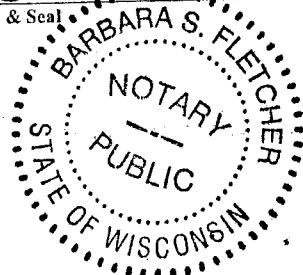


Signature of Spouse

Subscribed in my presence and sworn to before me this 21<sup>st</sup>  
day of May, 2007.

Subscribed in my presence and sworn to before me this \_\_\_\_\_  
day of \_\_\_\_\_.

Barbara S. Fletcher  
Notary Signature & Seal  
My commission expires  
March 1, 2009



Notary Signature & Seal

06 OCT 30 PM 4:12

State of Wisconsin  
Department of Financial Institutions  
Division of Corporate and Consumer Services

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NOV 1 2006

CMA

North Central Group

**ARTICLES OF AMENDMENT - LIMITED LIABILITY COMPANY**

Note: Articles of Amendment cannot be filed to add or remove members, managers or owners of the limited liability company. Member and manager information should be listed in the company's operating agreement. The operating agreement is not filed with the Department of Financial Institutions.

A. The present limited liability company name (prior to any change effected by this amendment) is:

Lavista Lodging Investors, LLC

(Enter Limited Liability Company Name)

Text of Amendment (Refer to the existing articles of organization and the instructions on the reverse of this form. Determine those items to be changed and enter the number identifying the paragraph in the articles of organization being changed and how the amended paragraph is to read.)

RESOLVED, THAT the articles of organization be amended as follows:

1. Article 5 of the Articles of Organization is hereby amended and restated to read in its entirety as follows:

"Article 5. Management of the limited liability company shall be vested in: its members."

2. The name of the registered agent is hereby changed to David A. Lenz.

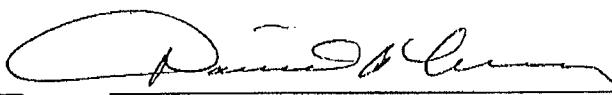
3. The street address of the registered office is hereby changed to 1600 Aspen Commons, Suite 200, Middleton, WI 53562.

B. Amendment(s) to the articles of organization was adopted by the vote required by sec. 183.0404(2), Wis. Stats.

C. Executed on 10/26/06

(Date)

(Signature)



Title:  Member OR  Manager

(Select and mark (X) the appropriate title)

Omaha SW Lodging Investors, LLC, Manager

By: David A. Lenz Investments, LLC, Managing Member

By: David A. Lenz, Sole Member

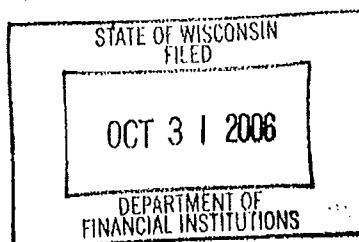
(Printed name)

This document was drafted by Catherine M. Gillman

(Name the individual who drafted the document)

**FILING FEE - \$40.00**

DFI/CORP/504(R09-05)



ARTICLES OF AMENDMENT – Limited Liability Company

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Catherine M. Gillman  
The North Central Group  
1600 Aspen Commons, Suite 200  
P.O. Box 620994  
Middleton, WI 53562-0994

MAY 30 2007

NEBRASKA LIQUOR  
CONTROL COMMISSION

▲ Enter your return address within the bracket above.

Phone number during the day: ( 608 ) 836 - 6060

INSTRUCTIONS (Ref. sec. 183.0203 Wis. Stats. for document content)

Submit one original and one exact copy along with the required filing fee of \$40.00 to the address listed below. Make checks payable to the “Department of Financial Institutions”. Filing fee is non-refundable. Sign the document manually or otherwise allowed under sec. 183.0107(1g)(c).

Mailing Address: Department of Financial Institutions Division of Corporate & Consumer Services P O Box 7846 Madison WI 53707-7846	Physical Address for Express Mail: Department of Financial Institutions Division of Corporate & Consumer Services 345 W. Washington Ave – 3 <sup>rd</sup> Fl. Madison WI 53703	Phone: 608-261-7577 FAX: 608-267-6813 TTY: 608-266-8818
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**NOTICE:** This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.

A. State the name of the limited liability company (before any change effected by this amendment) and the text of the amendment(s). The text should recite the resolution adopted (e.g., “Resolved, that Article 1 of the articles of organization be amended to read: . . . . (enter the amended article).

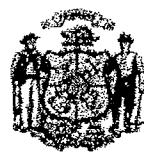
An amendment may change or add only those provisions that are required under sec. 183.0202, Wis. Stats., to be included in articles of organization. If the amendment changes the name of the limited liability company, the new name must contain the words “limited liability company”, or “limited liability co.” or end with the abbreviation “L.L.C.” or “LLC”.

B. This statement is required by sec. 183.0203(2)(c).

C. Enter the date of execution and the name and title of the person signing the document. The document must be signed by one of the following: A **member** of the limited liability company, if management is vested in the members, or a **manager** if management is vested in one or more managers. Select and mark (X) the appropriate choice in item C.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

Sec. 183.0202  
Wis. Stats.



State of Wisconsin  
Department of Financial Institutions

**ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY**

Executed by the undersigned for the purpose of forming a Wisconsin limited liability company under Ch. 183 of the Wisconsin statutes:

Article 1. **Name of the limited liability company:**  
Lavista Lodging Investors, LLC

Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**

Article 3. **Name of the initial registered agent.**  
CSC - Lawyers Incorporating Service Company

Article 4. **Street address of the initial registered office.**  
25 West Main Street  
Madison, WI 53703  
United States of America

Article 5. **Management of the limited liability company shall be vested in:**  
A manager or managers

Article 6. **Name and complete address of each organizer:**  
Michael Eloranto  
8101 E. Prentice Ave., Ste 400  
Greenwood Village, CO 80111 United States of America

Other Information **This document was drafted by:**  
not executed in Wisconsin

**Signature:**  
Michael Eloranto

**Contact Information:**

Kristy Woodyard  
8101 E. Prentice Ave., Ste. 400  
Greenwood Village, CO 80111  
United States of America  
kristy@expert1031.com  
303-694-0204

**Date & Time of Receipt:**  
5/9/2006 2:04:16 PM

**Credit Card Transaction Number:**  
200659860613

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MAY 30 2007

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**ARTICLES OF ORGANIZATION - Limited Liability Company (Ch. 183)**

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Filing Fee: \$130.00  
Expedite Fee: \$25.00  
**Total Fee: \$155.00**

**ENDORSEMENT**

**State of Wisconsin  
Department of Financial Institutions**

EFFECTIVE DATE	
5/9/2006	

<b>FILED</b> 5/10/2006	Entity ID Number L041298
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*Lloyd J. Dowding*  
*Register of Deeds*  
*Sarpy County*

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JUL 11 2006

<sup>CMG</sup>  
North Central Group

*Deed to Real Estate*

Sarpy County Register of Deeds  
1210 Golden Gate Drive  
Papillion, Nebraska 68046

Phone: 402-593-5773 • Fax: 402-593-2338

FILED SARPY CO. NE.  
INSTRUMENT NUMBER

2006-22743

2006 JUL -6 P 2:31 B

*Glory J. Dowling*

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY STAMP TAX	
JUL 06 2006	
<u>\$ 2981.25</u> <u>By AM</u>	

COUNTER LM C.E. JD  
VERIFY Pat D.E.  
PROOF \_\_\_\_\_  
FEES \$ 15.50  
CHECK # 16026933  
CHC 15.50 SEC CASH  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

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WHEN RECORDED PLEASE RETURN TO:

Catherine M. Gillman, Special Counsel  
North Central Group Hotel Investors, LLC  
1600 Aspen Commons, Suite 200  
Middleton, WI 53562

MAY 30 2007

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**WARRANTY DEED**

NANAIMO BAY, LLC, a Nebraska limited liability company, in consideration of \$1 and other good and valuable consideration, the exchange of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Lavista Lodging Investors, LLC, a Wisconsin limited liability company, GRANTEE, the following described real property in Sarpy County, Nebraska:

Lot One (1) Southport East Replat Two, a Subdivision platted and recorded in Sarpy County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except those easements, covenants, restrictions and similar encumbrances of record as shown on Commitment No. NCS-236710-MAD dated May 23, 2006 issued by First American Title Insurance Company and listed on Exhibit "A" attached hereto.
- (2) has legal power and lawful authority to convey the same; and
- (3) subject to said encumbrances, warrants and will defend title to the real estate against the lawful claims of all persons.

Dated this 3rd day of July, 2006.

NANAIMO BAY, LLC

By: C.J. Raymond Investments, L.L.C.,  
Sole Member

By: C.J. Raymond, Member

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North Central Group

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

On this 3rd day of July, 2006, before me, a Notary Public, in and for the State and County aforesaid, personally appeared C.J. Raymond, Member of C.J. Raymond Investments, L.L.C., the sole Member of Nanaimo Bay, LLC, Grantor, who is personally known to me and acknowledged that his signature on this Warranty Deed is his voluntary act and deed in his authorized capacity as Member of the Sole Member, for and on behalf of the company.

Subscribed and sworn to before me on the day, month and year first above set forth.

Dave Price  
Notary Public  
My Commission Expires: 4-26-09

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JUL 11 2006

## North Central Group

2006-22743 B

EXHIBIT A TO WARRANTY DEED  
PERMITTED ENCUMBRANCES

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NEBRASKA LIQUOR  
CONTROL COMMISSION

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Taxes for 2006 and subsequent years and special assessments for 2006 and subsequent years.
3. Easements as set forth on the Plat and contained in the Dedication of Southport East filed September 19, 2001, as Instrument No. 2001-30162, Records, Sarpy County, Nebraska, as shown on the survey prepared by John Meng-Frecker dated March 23, 2006, Project No. 2000030.17.
4. Affidavit of Correction filed October 8, 2002, as Instrument No. 2002-39663, Records, Sarpy County, Nebraska.
5. Partial Release of Easement by Qwest Corporation, filed March 31, 2006, as Instrument No. 2006-10705, Records, Sarpy County, Nebraska.
6. Release of Landscape Easement filed April 4, 2006, as Instrument No. 2006-11174, Records, Sarpy County, Nebraska.
7. Easements as set forth on the Plat and contained in the Dedication of Southport East Replat Two filed April 4, 2006, as Instrument No. 2006-11171, Records, Sarpy County, Nebraska.
8. Terms and provisions of Second Declaration of Covenants, Conditions, Restrictions and Easements filed November 27, 2002, as Instrument No. 2002-49202, Records, Sarpy County, Nebraska.
9. Terms and provisions of Second Amendment to Subdivision Agreement filed April 4, 2006 as Instrument No. 2006-11172, Records, Sarpy County, Nebraska.
10. Terms and provisions of Cross-Access Easement and Restrictions Agreement filed April 4, 2006 as Instrument No. 2006-11177, Records, Sarpy County, Nebraska.

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North Central Group

La Vista Hampton Inn & Suites Pre-Opening  
Beverage Inventory

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MAY 30 2007

<u>Item</u>	<u>Storage Inventory</u>	NEBRASKA LIQUOR CONTROL COMMISSION
<u>Beer</u>		
Heineken	24	
Corona	24	
Amstel Lite	24	
MGD	24	
Miller Lite	36	
Bud	24	
Bud Light	36	
Odool's Aber (Non Alch)	24	
<u>BOURBAN</u>		
Jim Bean (Liter)	1	
Maker's Mark	1	
<u>BRANDY</u>		
Korbel Brandy	1	
Courvoiser Cognac	1	
<u>GIN</u>		
Bombay Gin	1	
Tanqueray	1	
<u>LIQUOR</u>		
Baily's Irish Crème	1	
Crème De Coco	1	
Dr. McGillicutty (Doctor's)	1	
Grand Marnier	1	
Kahlua	1	
Mr. Boston Triple Sec	1	
Schnapps	1	
Peach Schnapps	1	
<u>RUM</u>		
Bacardi	1	
Captain Morgan	1	
Malibu	1	
<u>TEQUILA</u>		
Jose Quervo Gold	1	
<u>VODKA</u>		
Absolut	1	
Grey Goose	1	
Stoli	1	
<u>WHISKEY</u>		
Crown Royal	1	
Jack Daniels	1	
Seagram's 7	1	
Southern Comfort	1	
<u>VERMOUTH</u>		
Cinzano Dry	1	
Cinzano Sweet	1	

## La Vista Hampton Inn & Suites Pre-Opening

### MIX

Bloody Mary  
Old Fashion  
Roses Grenadine  
Roses Lime  
Bar Sour  
Bar Syrup  
Ginger Ale

1
1
2
2
1
1
1

### WINES

#### *Meridian*

Chardonnay  
Merlot  
Cabernet  
Pinot Noir

12
6
12
6

#### *Beringer*

White Zinfandel

6
6

#### *Wollersheim*

Prairie Fume

6
6



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MAY 30 2007

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

Nebraska Liquor Control Commission  
301 Centennial Mall South  
Lincoln, NE 68509-5046

RE: Liquor License Application

To Whom It May Concern:

Please review the enclosed information for the liquor license application of Lavista Lodging Investors, LLC d/b/a Hampton Inn & Suites Lavista. Enclosed are the applications, fingerprint cards, fees, and alcohol inventory.

Should you have any questions, please give me a call at (608) 662-3647.

Sincerely,



Jennifer Peterson  
Executive Administrative Assistant

/jlp

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LA VISTA POLICE DEPARTMENT INTEROFFICE MEMORANDUM

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**TO:** PAM BUETHE, CITY CLERK  
**FROM:** BOB LAUSTEN, POLICE CHIEF  
**SUBJECT:** LOCAL BACKGROUND-CORPORATE MANAGER LIQUOR LICENSE  
**DATE:** 6/19/2007  
**CC:**

---

The police department conducted a check of computerized records on the applicant, John Paul Villarreal, for criminal conduct in Nebraska in reference to the Corporate Manager Liquor License application. No entries were found.