



City of Willowick
PLAN REVIEW BOARD
Thursday, February 12, 2026 at 3:00 PM
Willowick Building & Service Center

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AGENDA

1. **Call meeting to order**
2. **Roll call**
3. **Approval of minutes**
 1. Plan Review Board Minutes - December 11th, 2025
4. **New business**
 1. Extreme Playground - Located at 30780 Lakeshore Blvd. (Ownership Change)
 2. College Tree Removal - Located at p#28A0230000450 (Euclid Ave)
 3. McDonald's - Located at 31115 Vine Street (Ownership Change)
 4. Witty Goat Bar & Grill - Located at 28810 Lakeshore Blvd.
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



City of Willowick
PLAN REVIEW BOARD

Thursday, December 11, 2025 at 3:00 PM
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MINUTES

1. Call meeting to order

Chairman Brennan called the December 11th, 2025 Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
 Chief Daubenmire
 Chief Malovrh Jr.
 Mr. McLaughlin
 Mr. Lazor

ALSO PRESENT

Mr. Pintar
 Councilwoman Antosh

Approval of minutes

Plan Review Board Minutes - November 13th 2025

Motion made to approve the November 13th, 2025, Plan Review Board minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

New business

Speedy Gas - Located at 29000 Lakeshore Blvd.

At the start of the meeting, Mr. Zayed provided a color printed handout of what the building is going to look like.

Mr. Morris (architect) of Hudson and Mr. Zayed (Business owner) of Middleburg Heights were present representing Speedy Gas - Located at 29000 Lakeshore Boulevard. Chairman Brennan stated that per the submittal this business is going to be a gas station and convenient store, Mr. Zayed stated that is correct. Mr. Morris advised that the structure is staying, they plan to clean up the exterior, changing the facade of the building itself and then do a full "gut" of the interior. Chairman Brennan asked if they plan to

cook at this location, Mr. Zayed stated that right now they do not plan to do so however maybe in a couple years or so that may be something they look at doing. This will be more of snacks and frozen food with a microwave customers can use. Chairman Brennan stated that per codified ordinance 1145.11(b)(1), referencing the originally submitted plans the color of the building can only be earth tones. He advised that there was not a "color key" to show what the actual color of the bricks on the building were going to be so he wanted to make sure to clarify. Mr. Morris stated that the color of the building and bricks would comply with the earth tones. The yellow that was on the plans initially submitted was not the actual color; it was an architect program color. Mr. Zayed stated that he will provide the actual color codes, which will be in compliance. Chairman Brennan asked if this building recently sold and if Mr. Zayed is the new owner, Mr. Zayed advised that there is a land contract between him and the previous business owner. Chairman Brennan asked if they plan to keep the gas pumps, Mr. Zayed stated that for now they are going to keep them however in the future they may get new ones. Mr. Zayed asked about their liquor permit as it was previously rejected at City Council since the business had not yet obtained approval from the Plan Review Board. Chairman Brennan stated that he will speak with the city Law Director and reach out to him tomorrow to schedule a walk through and provide some direction for the liquor permit. Mr. Morris asked about submitting to the Lake County Building Department, Chairman Brennan advised that they can submit to the county however they will need to complete the walk through and be issued a zoning permit from the city before the county will move forward with permitting through them.

Motion made to approve Speedy Gas - Located at 29000 Lakeshore Boulevard alteration by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Public portion

Public portion was open and closed at 3:10pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the December 11th, 2025, Plan Review Board meeting at 3:11pm by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Chairman Brennan

Heather Boling – Secretary

Extreme playground

30780 lakeshore blvd, Willowick, Ohio, 44095

LETTER OF INTENT

Kalpesh Kotharia of Jumbo7 LLC doing business as Extreme playground intend to transfer business To Ashokkumar Patel of Jumbo777 LLC with new owner everything will remain as current business. We kindly request to please grant to transfer to new owner (Ashokkumar patel)Thank you.

Kalpesh kotharia
30780 lakeshore blvd,
Willowick, ohio, 440995

Ashokkumar Patel

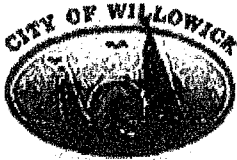
(Extreme playground)

30780 lakeshore blvd , Willowick, Ohio, 44095

Letter of intent

Ashokkumar Patel of jumbo777 LLC intend to open an internet café business in Willowick, OH under the name of Extreme playground. Our internet café will be a place where adult over 21 years of age will come and enjoy fun games, sports event, movies and their favorite tv shows in a relaxing environment. The location of our business is 30780 lakeshore blvd , Willowick,ohio,44095. The hours of operation will be 10 am to 1 am Monday thru Sunday. We intend to have 40 seats for customer to sit and enjoy games. We will be a valuable part of Willowick business community by promoting other local business ans helping local charities. We will have one customer service attendant during hurs of operation. We will not do any construction and keep the space "As is".

Ashokkumar Patel**3780 vance street ext,****Reidsville, NC, 27320**



**CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000**

PERMIT FEE: \$50.00

DATE: 16/Jan/26

Location of Occupancy: 30780 Lakeshore Blvd Business Name: Extrem Playgroun
(ADDRESS)
Business Owner's Name & Address: Ashokkumar Patel 3780 Vance St Ext, Reidsville
CITY/STATE/ZIP: Reidsville, NC, 27320 NC, 27320
Telephone Number: 440-530-5119 Fax Number: _____ Federal ID Number: 41-3572007
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Northshore Plaza TIC LLC
678 Reisterstown Road, Baltimore, MD, 21208

SUBMIT NEW DETAILED FLOOR PLAN: ☒ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 14005 sq ft

Building Size: 14005 sq ft Total Number Of Employees: 1

Intended Number of Occupants: _____ Total Number of Seating: 40

Site Plan With Number of Paved Parking Spaces _____ Hours Of Operation: 10am to 10pm

Letter of Intent: ☒ Previous Use: Internet cafe Proposed Use: Internet cafe

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Ashokkumar Patel

Home Address/City/Zip: 3780 Vance St Ext Telephone Number: 440-530-5119
Reidsville, NC, 27320

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: A.B. Patel

Date: 16/Jan/26

Official Use Only

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL.
Note* A separate permit is required for all new signs from the Willowick Building Department.

Owner/Manager

Item #1.

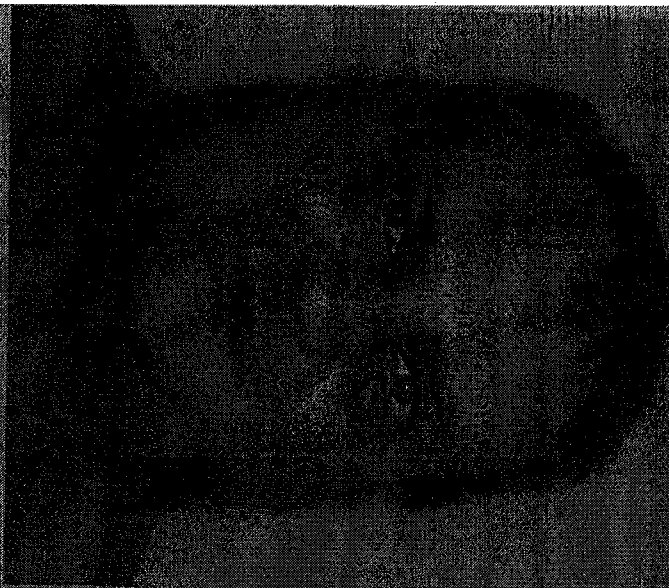
NORTH CAROLINA

IDENTIFICATION

CARD

COMMISSIONER OF MOTOR VEHICLES

Walter Goodrich



4d IDN

0000047076752

3i DOB

11/28/1981

4b EXP

11/28/2032

1 PATEL

2 ASHOKKUMAR

8 3780 VANCE STREET EXT
REIDSVILLE, NC 27320-8842

15 SEX M

18 EYES BRO

16 HGT 5'-06"

19 HAIR BRO RACE

4a ISS 05/07/2024

5 DD 0037877036

11/28/81

A. B. Patel



Item #1.

DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
01/14/2026	202601304040	OHIO LLC - ARTICLES OF ORGANIZATION (LCP)	99.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

ASHOKKUMAR PATEL
30780 LAKESHORE BLVD
WILLOWICK, OH 44095

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Frank LaRose
5536100

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

JUMBO777 LLC

and, that said business records show the filing and recording of:

Document(s)

OHIO LLC - ARTICLES OF ORGANIZATION

Effective Date: 01/13/2026

Document No(s):

202601304040



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
14th day of January, A.D. 2026.

Ohio Secretary of State



Department Of the Treasury
Internal Revenue Service
Philadelphia, PA 19255-0023
Important Information - Please Read



IRS Notice CP575G

JUMBO777 LLC
EXTREME PLAYGROUND
% ASHOKKUMAR PATEL SOLE MBR
30780 LAKESHORE BLVD
WILLOWICK, OH 44095

January 13, 2026

We assigned you an employer identification number (EIN)

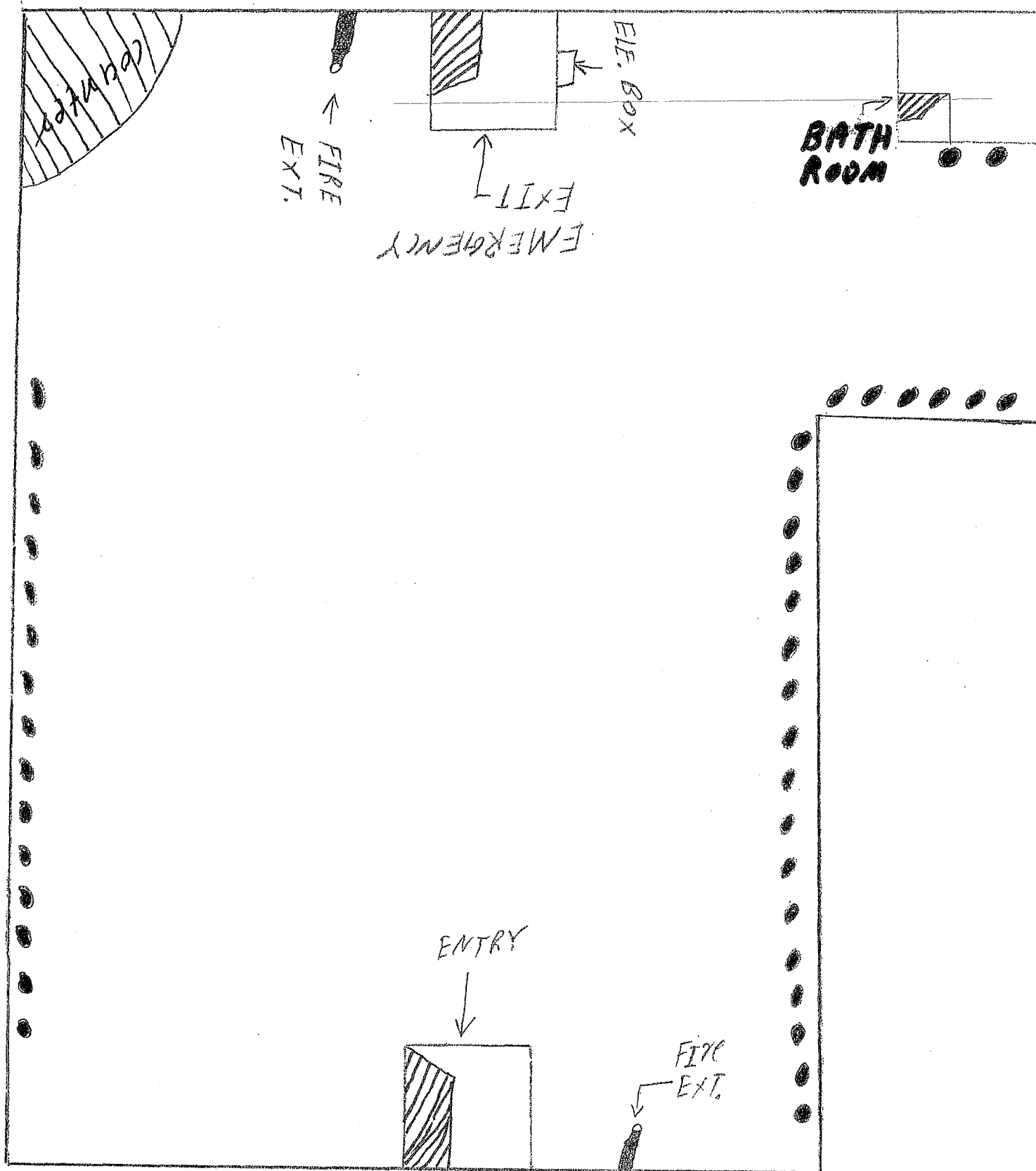
Your EIN is **41-3572007**. The name control associated with this EIN is **JUMB**.

What you need to do

- If you did **not** apply for this EIN, visit [IRS.gov/EINNotRequested](https://www.irs.gov/EINNotRequested).
- Use this EIN and your name exactly as they appear above when you fill out your tax returns. Otherwise, it may cause delays. Keep a copy of this notice for your records because we'll only send it to you once. You can share a copy with future officers of your organization or anyone asking for proof of your EIN. If your name or address is incorrect as shown, send the correct information to the address at the top of this notice.
- If a Limited Liability Company (LLC) elects to be classified as an association taxable as a corporation, the LLC must file Form 8832, Entity Classification Election. If an LLC wants to elect S corporation status and meets certain criteria, the LLC must timely file Form 2553, Election by a Small Business Corporation. In that instance, we'll treat the LLC as a corporation as of the effective date of the S corporation election and the LLC doesn't need to file Form 8832. Visit [IRS.gov/LLC](https://www.irs.gov/LLC) and refer to Publication 3402, Taxation of Limited Liability Companies, for more information.

Additional Information

- Refer to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business, for tips on keeping your EIN safe.
- Find tax forms or publications by visiting [IRS.gov/Forms](https://www.irs.gov/Forms) or by calling 800-TAX-FORM (800-829-3676).
- Call us at 800-829-4933 if you can't find what you need online. If you prefer, you can write to the address at the top of this notice.



Address :- 30780 Lakeshore Blvd, Willowick, OH, 44095

Total Devices :- 40

Bathroom : 01

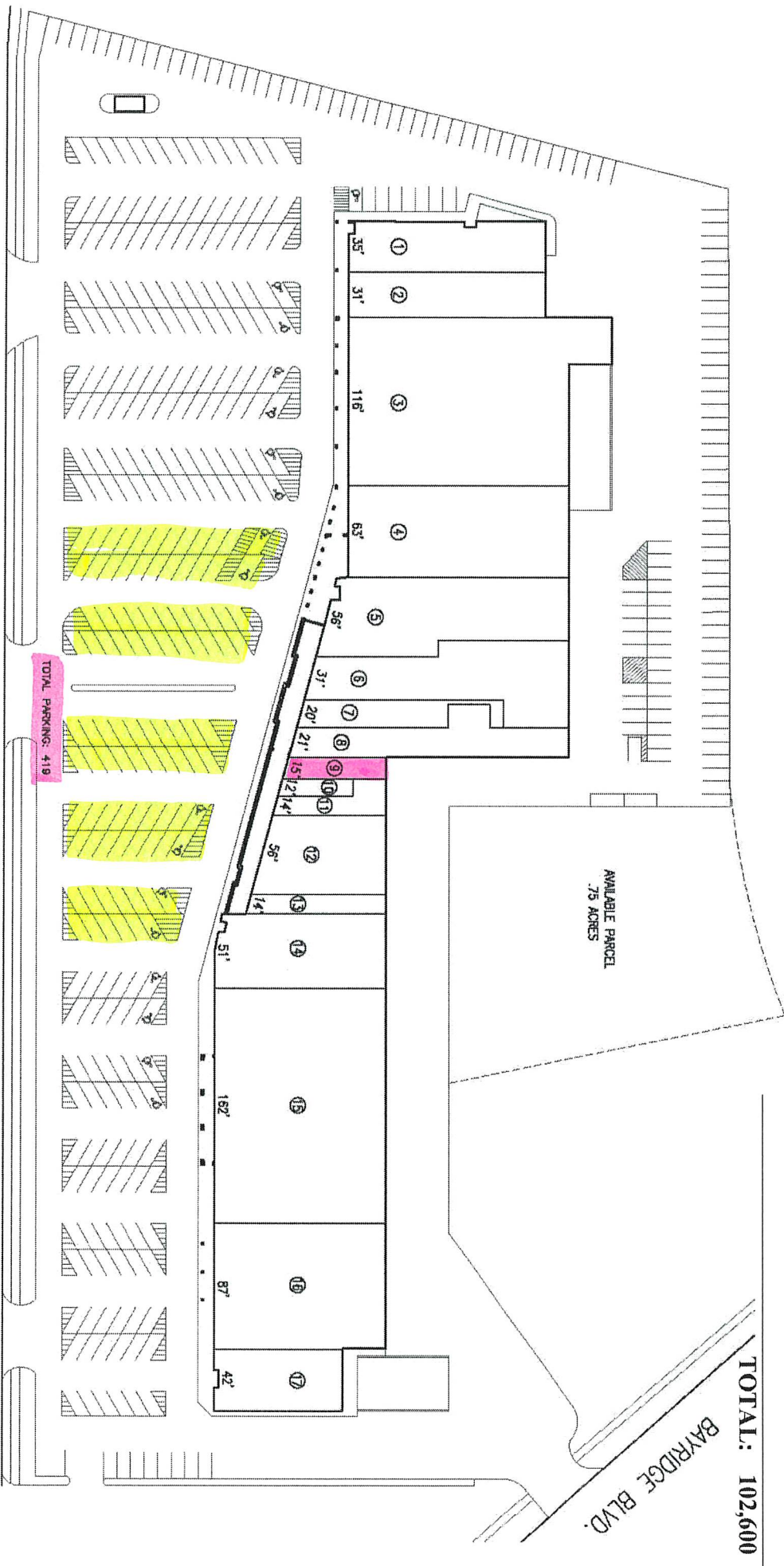
Counter : 01

Fire Ext. :- 02

Entry :- 01

Exit :- 01

IT	TENANT	Sq. Ft.	UNIT	TENANT	Sq. Ft.	UNIT	TENANT	Sq. Ft.
1	KEY CORP	4,714	8	HAIR SALON	3,000	13	VACANT	6,000
2-3	ALDI'S	23,578	9	VACANT	1,400	14	THE TUSCAN RESTAURANT	29,735
4	THE HANGOUT	10,117	10	BARBER SHOP	600	15-16	SAVER'S THRIFT	3,800
5-6	KID FRIENDLY ACADEMY	13,200	11	TOBACCO EXPRESS	1,200	17	VACANT	
7	VACANT	2,400	12	CHIN'S PAGODA	4,700			



SITE PLAN

NORTHSHORE MALL



Employee

Item #1.

Ohio DRIVER LICENSE NOT FOR FEDERAL ID

RF578933

12 PRATT

BESIREE DANIELLE

1583 COVENTRY RD APT 1A

CLEVELAND OH 44130-4438

CLASS: A021 SEX: F HT: 5-11 WT: 110 EYES: BRN HAIR: BRN SKIN: FLESH

DOB: 11-09-1973

SEX: F HT: 5-11 WT: 110 EYES: BRN HAIR: BRN SKIN: FLESH

DOB: 11-09-1973

RF578933

DOB: 11-09-1973

DOB: 11-09-1973

Page 12

LIST OF MACHINES AND GAMES

1. PLATINUM MULTI-GAME

- > CARIBBEAN CRUMBLE
- > CARNIVAL
- > WESTERNWILD REEL
- > WIZARD ACADEMY
- > REALITY REELS
- > WHEEL TREASURE
- > GALACTIC FORTUNE
- > COBRA CASH
- > REEL
- > AMAZON RICHES
- > TRICKS OR TREAT 2010
- > CARIBBEAN CRUMBIE
- > THE PRIZE RIGHT
- > CARNIVAL
- > TRICKOR TREAT
- > SIZZLIN 7'S BAR
- > WESTERN WILD REEL
- > COCKTAIL HOUR
- > BANK HEIST
- > WELCOME SINCITY NEVADA
- > FORBIDDEN FRUIT
- > GALACTIC FORTUNE
- > KINGDOM ASH

2. TONS OF FUN!

- > AMERICAN TREASURES
- > SUPERBALL KENO
- > TURB POKER
- > DRAGONS
- > MOO MONEY
- > SIZZLIN 7"S
- > DEUCES WILD
- > CASH CAR
- > ROUTE 66
- > DIAMOND DOUBLE
- > TRICK OR TREAT
- > REEL WORLD
- > BULLET POKER
- > BONUSBALL KENO
- > POT OF GOLD POKER
- > FUNKY FRUIT

- > THE PRIZE RIGHT
- > MOO MONEY 25
- > COLD CASH
- > TRICK OR TREAT 2010
- > CASH CAR 25
- > ROCK 7
- > THREE SEVEN S8-LINE

3. FUSION

- > BUFFALLO
- > VIP LOUNGE
- > FESTIVAL OF DRAGONS
- > CRUMBLE CAUE
- > CAPTAIN CALAMARI

MAXIMUM WINNING AMOUT OF All GAME: \$1000

MAXIMUM AMOUT OF PAY OUT FOR All GAME: \$600 (OVER \$600 DOLLARS WE SHOULD
HAVE TO REPORT TO CITY)

ALL WINNING AMOUNT PAYOUT IN CASH

12/11/2020

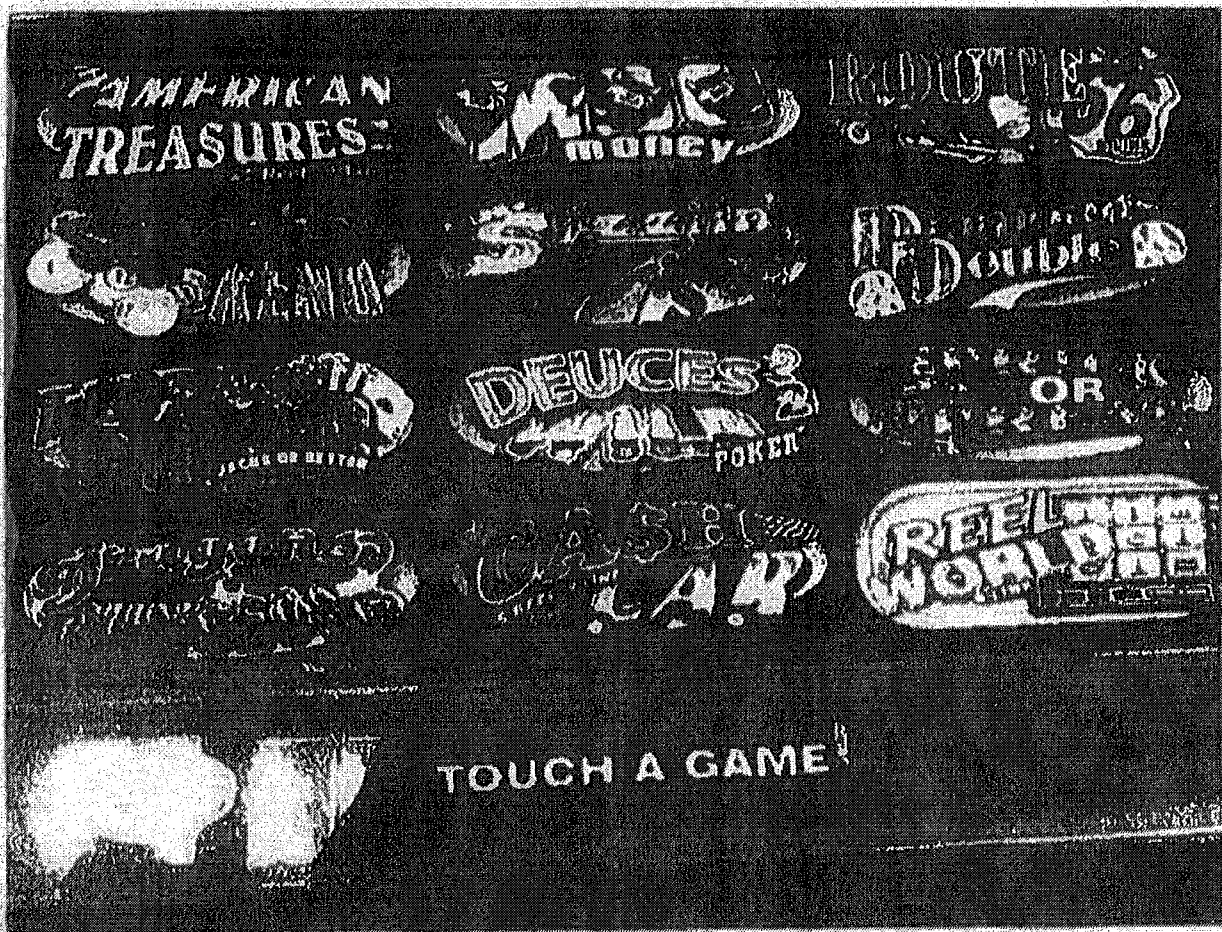
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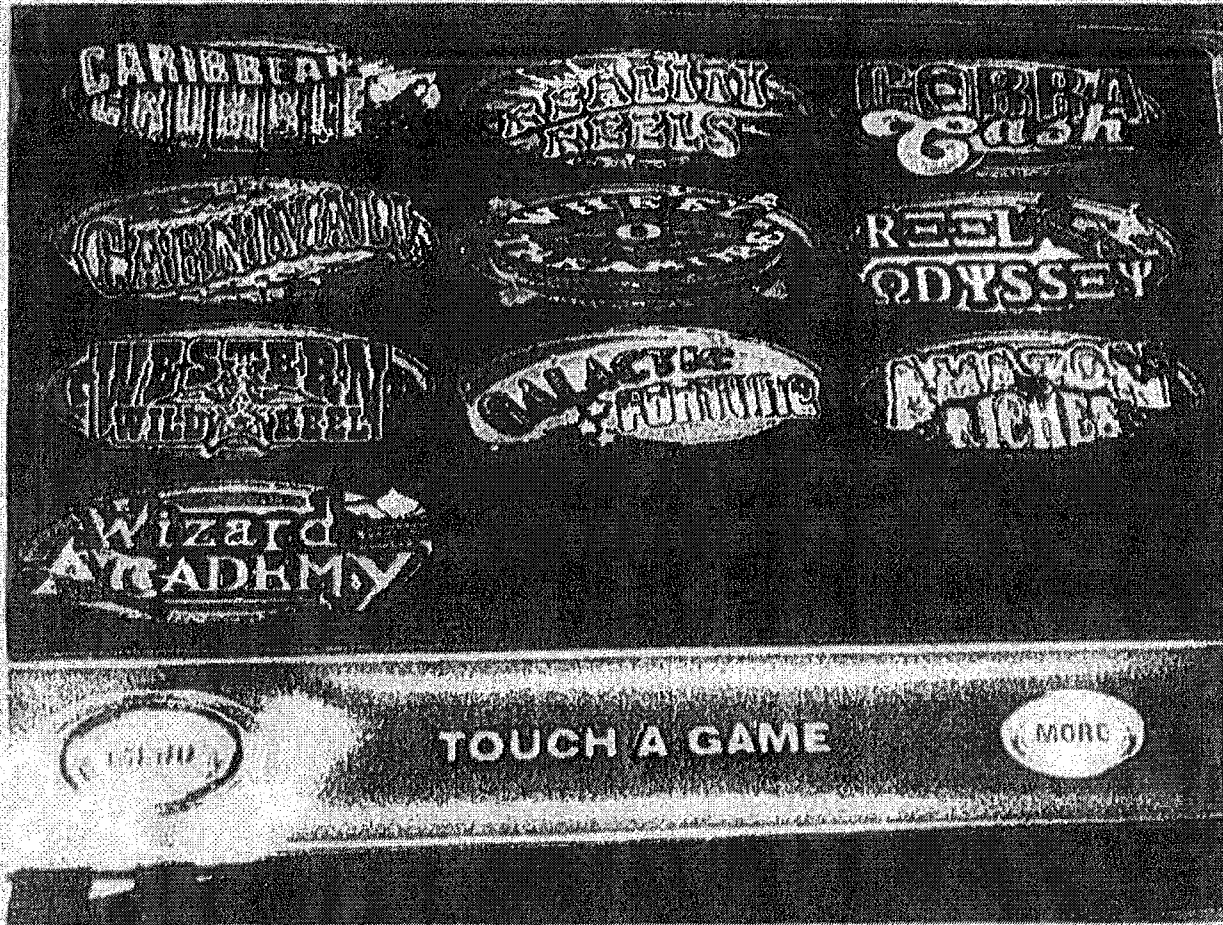
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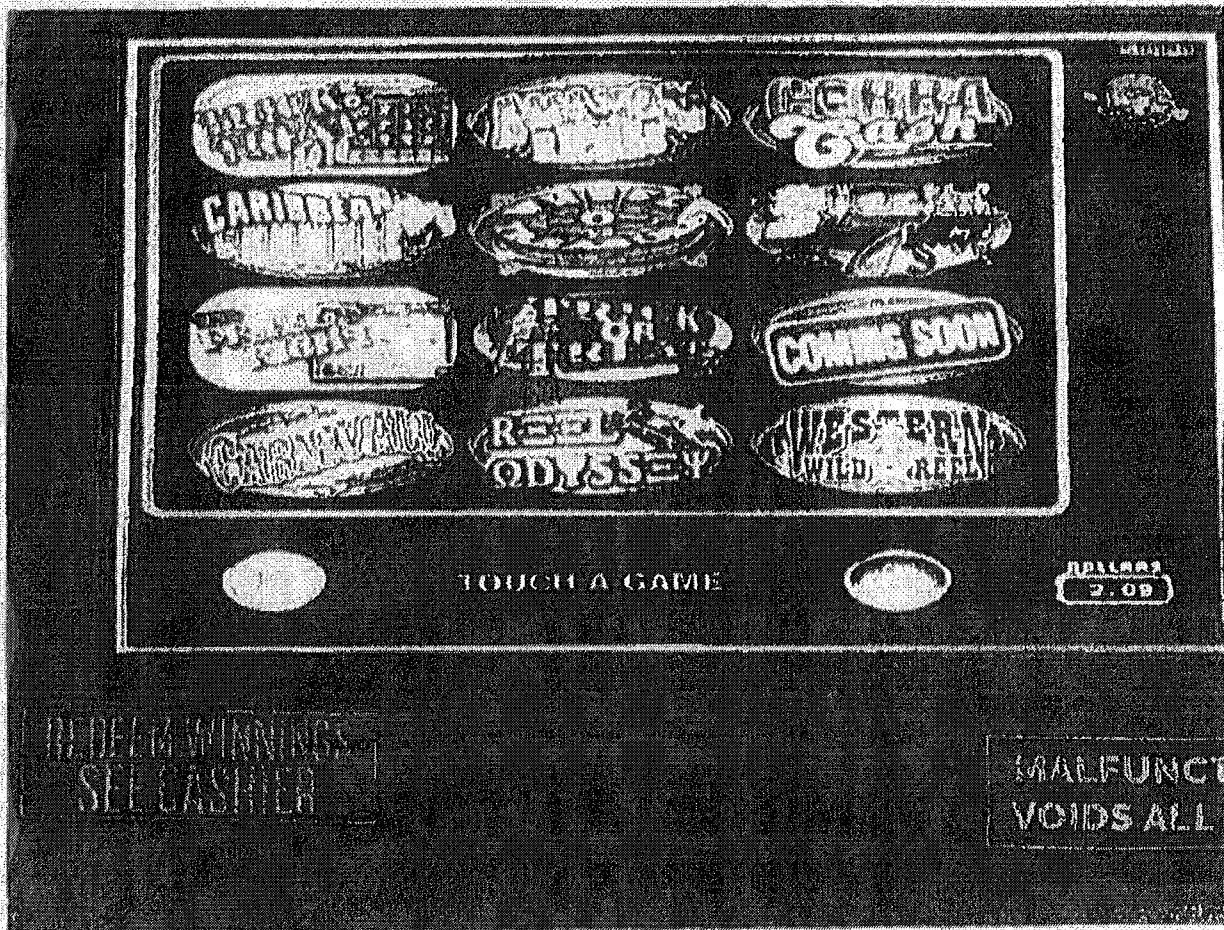
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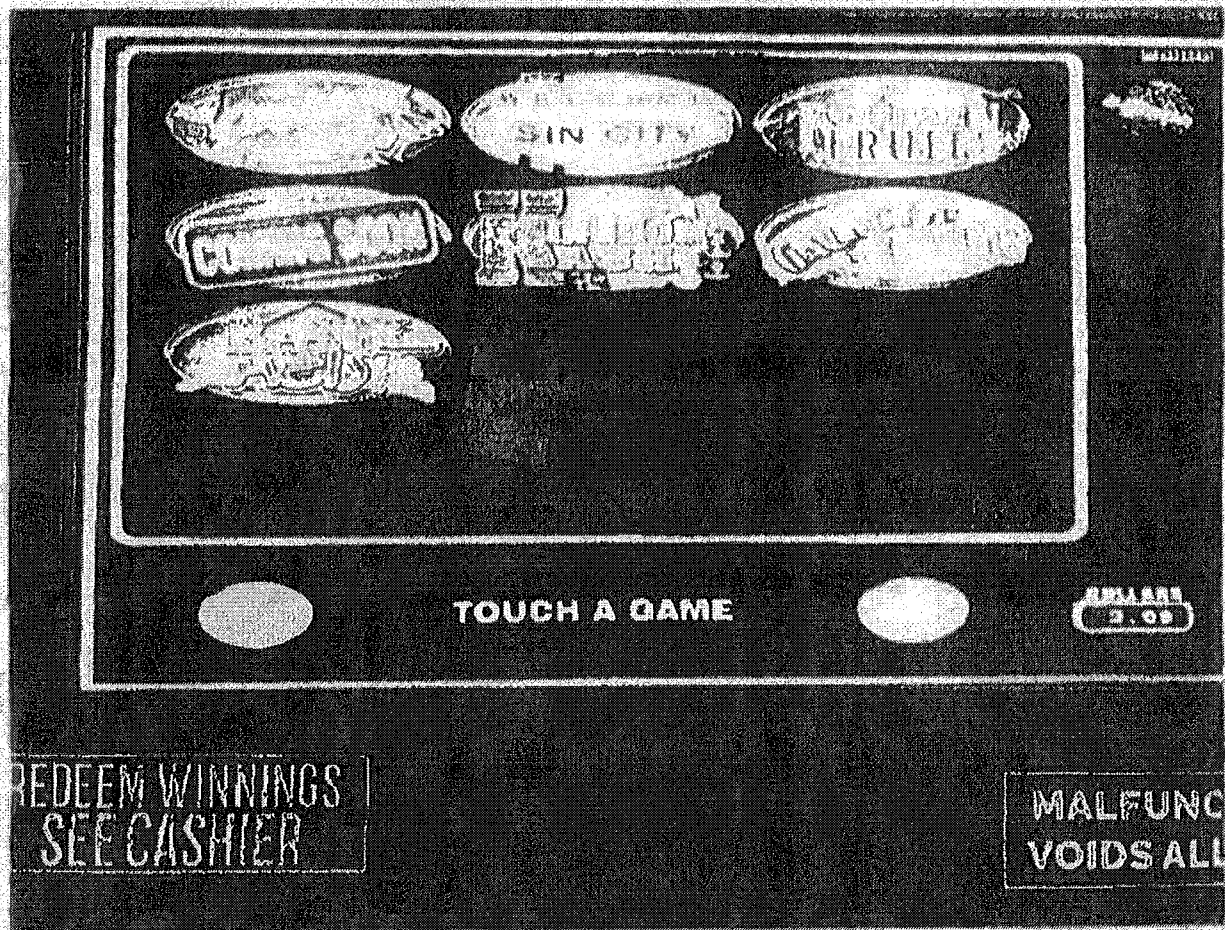


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12/8/2020

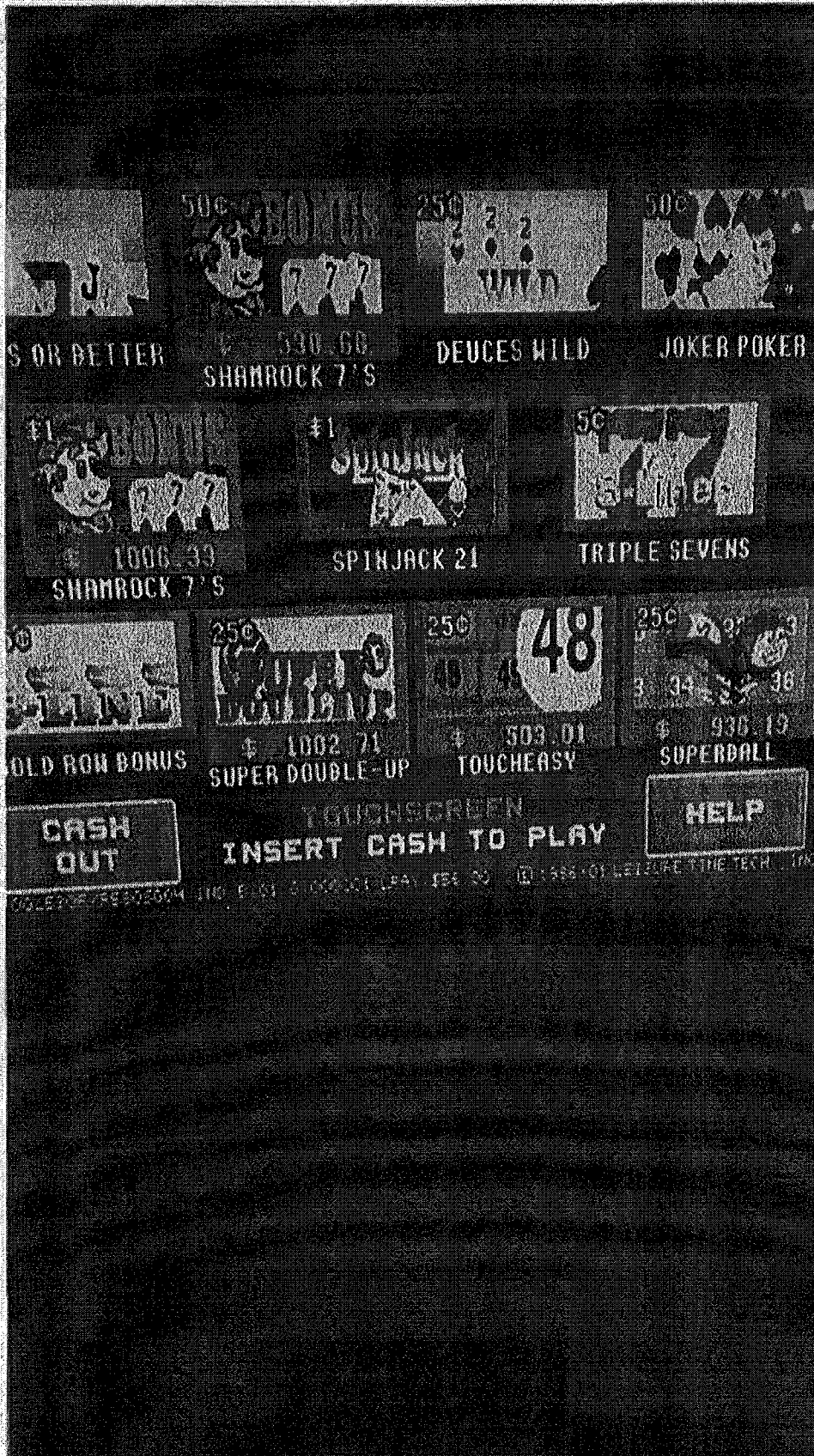
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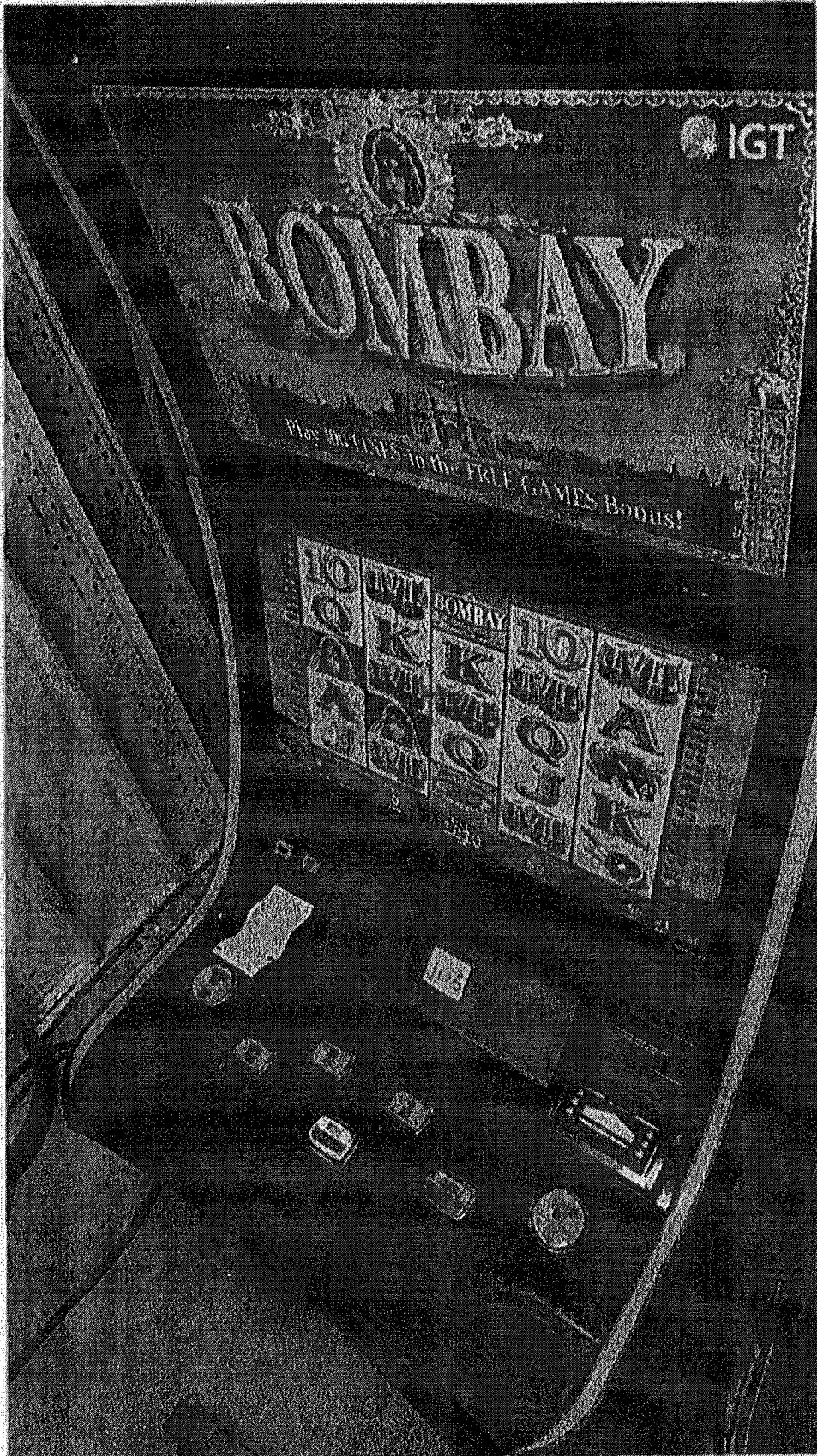
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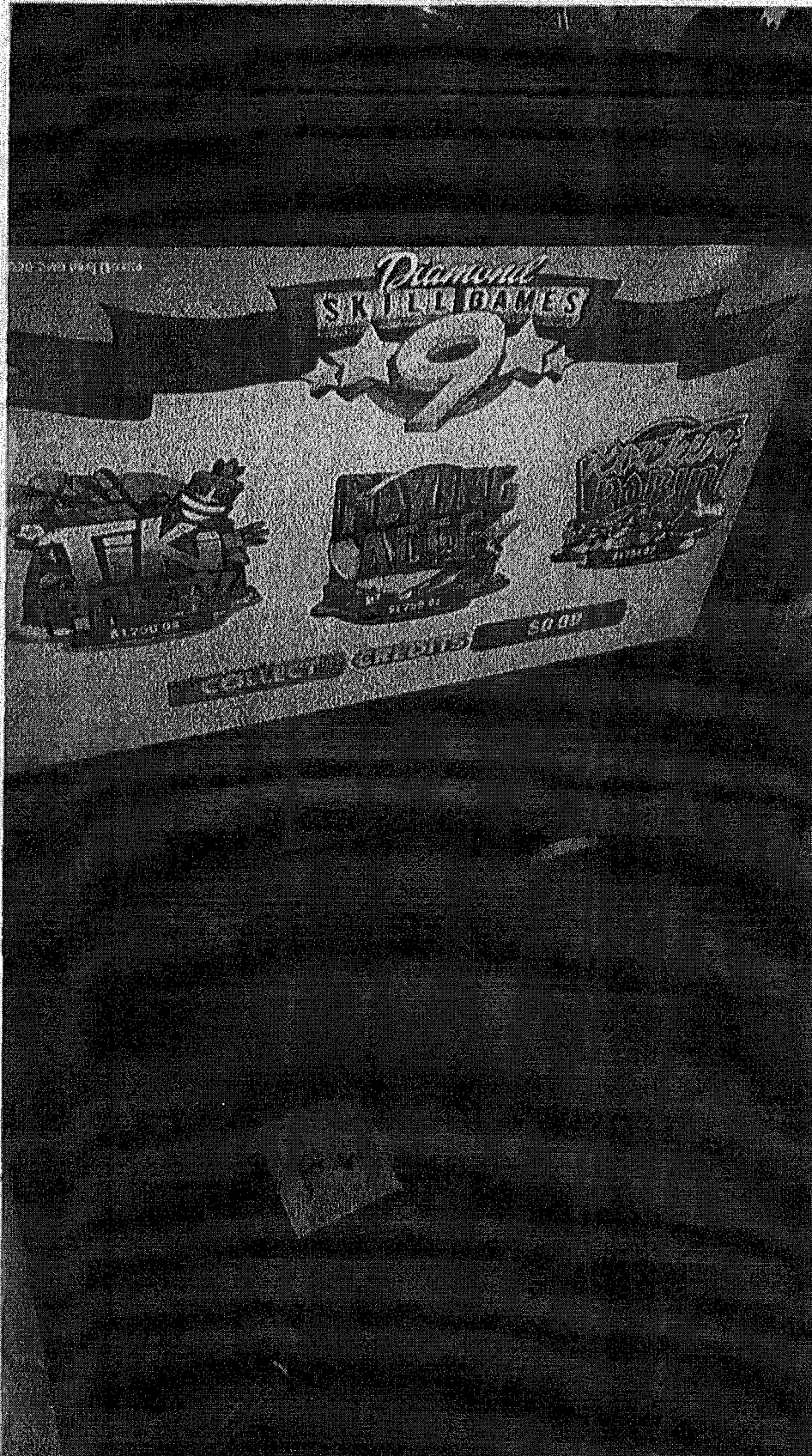
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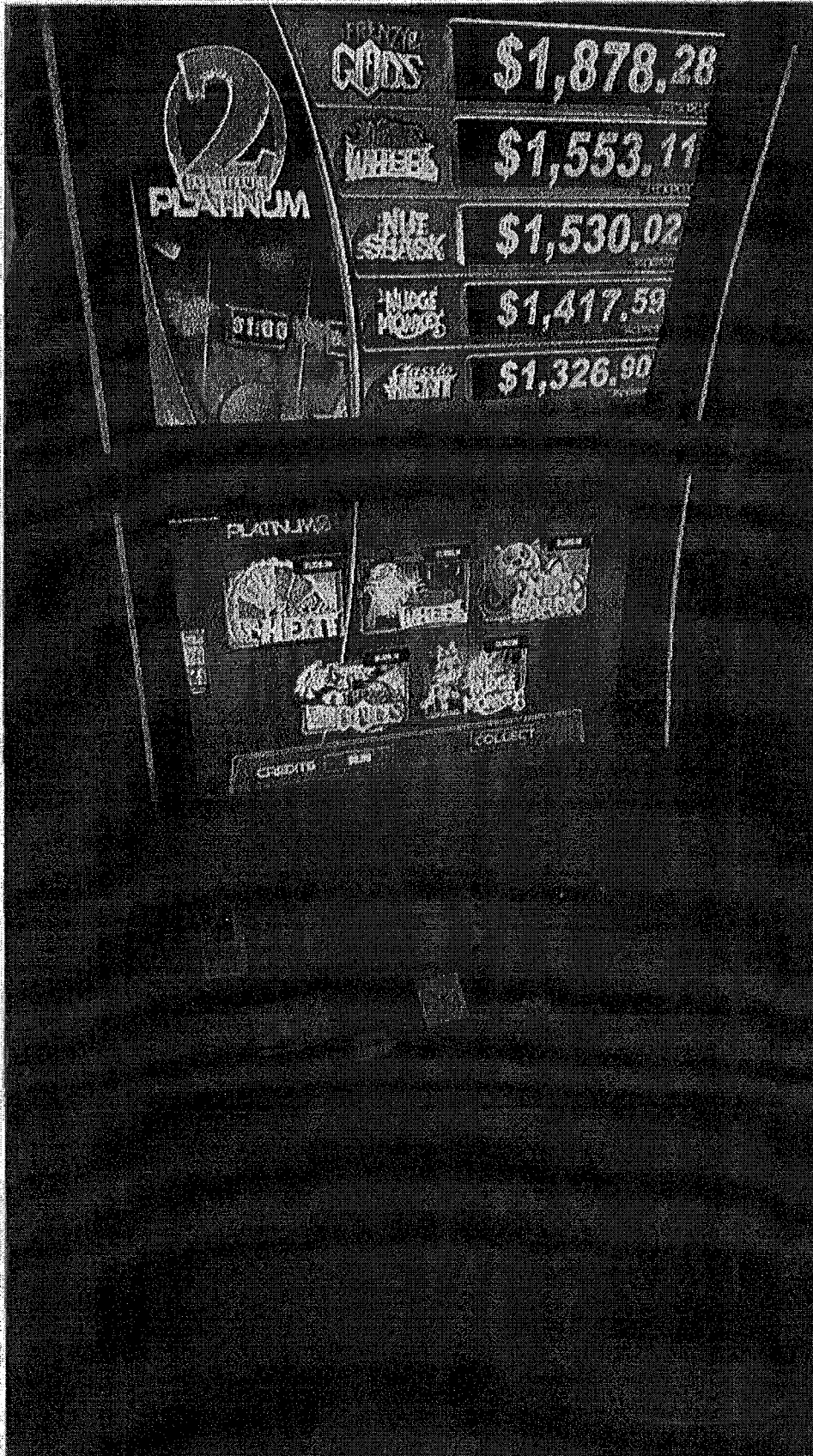
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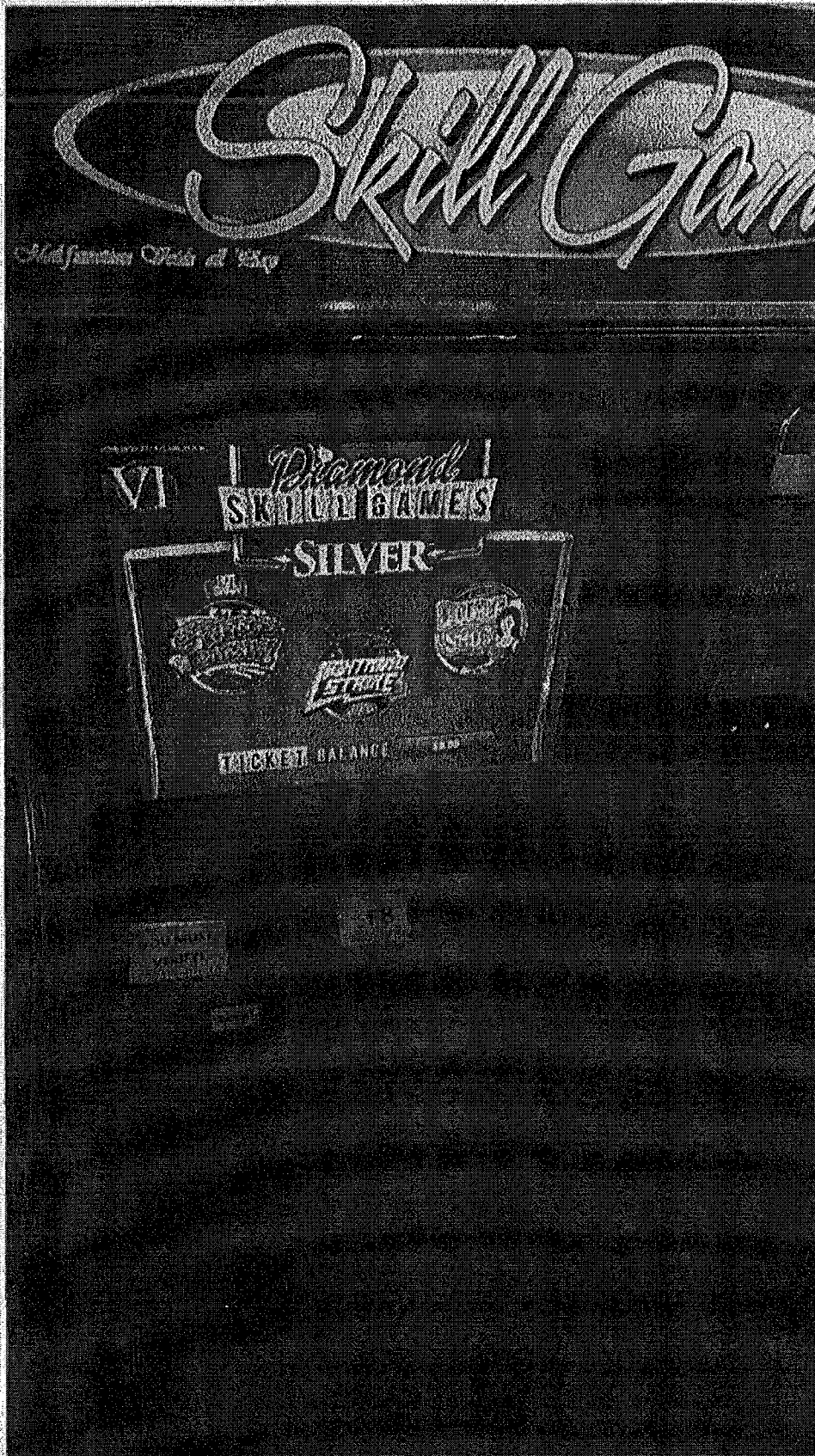


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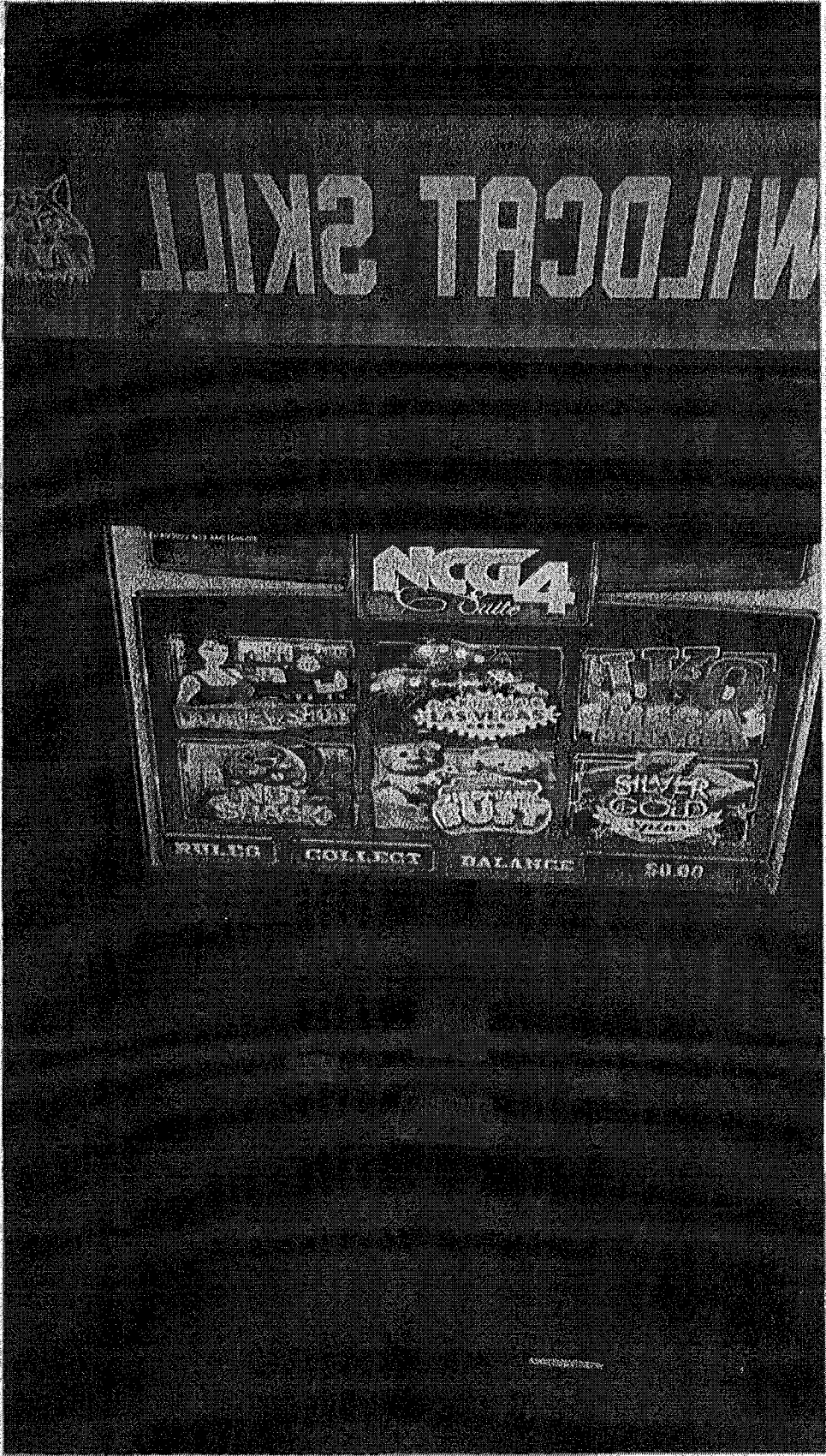


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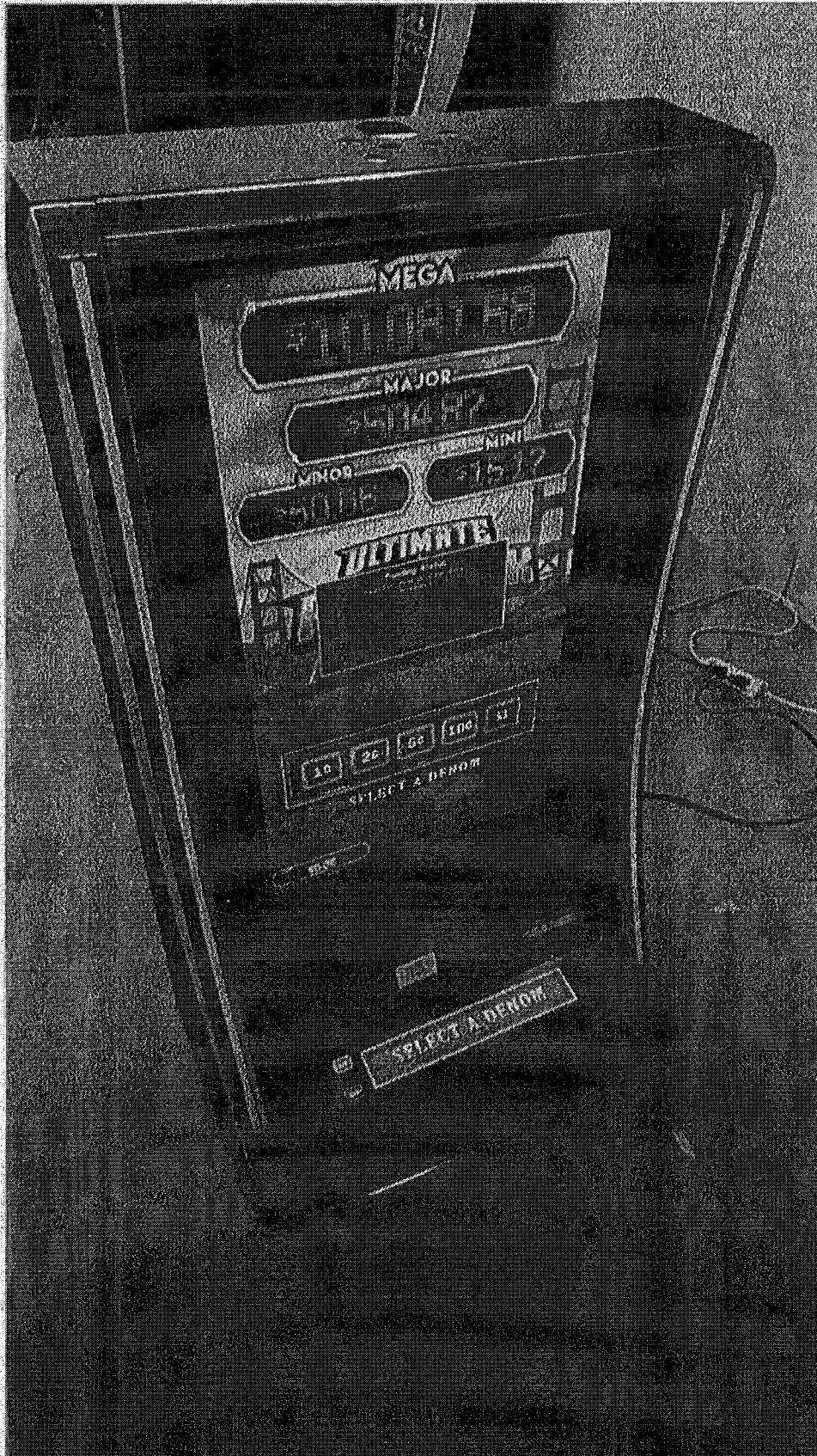
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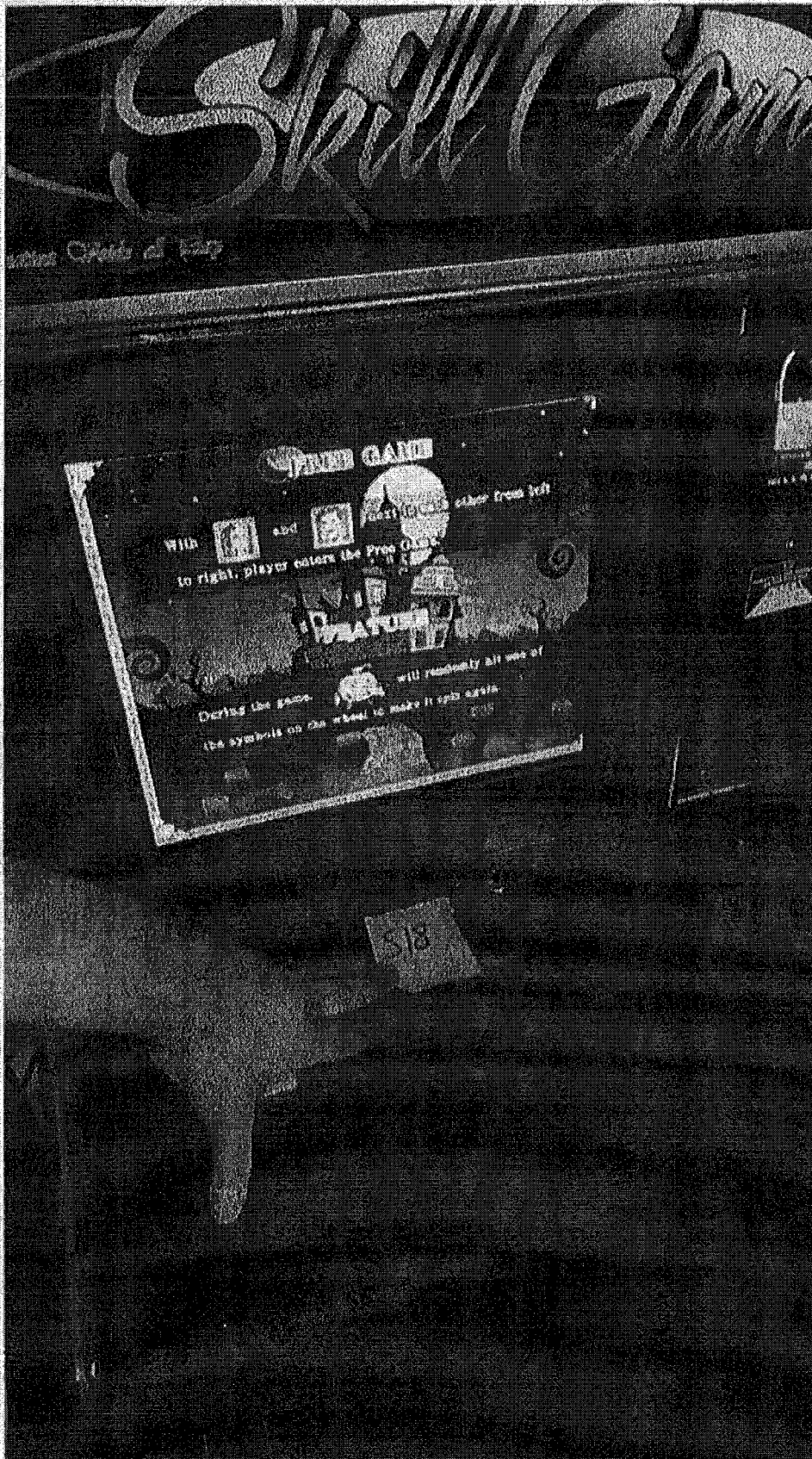


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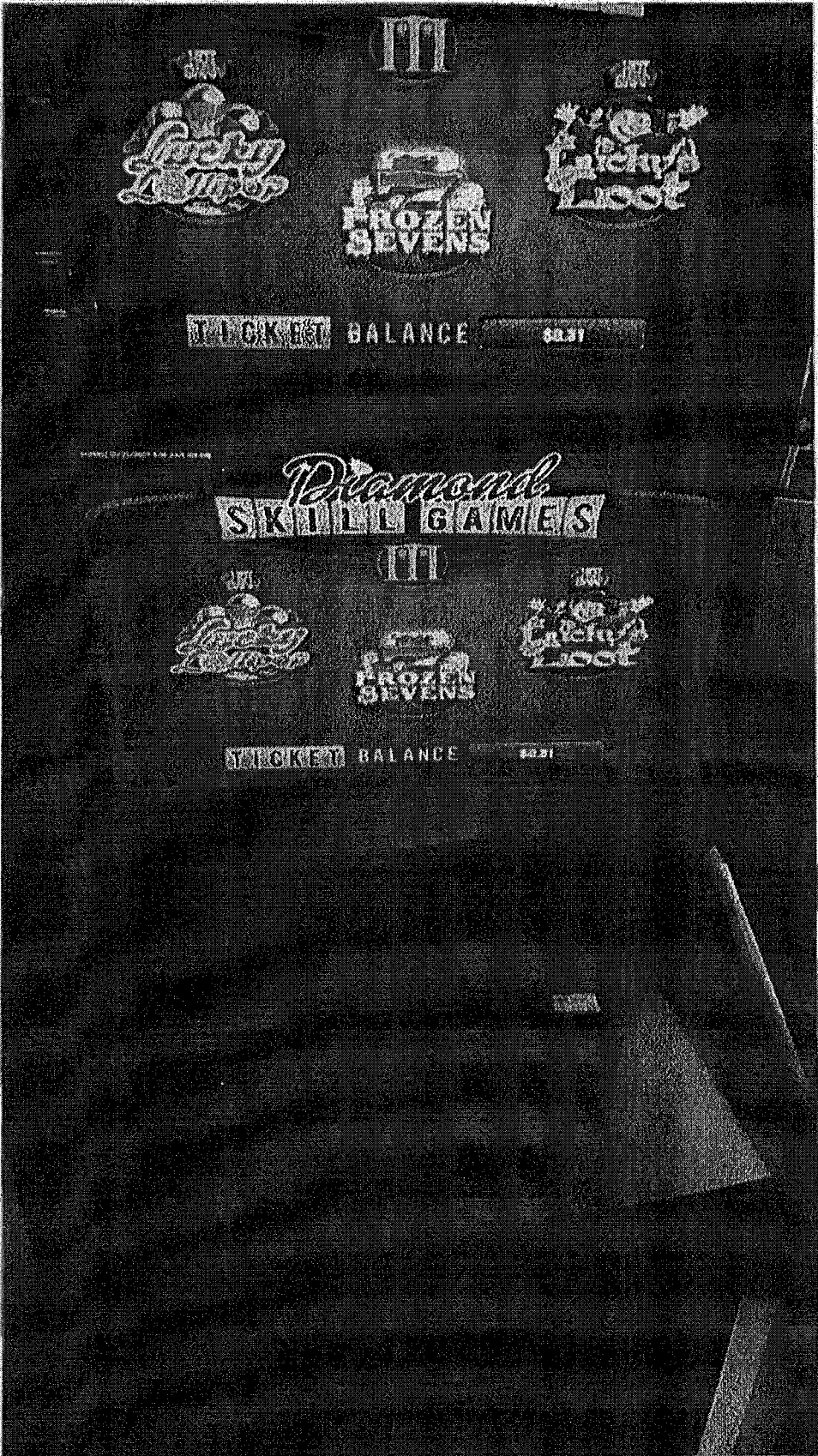


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12/9/2020

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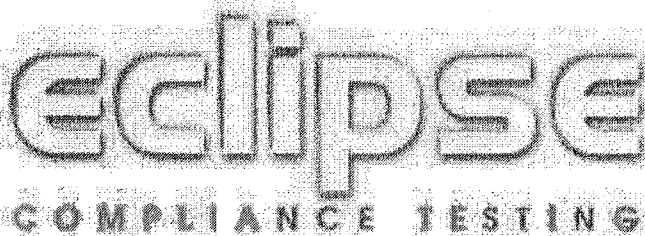
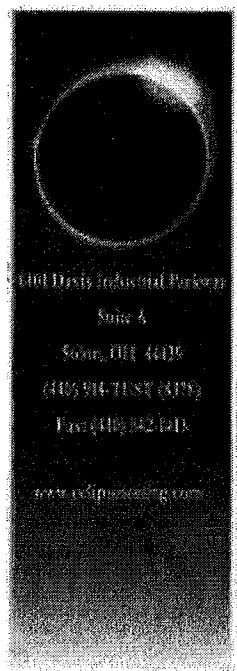
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A Division of:
NFA

COAM SAS Compliance Report

Report Issued to	Georgia Lottery Corporation
Date of Issue	November 4, 2022
Product Manufacturer Contact Details	Jenka Lab, LLC 5044 B U Bowman Drive Suite 106 Buford, GA, 30518
Product Details	<i>RMC2G Platform v3.21 GA with AURORA World Famous with Game Themes v1.101702</i>
eclipse Compliance Testing Report Reference Information	Review and analysis of the <i>RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702</i> submitted by Jenka Lab, LLC.
Report Number	NA_JENKAL_5813-01_PA

1. INTRODUCTION

eclipse Compliance Testing has conducted a review and examination of the *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* for compliance with the following technical standard(s):

- The document titled Georgia COAM SAS Requirements Version 1.7 issued on October 20, 2016 by the Georgia Lottery Corporation.

This assessment is focused on the SAS communication, via SAS simulation, and the interoperability of SAS communications with the Intralot, Inc. Central Monitoring System v3.2, implemented by the Georgia Lottery Corporation, to the aforementioned technical standards.

2. OVERVIEW OF TEST SCOPE

The following components have been reviewed for use with *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* to determine compliance with the aforementioned technical standards:

Software Name	Version	Component
<i>RMC2G</i>	3.21 GA	Platform
<i>AURORA World Famous</i>	Aurora-6 ver. 1.101702	Game Themes

Integrity, Impartiality & Independence

The *AURORA World Famous v1.070602 Games Themes* consists of five (5) 3x3 Reel Nudge style skill games intended for use in the Georgia Lottery Corporation COAM implementation.

eclipse Compliance Testing has composed a detailed compliance analysis of the *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* with regard to the aforementioned technical standards. A detailed compliance analysis is attached hereto as an Appendix.

3. SOURCE CODE REVIEW

Jenka Lab, LLC has provided **eclipse** Compliance Testing with the software source code associated with the *RMC2G Platform v3.21 GA with AURORA World Famous with Game Themes v1.101702*. The review and evaluation of software source code is essential in establishing system operation and game outcome determination.

Our review of the source code indicates that the *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* implements the SAS communication protocol as required under the Georgia COAM SAS Requirements issued by the Georgia Lottery Corporation.

4. SOFTWARE INFORMATION

The software/firmware used to operate the *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* software is housed on the microcontroller installed on the circuit board of the Jenka Lab, LLC device running on the Linux operating system. The system memory for the *RMC2G Platform* and *AURORA World Famous Game Themes* software is stored in SRAM, which uses an onboard battery to maintain the information until a RAM Clear is performed. The CRC16 signature obtained and verified during testing was displayed through the SAS simulator as 8CC8 when polled with a seed of 0000.

The *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* supports the use of pulse in bill acceptors. This is performed by sending a pulse to the game board, which will add funds to the balance meter of the terminal rather than using standard communications used by bill acceptors (ex. RS-232). Additionally, the *RMC2G Platform v3.21 GA with AURORA World Famous Game Themes v1.101702* does not support AFT or EFT communications.

5. GAME PLAY AND DEVICE OPERATION

The *AURORA World Famous Game Themes v1.101702* offers five (5) different game themes. The available game themes consisted of five (5) 3x3 reel nudge style skill games. The 3x3 reel nudge style games provide the player with an entertaining game, the outcome of which is based upon the player's decision to select a reel to nudge in the proper direction to align a winning symbol combination and win a potential prize for the nudge style games. The 3x3 reel nudge

style games that are available on the *AURORA World Famous Game Themes v1.101702* includes the following:

- *American Legend*
- *Dragon Money*
- *Smoking Hot*
- *South Central*
- *Win Mill*

6. EXCEPTIONS AND NOTEWORTHY ITEM FOR CONSIDERATION

The following item of note has been listed below for consideration by the Georgia Lottery Corporation. This item of note was discovered during the review and analysis undertaken by **eclipse** Compliance Testing to determine compliance with the previously listed requirements.

1. Upon review of the Jenka Lab, LLC *RMC2G Platform v3.21 GA with AURORA World Famous with Game Themes v1.101702*, it was discovered that the displayed electronic meters do not roll over at the same time as the communicated SAS meters. The Jenka Lab, LLC *RMC2G Platform v3.21 GA* allows for the displayed electronic meters to exceed the eight (8) digits in meter length.

7. FINDINGS AND CONCLUSIONS

Based upon our review of the *RMC2G Platform v3.21 GA with AURORA World Famous with Game Themes v1.101702*, we have determined that this device facilitates SAS 6.02 communication, via SAS simulation and with the Intralot, Inc. Central Monitoring System in accordance with the following technical standards:

- The document titled Georgia COAM SAS Requirements issued by the Georgia Lottery Corporation.

As previously mentioned, this assessment is focused on the SAS communication via SAS simulation, and on the interoperability of the SAS communications with the Intralot, Inc. Central Monitoring System v3.2, implemented by the Georgia Lottery Corporation of the aforementioned technical standards.

8. TERMS AND CONDITIONS

It should be noted that all findings and conclusions of fact have been derived from actual product interaction, visual observations, and the review of the submitted source code. **eclipse** Compliance Testing has performed extensive research and analysis to determine the findings previously mentioned. However, we realize that not all information may have been disclosed or provided for our review. If any parties dispute our findings, or may present evidence or information contrary to our findings, we would welcome the addition of this information for our consideration. In such an instance, we reserve the right to amend or revise this document.

This document is NOT an approval letter or expression of any opinion as to whether this system should be approved. Approval of this system should be granted by the Georgia Lottery Corporation, who may rely upon our findings for the determination of compliance.

This document has been prepared by **eclipse Compliance Testing** for Gaming Regulatory Authorities addressed hereto, for the benefit of Jenka Lab, LLC. Distribution of this document is limited exclusively to **eclipse Compliance Testing**, Jenka Lab, LLC, and those granted use of the report by the aforementioned parties. This report shall not be reproduced, except in full, without the written approval of **eclipse Compliance Testing**. Authorized parties may download an authentic electronic copy of this report from the *Reports* section of the **eclipse Compliance Testing** website (www.eclipsetesting.com).

If you should have any questions or require additional information, please feel free to contact our office at (440) 914-TEST (8378).

Sincerely,



Nick Farley
President

AP
NF/bj/jm
Attachments

APPENDIX

Jenka Lab, LLC

***RMC2G Platform v3.21 GA with AURORA World Famous Game Themes
v1.101702***

Detailed Compliance Analysis

SAS COMPLIANCE SUMMARY

(Performed with the SAS Simulator and with Intralot, Inc. Central Monitoring System)

SAS Requirement/ Event	Supported Functionality	Pass / Fail / N/A
Must not disable COAM when disconnected	✓	Pass
Must stop responding when COAM loses power after sending SAS Event 18	✓	Pass
Must respond when COAM power is restored and send SAS Event 17	✓	Pass
Must allow for configurable machine address with a range of 1-127	✓	Pass
COAM must support the ability to allow cash out when the COAM is disabled by the CMS, receives 0x01 Shutdown (lock out play).	✓	Pass
COAM must send event 70 as required by the SAS protocol	✓	Pass
Must support base accounting denomination of \$0.01 (pennies)	✓	Pass
<i>Must support the following SAS Long Polls:</i>		
0x01 Shutdown (lock out play) (persistent message must be displayed)	✓	Pass
0x02 Startup (enable play)	✓	Pass
0x0E Disable real time event reporting	✓	Pass
0x0F Send meters \$10 through \$15	✓	Pass
0x19 Send meters \$11 through \$15	✓	Pass
0x0F Send Gaming Machine ID and Information	✓	Pass
0x21 ROM signature verification using seed	✓	Pass
0x2F Send selected meters for game n (machine only)	✓	Pass
0x51 Send game n configuration	✓	Pass
0x53 Send total number of games implemented	✓	Pass
0x54 Send SAS version ID and gaming machine serial number	✓	Pass
0x55 Send Enabled Features	✓	Pass
0x56 Send enabled game numbers	✓	Pass
0xA0 Send selected game number	✓	Pass
<i>Must support transmission of the following meters:</i>		
0000 (\$11) Total Coin In	✓	Pass
0001 (\$12) Total Coin Out	✓	Pass
0002 (\$14) Total Jackpot Credits	✓	Pass
0003 (\$13) Total hand paid cancelled credits	✓	Pass
0004 (\$10) Total cancelled credits	✓	Pass
0005 (\$15) Game Played	✓	Pass
0006 Games Won	✓	Pass
0007 Games Lost	✓	Pass
000B Total credits from bill accepted	✓	Pass
000C Current credits	✓	Pass
0016 Total ticket out	✓	Pass
001C Total machine paid payable win, not including progressive or external bonus	✓	Pass
001D Total machine paid progressive win	✓	Pass
001E Total machine paid external bonus win	✓	Pass
001F Total attendant paid payable win, not including progressive or external bonus	✓	Pass
0020 Total attendant paid progressive win	✓	Pass

Jenka Lab, LLC – RMC2G Platform with AURORA World Famous Game Themes v1.101702– GA Lottery
 NA_JENKAL_5813-01_PA – November 4, 2022

SAS Requirement/ Event	Supported Functionality	Pass / Fail / N/A
0021 Total Attendant Paid External Bonus	✓	Pass
0022 Total won credits	✓	Pass
0023 Total Hand paid credits	✓	Pass
0024 Total drop	✓	Pass
0040-0057 Total number of X bills accepted	✓	Pass
<i>Must support the following SAS Events:</i>		
17 AC power applied	✓	Pass
18 AC power lost	✓	Pass
51 Hand pay is pending	✓	Pass
52 Hand pay was reset	✓	Pass
15 Logic door open	✓	Pass
16 Logic door closed	✓	Pass
98 Power off card cage (must be monitored for at least 7 days with power lost)	✓	Pass
3C Operator menu accessed/changed	✓	Pass
3B Low backup battery detected	✓	Pass
70 Exception buffer overflow	✓	Pass
7A Gaming machine soft meter reset	✓	Pass

✓ = This functionality is supported.

Certified Independent SBAM Testing Labs

The following entities have been certified by the Commission as an independent SBAM testing lab:

- Gaming Laboratories International (GLI)
- BMM North America, Inc.
- Eclipse Compliance Testing



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-518-3000

p.# 28A 023 0006450

PERMIT FEE: \$20.00

DATE: 1-15-24

Location of Occupancy: Euclid Ave Business Name: College Tree Removal

(ADDRESS)
Business Owner's Name & Address: Justin M. Hallis

CITY/STATE/ZIP: 7070 South Lane W. Houghby OH 44094

Telephone Number: 440-785-9310 Fax Number: _____ Federal ID Number: _____
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Willowick Campus Jamie Pilla
Michael Hirsch

SUBMIT NEW DETAILED FLOOR PLAN: _____ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: _____

Building Size: 20 75 x 100 Total Number Of Employees: 6

Intended Number of Occupants: 7 Total Number of Seating: 5

Site Plan With Number of Paved Parking Spaces 25 Hours Of Operation: 7-5pm

Letter of Intent: ☒ Previous Use: Vacant Proposed Use: Retail

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Justin Hallis

Home Address/City/Zip: 12815 Kingsway Dr. Chardon OH 44026 Telephone Number: 440-785-9310

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)518-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: [Signature]

Date: 1-26-26

Official use only

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL
Note: A separate permit is required for all new signs from the Willowick Building Department.

Proposed Buildings at 30555 Euclid Ave.

For

College Tree Removal

CTR is looking to open a retail location to sell wood chips, mulch, gravel, and firewood.

We are building two K-Style Buildings approx.. 100'X75".

The front building will have 250' comprised of 2 10X10 offices and a bathroom. This will allow us to fulfill orders for materials above. The drive will go completely around both buildings.

The building will be a grey earthtone color.

The second building will be strictly for the storage of equipment.

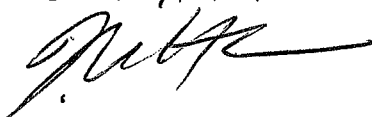
The driveway entrance and front parking area will be paved with asphalt. The remaining driveway and back section, where the pickup of materials will be a compressed stone/gravel material.

The storage bins towards the back will be used for storage of various mulch, stone, and firewood.

The front car park section will accommodate 12 spots, and the back parking section for the employees will have 10.

Pictures, materials, structural notes, and heights are also attached.

The color in the picture is not the actual color.

John Hollis

216-952-3858

1145

PLAT OF SURVEY & SITE PLAN

FOR

COLLEGE TREE REMOVAL, LLC
SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE, AND
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
WILLOWICK TOWNSHIP LOT NO. 8, TRACT NO. 11.

JANUARY, 2026

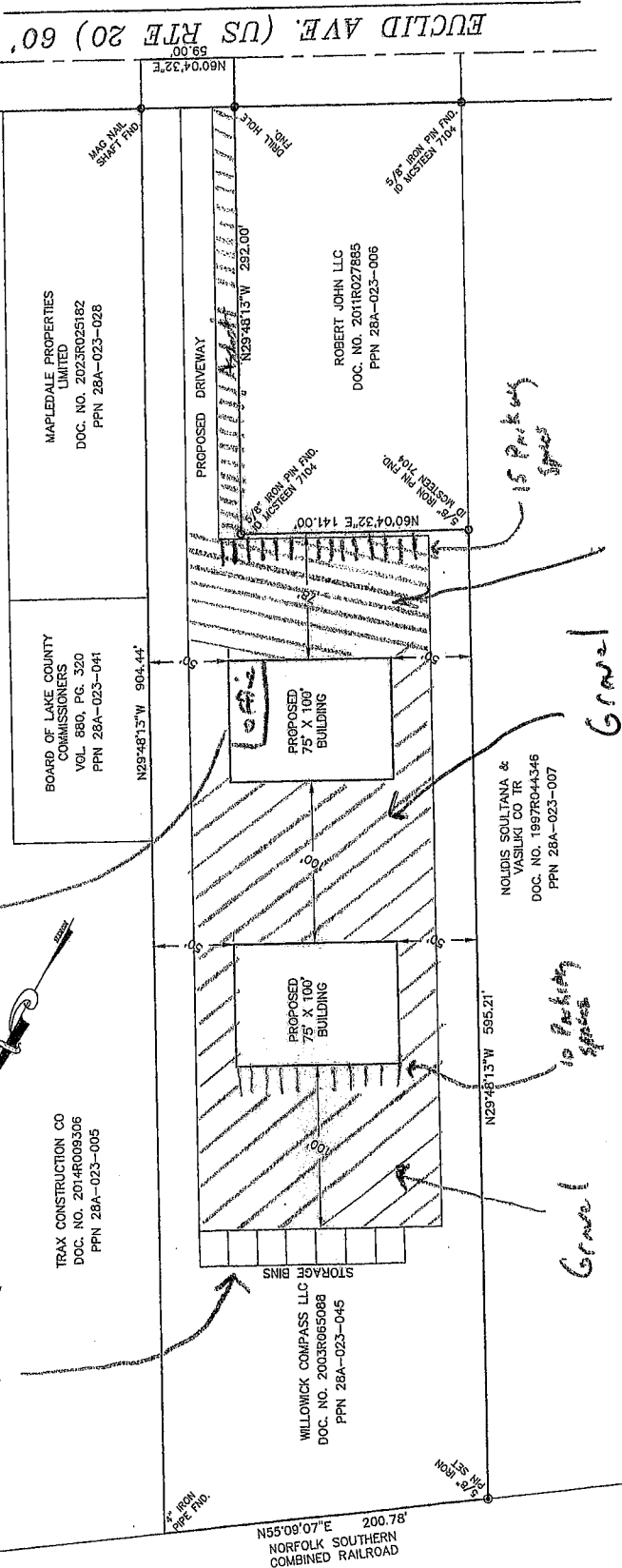
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE
ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 473.17
OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS EXPRESSED ARE BASED ON
THE US SURVEY FOOT AND ARE IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401,
NAD83 (GCS 2011A) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST
OF MY KNOWLEDGE.



JOSEPH GUTOSKEY, P.S. No. 7567
DATE 1/13/26

0.45
10' x 30'

6 Concrete Barrier Bins
Mich, 6' high, 6' wide



TRAX CONSTRUCTION CO
DOC. NO. 2014R009306
PPN 28A-023-005

WILLOWICK COMPASS LLC
DOC. NO. 2003R050988
PPN 28A-023-045

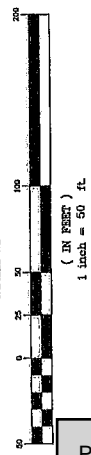
NOLDIS SOULTANA &
VASILUKI CO TR
DOC. NO. 1997R044346
PPN 28A-023-007

ROBERT JOHN LLC
DOC. NO. 2011R027885
PPN 28A-023-008

MAPLEDALE PROPERTIES
LIMITED
DOC. NO. 2023R025182
PPN 28A-023-028

BOARD OF LAKE COUNTY
COMMISSIONERS
VOL. 880, PG. 320
PPN 28A-023-041

GRAPHIC SCALE



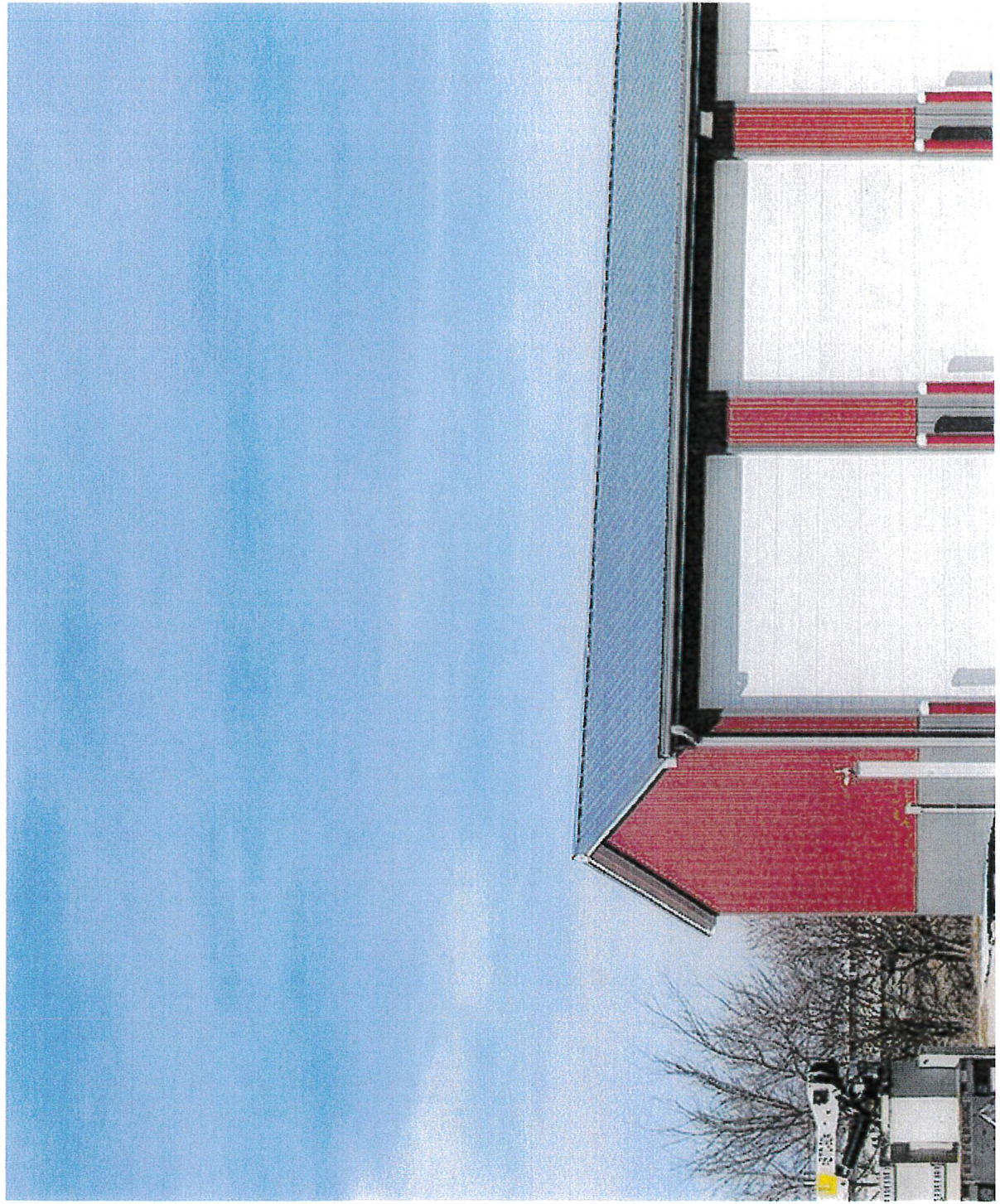
- LEGEND
- 5/8" DIA. BY 30" LONG YELLOW CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
 - IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - MONUMENT BOX (AS NOTED)

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
1055 GOTTSCALK PARKWAY SUITE 4
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
JOEGUTOSKEY@GUTOSKEY.COM

Item #2.
CONTRACT No.
25-4295

John Hollis (HFS)

From: Mark . <mark@markangebuilders.com>
Sent: Friday, January 9, 2026 12:05 PM
To: John Hollis (HFS)
Subject: K Building examples





Thank you,

Mark Ange

President & CEO of Mark Ange Builders

Phone: 440-423-1243

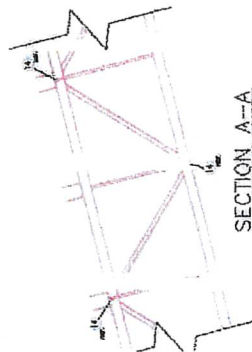
Mobile: 216-403-1616

Web: markangebuilders.com

Email: mark@markangebuilders.com

MARK ANGE
BUILDERS





SECTION A-A
SCALE: NTS

SCALE: NTS

SHEET 3 OF 4

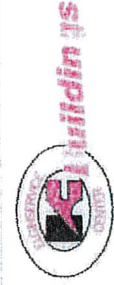
MAST / VILLAGE OUTDOORS

FRAME

DATE: 7/5/24	SCALE: NTS
--------------	------------

ELGIN SERVICE CENTER

DRAWING NUMBER: 16936F FRAME



0.000000



**CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-916-3000**

PERMIT FEE: \$20.00

DATE: 2-2-26

Location of Occupancy: _____ Business Name: _____
(ADDRESS)
Business Owner's Name & Address: Four Fries Willowick LLC McDonald's DBA as NSN 339
CITY/STATE/ZIP: 31115 Vine St Willowick OH 44095
Telephone Number: _____ Fax Number: _____ Federal ID Number: 39-4234497
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: McDonald's corpotion-no change
This is leased property

SUBMIT NEW DETAILED FLOOR PLAN: _____ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: _____

Building Size: _____ Total Number Of Employees: _____

Intended Number of Occupants: _____ Total Number of Seating: _____

Site Plan With Number of Paved Parking Spaces: _____ Hours Of Operation: _____

Letter of Intent: _____ Previous Use: same use Proposed Use: _____

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: James Kavalec
4005 Bridge Ave Cleveland Ohio 44113 Telephone Number: 1-216-870-7956
Home Address/City/Zip: _____

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440) 916-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: [Signature]

Date: 2/2/26

Official use only.

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSES REQUIRED AFTER APPROVAL
Note: A separate permit is required for all new signs from the Willowick Building Department.



**Four Fries LLC
4005 Bridge Avenue
Cleveland, OH 44113
216-870-7956**

January 30, 2026

City of Willowick Plan review board
Willowick, OH 44095

RE: Letter of Intent – McDonalds, 31115 Vine Street (ownership change)

Dear Planning review board

Four Fries LLC, a company owned by me, purchased the above-referenced McDonalds on 12/1/2025. The intent is to continue running the store. There is no intent to change anything about the physical plant or property.

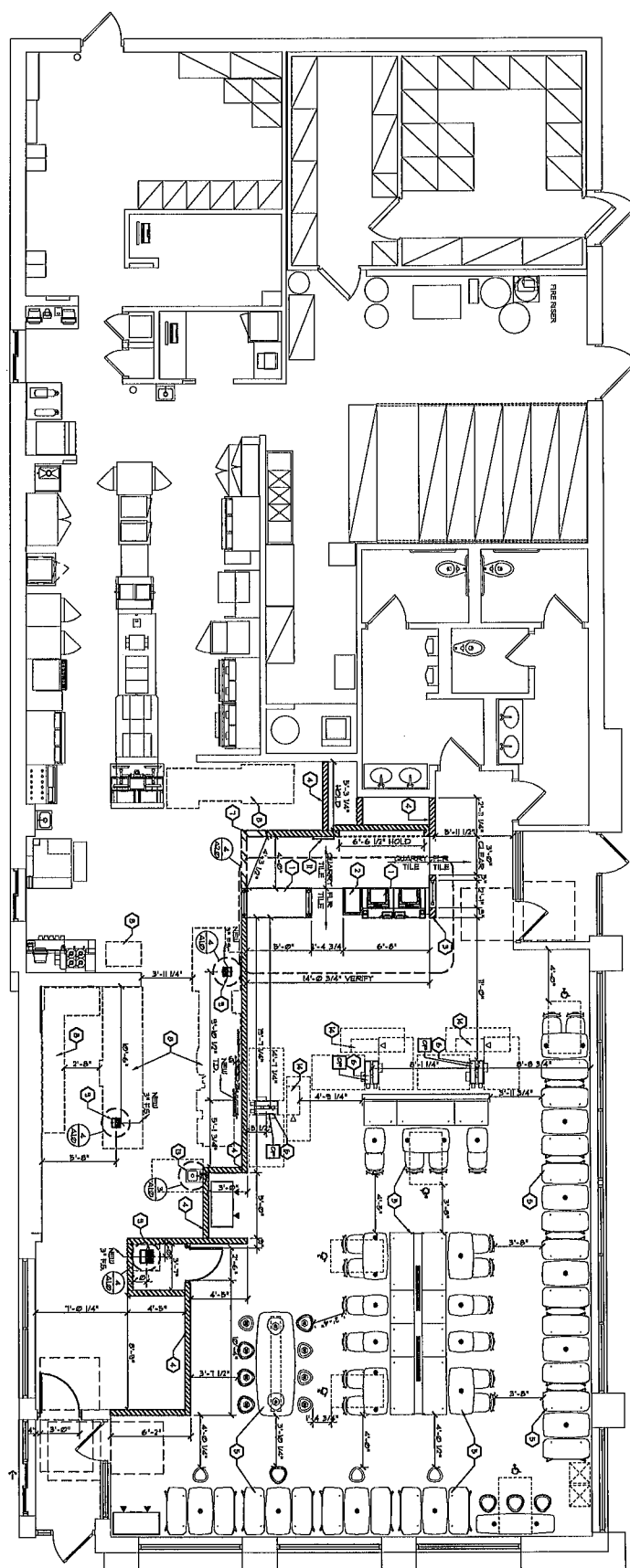
I look forward to working in the great city of Willowick.

Thanks,

Jim Kavalec

Jim Kavalec, Owner/Operator





1 FLOOR PLAN
NET MODEL WORK AREA 2,943 SQ. FT.
1/4" = 1'-0"

NOTES

GENERAL NOTES

1. EXERCISE PRESENTATIONS ARE TO COMPLETION

1. NEW COUNTER SIDE SHEET AS DETAIL A
 2. FUTURE BASED COUNTER PLANS
 3. NEW LOW WALL, SEE SHEET A20 DETAIL B
 4. EXISTED WALL, AS REMAINED, NEW WALL TO DETAIL DRAWING IN SECTION 17 (SEEDED)
 5. NEW FLOOR CEILING AND DECK, REFER TO DETAIL PLANS
 6. ADJUST LOCATION OF HOLE ON TOP PLUMB IS SLIGHTLY ABOVE OFF
 7. NEW WALKWAY TO ADJUST FRONT FACE OF NEW LOW WALL
 8. NEW OR RELOCATED COUNTER IN THIS AREA
 9. NEW FLOOR STAYS TO THE TO BEING, SEE DETAIL ON A20
- NOTES
1. ONE TO TYPICAL TO BE CENTERED ON HOLE IN COUNTER
 2. COUNTER TO NEW FLOOR, ADJUST LOCATION OF BEARING BRACKET
 3. NEW LOW WALL
 4. FUTURE SPOT FROM GLASS REFRIGER

WALL LEGEND

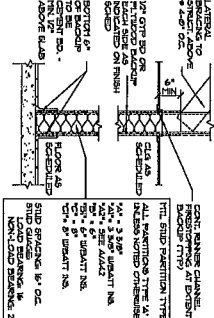
EXISTING CONSTRUCTION TO BE REMOVED

NOTES

☐ ORDER/PAY-SELF ORDER KIOSK, REFER TO SHEET A200

2	INTERIOR PARTITION
ALO	3/4"=1'-0"

NOTE: CONTRACTOR MAY USE WOOD OR PETAL STUDS/FLOORING

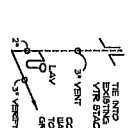


3
A10

SINK RISER DIAGRAM

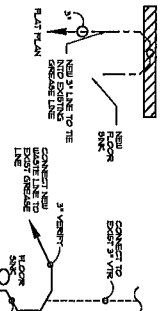
NT5

NTS



4 FLOOR DRAIN RISER DIAGRAM, TYPE
A/D NTS

Also NTS



PROVIDE THE INFORMATION ON THE FOLLOWING REQUIREMENTS AS REQUESTED. THE FLOOD DAMAGE REQUIREMENTS WILL BE REEVALUATED IN THE FUTURE CODE.

NOTE: CONTRACTORS TO VERIFY A BUILT CONDITION DO NOT CONFLICT WITH PROVIDED DRAWING.

NOTE: CONTRACTORS TO VERIFY FLOODING REQUIREMENTS WITH EXISTING APPLICABLE.

PROVIDE THE INFORMATION ON THE FOLLOWING REQUIREMENTS AS REQUESTED. THE FLOOD DAMAGE REQUIREMENTS WILL BE REEVALUATED IN THE FUTURE CODE.

NOTE: CONTRACTORS TO VERIFY A BUILT CONDITION DO NOT CONFLICT WITH PROVIDED DRAWING.

NOTE: CONTRACTORS TO VERIFY FLOODING REQUIREMENTS WITH EXISTING APPLICABLE.

PROVIDE: TAPES, PARTS FOR NEW FLOOR DRAIN SINKS, AS REQUIRED. THE FLOOR DRAINING SHALL MEET THE REQUIREMENTS OF THE FLA BUILDING CODE WFLD606 5TH EDITION (2004).

NOTE: CONTRACTOR TO VERIFY AS-BUILT CONDITIONS DO NOT CONFLICT W/ PROPOSED PLAN/PAV.

NOTE: CONTRACTOR TO VERIFY PLYING REQUIREMENTS W/ EQUIPMENT SUPPLIER.

THIS FORM IS INTENDED FOR NEW FLOOR AND CEILING AS REQUIRED. THE FLOOR SCHEDULE SHALL MEET THE REQUIREMENTS OF THE FINISHING CODE.

NOTE: CONTRACTOR TO VERIFY AS-BUILT CONDITIONS DO NOT CONFLICT WITH PROPOSED SCHEDULE.

NOTE: CONTRACTOR TO VERIFY FINISHING REQUIREMENTS BY EQUIPMENT SUPPLIER.



**CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000**

PERMIT FEE: \$60.00

DATE: 2/2/26Location of Occupancy: 28810 LakeshoreBusiness Name: Witty Great Bar & GrillBusiness Owner's Name & Address: Whit Geo Ventures, LLC7655 Mentor AveCITY/STATE/ZIP: Mentor Oh 44060Telephone Number: 216 536 6692

Fax Number: _____

Federal ID Number: 39-5146490

Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Patti Ann, LLC38040Eudell AveWilloughby, Oh44094

SUBMIT NEW DETAILED FLOOR PLAN: _____

SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: _____

Building Size: 4608/sqftTotal Number Of Employees: 10Intended Number of Occupants: 100Total Number of Seating: 75Site Plan With Number of Paved Parking Spaces: 60Hours Of Operation: 1:00pm - 2:00AMLetter of Intent: ✓Previous Use: Bar/RightProposed Use: Bar/RightNAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Geoff PulgrassoHome Address/City/Zip: 7655 Mentor AveMentor Oh 44060Telephone Number: 216 536 6692

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: _____

Date: 2/2/26**Office use only:**

Zoning District: _____

Authorized Occupants: _____

TEMPORARY APPROVED BY: _____

Date: _____

Zoning Dept. Inspected by: _____

DATE: _____

Zoning Permit # _____

Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____

Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL

Note* A separate permit is required for all new signs from the Willowick Building Department.

To Whom it May Concern:

Greetings, my name is Geoff DelGrosso, and I am writing this as a LOI for the rebranding of 28810 Lake Shore BLVD, a building forever known and respected as "The Cabin". For the last 24 years I have been the owner of a prominent business in Mentor, Oh. I am also Real Estate Agent for KellerWilliams and an avid real estate investor out in the Ashtabula County area. About a year ago I attempted to purchase a building in DT Geneva and after months of back-and-forth negotiations, the deal fell through. The listing agent, Tim Cline, also just happened to be listing the business known as Timber Social, as well as the Property for Patti Ann, LLC. Having spent thousands of dollars in legal fees in the previous negotiations, I took five minutes, changed some names and dates, and made a similar offer to both of these groups. Back and forth again, more legal fees and we reached a deal that worked for all parties.

Patti Ann, LLC is owned by local Attorney and former resident of Willowick, Frank Manning. He purchased the building as a favor for the business operator of Timber Social, and out of memory for his mother as it was her favorite hangout. Frank recognized that the property was becoming dilapidated and knew the business was bleeding out as rent was in the rears. Timber was Evicted in October of 2025. Electricity was shut off and the building was abandoned. Frank and I reached an agreement, and I took the keys in December on a lease pending the renewal of the expired liquor license for Timber.

The original plan for December was a "deep clean" and trash removal because that was what the eye could see. Unfortunately, upon starting this cleaning, it was discovered that that the issues were much deeper than just a scrub. Food was left rotting in refrigerators; mold, slime and rot were infesting wood press board cabinets; the vertical structure (which has nothing more than two pieces of glued plywood) was spongy and supported by a triple sink.

Resolving and renewing the liquor license became complicated as this location has the sole D5c license in the state of Ohio. I had to hire attorney Marc Myers to petition the State to reinstate the license, a matter that pushed into mid-January. Time of course, is money, so we started our course of painting the facility to cover up the green and orange walls and took out some partition walls to open the space up. As mentioned above, in the 24 years of ownership of my business in Mentor, it was never requested upon me to get permits to paint or remove partition walls. It never crossed my mind that I needed permission to "change the vibe" since I was not doing anything structurally the building that would put patrons at risk. We laid out the new plans to use all the existing wiring and plumbing with just a scootch here and there.

Intent of this rehab is to introduce The Witty Goat, a local bar and grill, to revive the once known hotspot in Willowick. My partner, Whitney Lanese, will be the operator of the establishment. She is buying into her partnership rights with sweat equity and time. Her husband is a Mentor Fireman, and I believe has worked some part time shifts in this city. Our goal is to bring a clean and friendly place for well-mannered adults to simply hang out, listen to some live music, sing some karaoke, play some pool, and watch a game. Our menu is going to be comprised mainly of "bar food" with burgers and wings and my only demand was we have the best French Fries around. Over the course of these last two decades, I have developed relationships with dozens of trades people, all of whom are donating any needed time to help realize this project. As most projects go, we are over budget because we have to resolve jimmy rigged solutions from previous ownership.

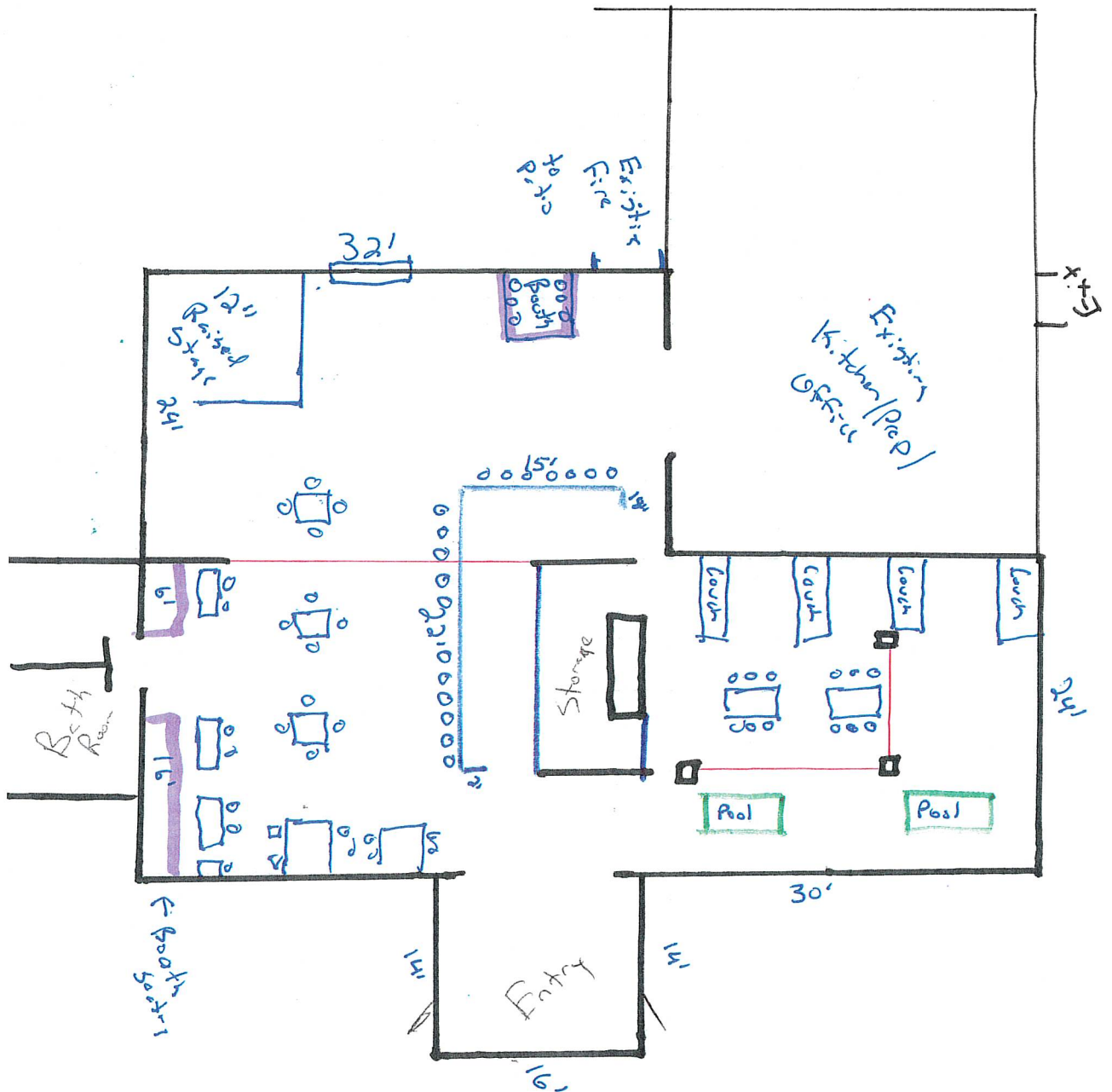
Once the weather breaks, our goal is to invest heavily to the outside of the building. We are looking to replace the western side façade as it is rotten. We are looking to paint the remaining wood to bring back the character of the building. We have quotes to resurface and reline the parking lot, and have crews lined up to clean up the landscaping. We have crews on the ready to replace the numerous downed gutters surrounding the building. Once these items are completed, I will execute our purchase agreement on the building and hopefully be a staple of Willowick for years to come.

I appreciate your time and consideration on this matter. I apologize for my ignorance when it comes to needing permission for interior alterations as it was never our intentions to start off on the wrong foot. We look forward to a long relationship with the city!

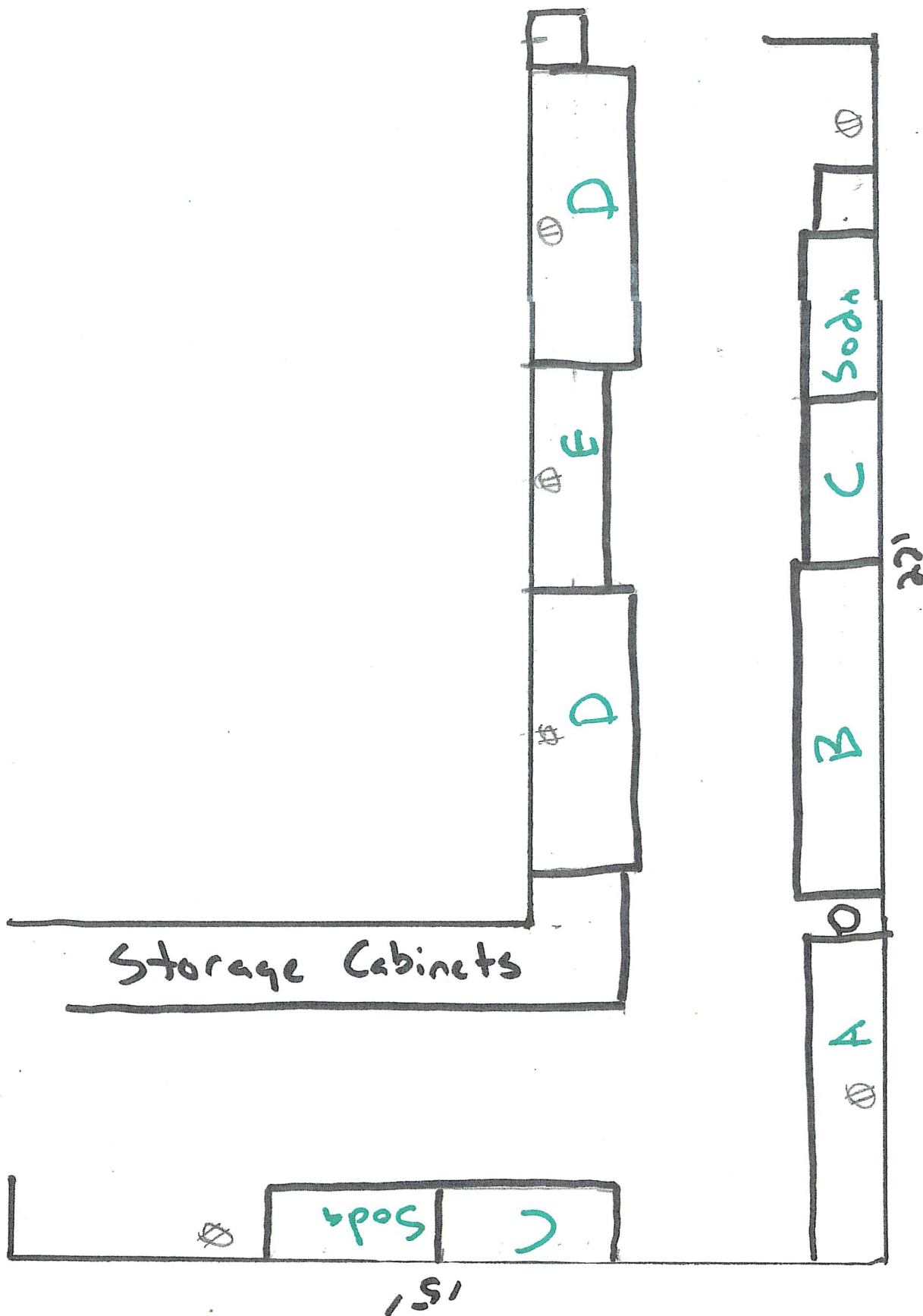


Geoff DelGrosso

Managing Member of WhitGeo Enterprises, dba The Witty Goat



28810 Lakeshore



Item #: 178HBB65HC Project: _____

Qty: _____ Date: _____ Approval: _____



Avantco HBB-65-HC 65" Black Horizontal Bottle Cooler

Item #178HBB65HC



Technical Data

Width	64 1/2 Inches
Depth	28 Inches
Height	34 1/4 Inches
Power Cord Length	90 Inches
Interior Width	60 3/8 Inches
Interior Depth	23 Inches
Interior Height	26 Inches
Amps	2.5 Amps
Hertz	60 Hz
Phase	1 Phase

Features

- R290 hydrocarbon refrigerant
- Spacious 17.5 cu. ft. interior features 3 epoxy coated steel dividers
- Includes 2 locking lids and comes with a bottle opener / cap catcher
- Easy-to-read digital temperature controller and auto-defrost function
- 115V; 1/4 hp

Certifications



ETL, US



5-15P



ETL Sanitation

A

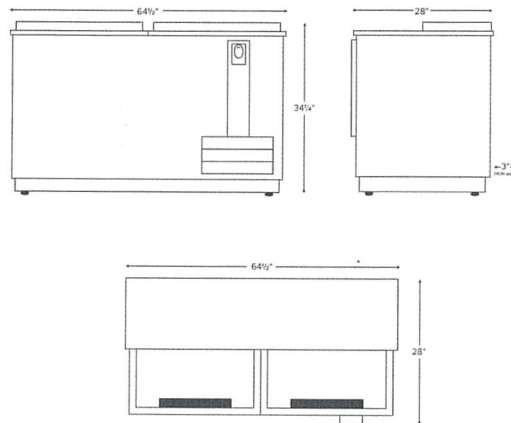
Avantco Refrigeration



Technical Data

Voltage	115 Volts
Wattage	264 Watts
Access Type	Doors
BTU (LBP)	666 BTU
Capacity	17.5 cu. ft.
Compressor Location	Side Mounted
Compressor Style	Side / Rear Breathing
Construction	Aluminum Steel
Exterior Finish	Black
Horsepower	1/4 hp
Lid Style	Sliding
Lid Type	Solid
Number of 12 oz. Bottles	288 Bottles
Number of 12 oz. Cans	432 Cans
Number of Dividers	3 Dividers
Number of Lids	2 Lids
Plug Type	NEMA 5-15P
Refrigerant Capacity	2.8 oz.
Refrigerant Type	R-290
Starting Amps	7.5 Amps
Starting Wattage	792 Watts
Temperature Range	33 - 40 Degrees F

Plan View





Notes & Details

Keep bottles of beer or soda on hand at all times by storing them in this Avantco 65" bottle cooler! Maintaining temperatures from 33 to 40 degrees, the cooler provides 17.5 cu. ft. of interior storage to ensure that a wide supply of bottles are kept cold and ready for thirsty customers. It even features 3 epoxy coated steel dividers inside to keep bottles organized and readily accessible. For your utmost convenience, a bottle opener / cap catcher is included with the unit. Just grab a beer, use the opener, and serve!

This unit is designed for outstanding durability to ensure that it withstands service through even your busiest days and nights. It features a black coated steel exterior and a painted aluminum interior. Two stainless steel lids open and close with ease, making for easy drink retrieval. Because they lock, the lids also secure your beverage selection, making sure that your supply is always safe.

This cooler guarantees optimal performance by operating with a 1/4 hp refrigeration system that circulates R290 refrigerant to maintain temperatures from 33 to 40 degrees Fahrenheit. R290 refrigerant has an ozone depletion potential (ODP) of 0 and a global warming potential (GWP) of 3. The foamed-in-place polyurethane insulation provides the cooler with additional structural integrity and ensures that all beverages held in the unit are at the perfect serving temperature.

You can adjust the cooler with the digital temperature controller as needed, and maintain the unit with its auto-defrost function. This unit requires a 115V electrical connection for operation.

⚠ WARNING: This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

REGENCY™
Tables and Sinks

Regency 4 Bowl Underbar Sink with 2 Faucets and 2 Drainboards - 72" x 21"

#60B42172213K



Technical Data

Length	72 Inches
Width	21 Inches
Height	33 Inches
Drainboard Length	13 Inches
Spout Length	8 Inches
Bowl Depth	10 Inches
Backsplash Height	3 Inches
Work Surface Height	30 Inches
Backsplash	With Backsplash
Bowl Front to Back	14 Inches

Features

- Durable stainless steel construction
- Four 2" drains (1 1/2" IPS) with drain baskets included
- Galvanized legs with plastic bullet feet
- (2) 8" swing spouts, 2 GPM aerator
- Two drainboards aid in fast drying

Certifications

 NSF Certified  1/2" Water Connection

B

Technical Data

Bowl Left to Right	10 Inches
Drainboard Location	Left Drainboard Right Drainboard
Features	NSF Certified
Flow Rate	2 GPM
Gauge	16 - 18 Gauge
Included	Faucet
Leg Construction	Galvanized Steel
Material	Stainless Steel
Maximum Water Temperature	140 Degrees F
Number of Compartments	4 Compartments
Number of Drainboards	2 Drainboards
Spout Type	Swing
Stainless Steel Type	Type 304
Type	Bar Sinks
Water Inlet Size	1/2 Inches

Notes & Details

This Regency 4 bowl underbar sink is designed to allow two employees to work at the sink simultaneously. This can greatly increase the efficiency at your bar! The deep 10" sink bowls accommodate all types of barware, including pitchers! As an added convenience, it features a 3" high backsplash to keep your bar better protected from accidental spills. The drainboards feature a grooved surface to help hold onto your barware as the excess water drains downward into the sink.

This sink offers a durable 18-gauge type 304 stainless steel construction along its top, bowls, and back. For maximum stability, it has 16-gauge galvanized steel legs with plastic bullet feet. This sink includes 2 chrome-plated brass faucets with (2) 1/2" NPS inlets and 8" swing spouts that release water through a 2 GPM aerator, creating a soft flow pattern with minimal splashing. The faucets have a 140-degree Fahrenheit maximum water temperature. Four 2" drains (1 1/2" IPS) with drain baskets are included.

The included faucets use ceramic cartridges, which provide a much lower fail rate than the compression cartridges widely used in the industry. In this design, 2 ceramic discs fit together to create a watertight seal when closed. This removes the need for a rubber seat washer, which is one of the most frequently replaced parts on a faucet. The sturdy lever handle design makes it easy to turn the water flow off and on.

Kit Includes:

- 4 bowl underbar sink with 2 drainboards - 72" x 21"
- (2) Wall mount faucets with 8" swing spouts

 **WARNING:** This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

REGENCY™
Tables and Sinks

Regency LDR-2324 24" Five-Tiered Stainless Steel Liquor Display Rack - 23" Deep

#600LDR2324



Technical Data

Length	24 Inches
Width	23 Inches
Height	33 Inches
Shelf Depth	4 3/8 Inches
Backsplash Height	3 Inches
Work Surface Height	30 Inches
Backsplash	With Backsplash
Capacity	30 Bottles
Features	NSF Certified
Leg Construction	Galvanized Steel

Features

- 24" x 23" with 3" backsplash
- Five-tiered design holds approximately 30 liquor bottles
- 18 gauge type 304 stainless steel bottom, back, sides, hat channel, and steps
- 16 gauge type 304 stainless steel 2" wide bars hold bottles in place
- Galvanized legs and bracing with plastic bullet feet

Certifications



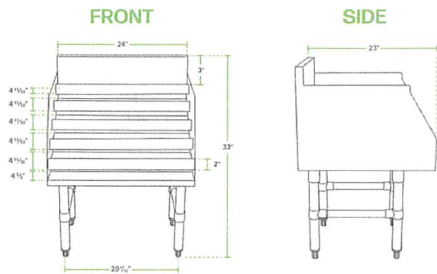
NSF Certified



Technical Data

Material	Stainless Steel
Number of Tiers	5 Tiers
Type	Liquor Displays

Plan View



Notes & Details

Effectively store liquor bottles within convenient reach of the bartender while creating a unique display for customers with this Regency 24" wide liquor display rack! At 23" deep, this rack accommodates approximately 30 liquor bottles and, thanks to the stepped five-tiered design, all bottles are clearly on display at all times within a compact 24" wide footprint. A 3" back splash helps protect the walls and floor around the unit from accidental splashes and spills, while a 2" wide integrated bar on each tier helps hold bottles in place for added assurance.

Built for reliable, long-lasting performance, this Regency 24" liquor display rack features an 18 gauge type 304 stainless steel bottom, back, sides, hat channel, and steps. That not only makes for a durable addition to your bar setup, but also one that is extremely simple to clean! The galvanized legs feature cross-bracing for added stability and rest upon plastic bullet feet.

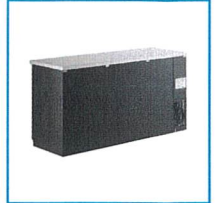
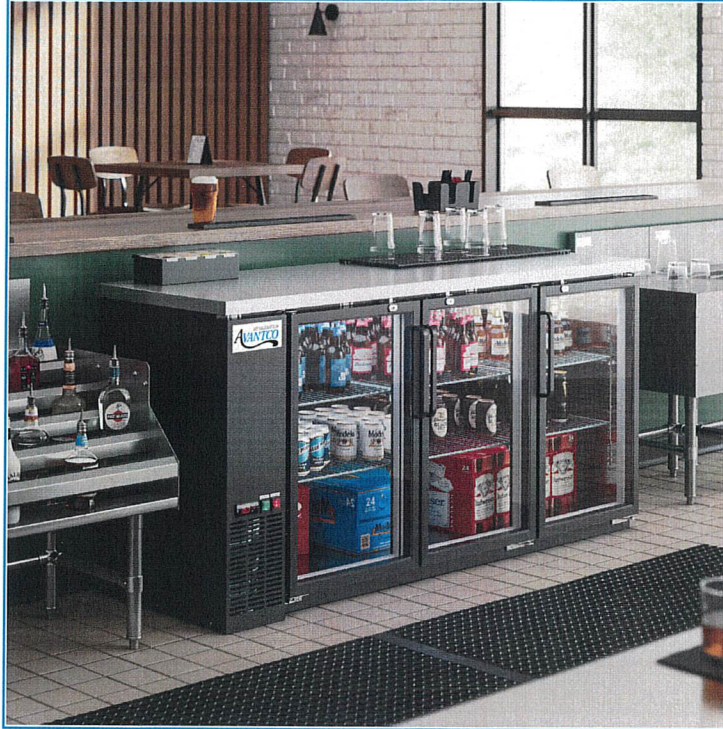
Item #: 178UBB72GHC Project: _____

Qty: _____ Date: _____ Approval: _____



Avantco UBB-72G-HC 73" Black Counter Height Narrow Glass Door Back Bar Refrigerator with LED Lighting

Item #178UBB72GHC



Technical Data

Width	72 3/4 Inches
Depth	24 7/16 Inches
Height	36 1/4 Inches
Power Cord Length	106 Inches
Interior Width	60 1/8 Inches
Left Door Opening Width	17 13/16 Inches
Middle Door Opening Width	17 13/16 Inches
Packaging Width	75 1/4 Inches
Right Door Opening Width	17 13/16 Inches
Shelf Width	19 - 20 1/2 Inches

Features

- Durable stainless steel countertop and interior with black-coated steel exterior
- LED interior lighting
- Six adjustable epoxy-coated steel shelves can be removed to fit three 1/2 kegs
- Preprogrammed digital temperature controls and auto-defrost function for easy setup and maintenance
- 115V; 3/7 hp; R290 refrigerant

Certifications



5-15P



ETL, US



ETL Sanitation

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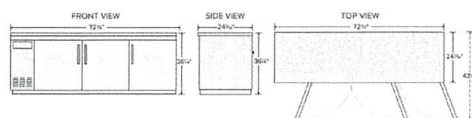


Technical Data

Interior Depth	18 1/2 Inches
Nominal Depth	Narrow
Packaging Depth	27 1/2 Inches
Shelf Depth	19 - 20 1/2 Inches
Interior Height	30 1/2 Inches
Packaging Height	41 3/4 Inches
Amps	3.5 Amps
Hertz	60 Hz
Phase	1 Phase
Voltage	115 Volts
Wattage	325 Watts
Access Type	Doors
BTU (LBP)	974 BTU
Capacity	(3) 1/2 Kegs 21.6 cu. ft.
Capacity (per Shelf)	88 lb.
Compressor Location	Side Mounted
Countertop Type	Stainless Steel
Door Style	Swing
Door Type	Glass
Exterior Finish	Black
Features	Automatic Electric Defrost Digital Temperature Controller Food Rated LED Lighting Locking Doors Magnetic Door Gaskets
Horsepower	3/7 hp
Insulation Material	Polyurethane Foam
Material	Black Coated Steel / Stainless Steel
Maximum Ambient Temperature	90 Degrees F
Net Weight	331 lb.
Number of 12 oz. Bottles	308 Bottles
Number of 12 oz. Cans	252 Cans
Number of Doors	3 Doors
Number of Kegs	3 Kegs
Number of Shelves	6 Shelves
Plug Type	NEMA 5-15P
Refrigerant Capacity	2.5 oz.
Refrigerant Type	R-290
Shelf Material	Epoxy-Coated Steel
Starting Amps	10.5 Amps
Starting Wattage	975 Watts
Temperature Range	33 - 40 Degrees F
Top Capacity	353 lb.
Top Type	Counter Height



Plan View



Notes & Details

Optimize the space behind your bar by adding refrigerated storage with this Avantco UBB-72G-HC 73" counter height narrow back bar refrigerator! Providing 21.6 cu. ft. of interior storage space, the unit fits up to (3) 1/2 kegs while housing six shelves that each accommodate up to 88 lb. They're even illuminated by bright LED lighting for optimal product visibility. The epoxy-coated steel shelves are perfect for storing and organizing heavy bulk ingredients for your bar service, from bottles of ale to bottles of cider. Plus, with a narrow depth design, the unit fits in spaces other units can't, helping you to maximize the space you have available.

The interior, made of strong 304 type stainless steel, is accessible through three glass doors. Because they're made of glass, the doors provide excellent product visibility, enabling you to easily view your current drink or ingredient selection for efficient drink preparation. For overall durability, the unit's exterior is made with black coated steel and is topped with a type 304 stainless steel surface.

This back bar refrigerator ensures optimal performance by operating with a 3/7 hp refrigeration system that circulates R290 hydrocarbon refrigerant to maintain temperatures from 33 to 40 degrees Fahrenheit. R290 refrigerant has an ozone depletion potential (ODP) of 0 and a global warming potential (GWP) of 3, making it an energy-efficient choice for your business. The foamed-in-place polyurethane insulation provides the refrigerator with additional structural integrity and ensures that all beverages held in the unit remain at cool temperatures and are ready for immediate service to customers! The unit requires a 115V electrical connection for operation and even comes with adjustable feet for simple, convenient leveling.

⚠ WARNING: This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

KROWNE®

Model: _____ Item #: _____ Date: _____

Project: _____ Qty: _____ Approved By: _____

Slide Top Mug Frosters

Refrigeration



MC48B

Standard Features

- 34" High x 24" Front to Back Depth
- Two layers of shelving
- Coved corner stainless steel interior
- Automatic defrost timer with push button manual mode
- Digital thermostat
- R290 Hydrocarbon Refrigerant
- Eco-friendly refrigerant and insulation
- Rugged grab bar handle
- Pre-drilled bottom for optional casters (uses 1/4-20 self tapping 1/2"L screw)
- 5-Year Compressor Warranty
- 2-Year Parts & Labor Warranty

E

Models

Model	Length	Height	Depth	Exterior Finish	Doors	Shelf Layers	Mug Capacity (10 oz.)	Weight	Amps	HP
MC24B	24"	34"	24"	Black Vinyl	1	2	95	160 lbs.	2.5	1/3
MC36B	36"	34"	24"	Black Vinyl	1	2	165	200 lbs.	2.6	1/3
MC48B	48"	34"	24"	Black Vinyl	2	2	240	260 lbs.	2.7	1/3
MC24S	24"	34"	24"	Stainless Steel	1	2	95	160 lbs.	2.5	1/3
MC36S	36"	34"	24"	Stainless Steel	1	2	165	200 lbs.	2.6	1/3
MC48S	48"	34"	24"	Stainless Steel	2	2	240	260 lbs.	2.7	1/3

Optional Accessories

Model	Description
BS-100	6" Stainless Steel Legs (Set of 4)
BS-102	4" Stainless Steel Legs (Set of 4)
BS-106	Left Side Kick Plate
BS-107	Right Side Kick Plate
BS-124	24" Front Kick Plate
BC-130	2" Overall Casters (1" Wheels, Set of 4)
BC-132	3" Overall Casters (2" Wheels, Set of 4)
BC-134	4" Overall Casters (3" Wheels, Set of 4)
BC-136	5" Overall Casters (4" Wheels, Set of 4)
BC-138	6" Overall Casters (5" Wheels, Set of 4)



This equipment is intended for the storage and display of non-potentially hazardous bottle or canned products only.

This equipment is intended for use in an area where the ambient temperature typically does not exceed 75 °F.

Specifications

Electrical	▪ 115 V, 1 Phase, 60 Hz
	▪ Furnished with 8'-0" plug-in cord, which exits left or right rear of cooler
Refrigeration	▪ NEMA 5-15P plug configuration
	▪ Dedicated 15 amp circuit recommended
Plumbing	▪ R290 Hydrocarbon Refrigerant
	▪ 12°F - 17°F operating range
Insulation	▪ Digital thermostat on front grille
	▪ No drain required
Interior	▪ Floor drain connects to condensate evaporator pan
	▪ 20 gauge stainless steel walls with coved corners
Exterior	▪ NSF epoxy coated durable shelves - units come standard with 2 layers of shelves. Optional third level available for 36" and 48" models.
	▪ Stainless steel or black vinyl
Doors	▪ Top load sliding door with rugged grab bar handle

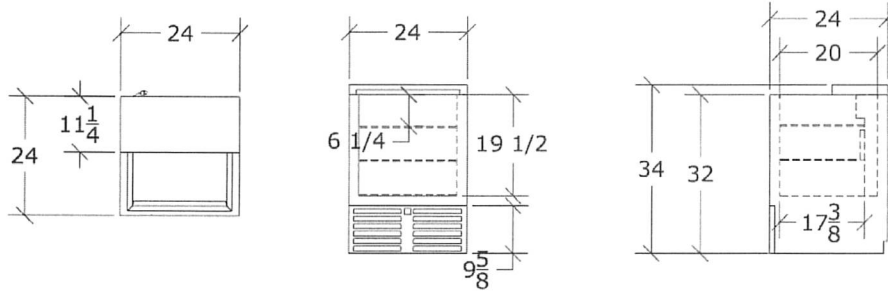
KROWNE®

Model: _____ Item #: _____ Date: _____

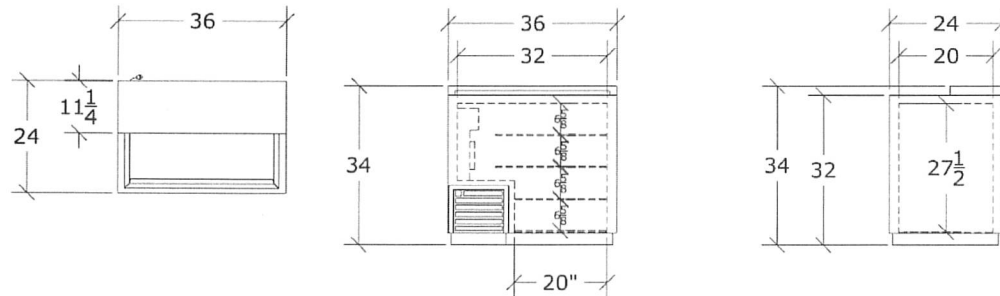
Project: _____ Qty: _____ Approved By: _____

Slide Top Mug Frosters**Refrigeration****24" One-Door**

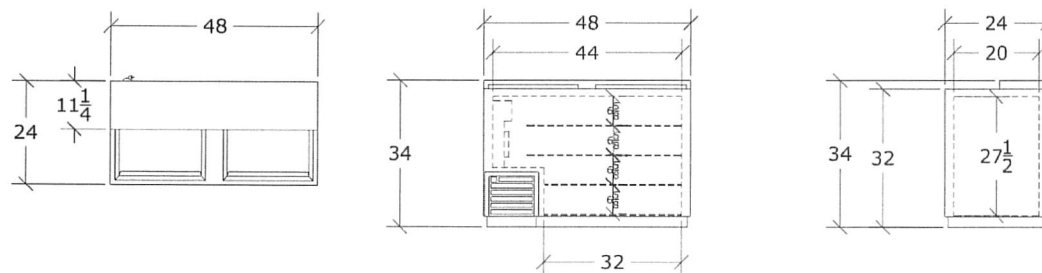
Models MC24S, MC24B

**36" One-Door**

Models MC36S, MC36B

**48" Two-Door**

Models MC48S, MC48B



This equipment is intended for the storage and display of non-potentially hazardous bottle or canned products only.

This equipment is intended for use in an area where the ambient temperature typically does not exceed 75 °F.

Note: Optional casters raise height 1" higher than wheel size

Krowne • 100 Haul Rd. Wayne, NJ 07470 • P: (800) 631-0442 • F: (973) 872-1129 • support@krowne.com • krowne.com

Due to our commitment to continued product improvement, specifications are subject to change without notice.

Rev. 10/2024 • 17

For Office Use Only

Date: _____

Permit #: _____

Receipt #: _____

Amount: _____

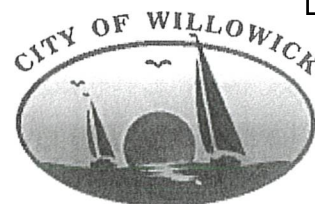
Issued By: _____

City Of Willowick

31230 Vine St. Willowick Oh 44095

Commercial Zoning Application

440-516-3000

Property Address: 28810 Lakeshore BlvdOwners Name: Patti Anne, LLCPhone No: 440 266 0700Owners Address: 38040 Euclid AveCity, State, Zip Willoughby

Contractor: _____

Phone No: _____

Contractor Address: _____

City, State, Zip _____

Zoning District : ☐ Apartment District ☐ Industrial District ☐ Retail District ☐ Mixed Use District ☐ Multi Family DistrictZoning Review Structure

2 Sets construction drawings required

2 Site plans required

☐ New Commercial Structure☐ Addition☒ Interior Alteration☐ Exterior Alterations☐ Demolition☐ Other _____Zoning Review Accessory Structure

2 Sets construction drawings required

2 Site plans required

☐ Accessory Building☐ Tool / Storage Shed > 120 sq. ft.☐ Gazebo☐ Deck☐ Ramp☐ Other _____Zoning Review Misc.

2 Site Plans Required

☐ A/C Unit (rear yard only)☐ Generator (rear yard only)☐ Other _____Estimated Cost \$ 25,000 - 40,000

All commercial electrical, building, gas piping, hydronics and HVAC permits are to be obtained from the Lake County Building Department, 105 Main St., bldg. B, Second Floor, Painesville oh 44077. Phone # 440-350-2636.

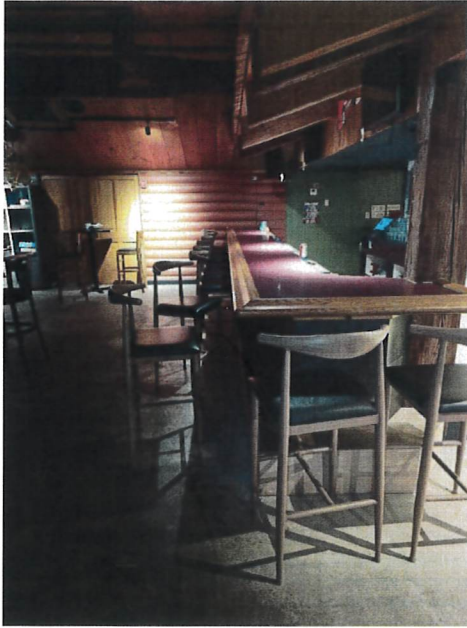
I state that I am the owner/agent of the subject property, have read and understand the contents of this application; and that all information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Property Owners / Agent Signature

Date

Print Name

Office Use Only☐ Approved Date: _____☐ Denied Reason _____☐ Variance Needed Reviewed By: _____

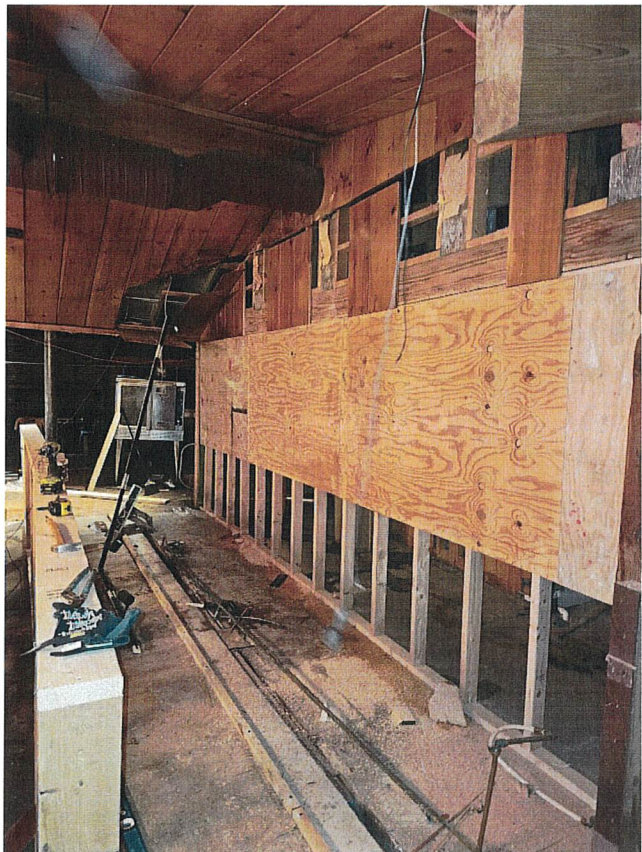


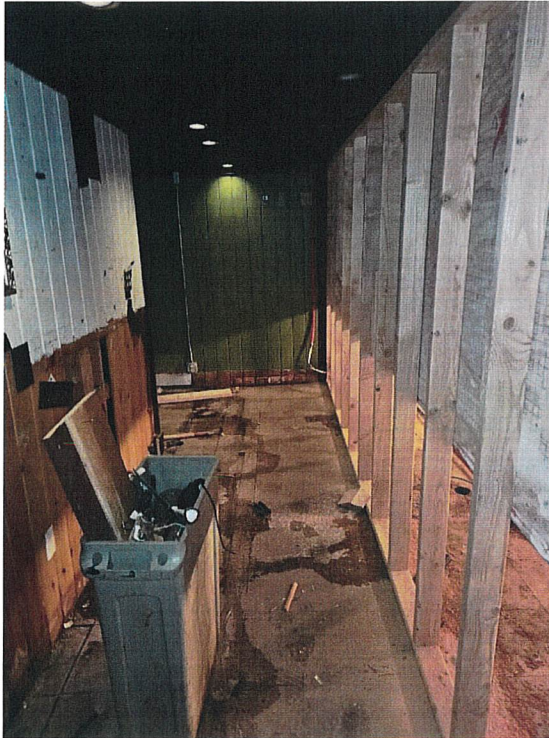
Remove Orange partition wall to support beam including pocket door; demo exiting bar; remove overhanging timbers



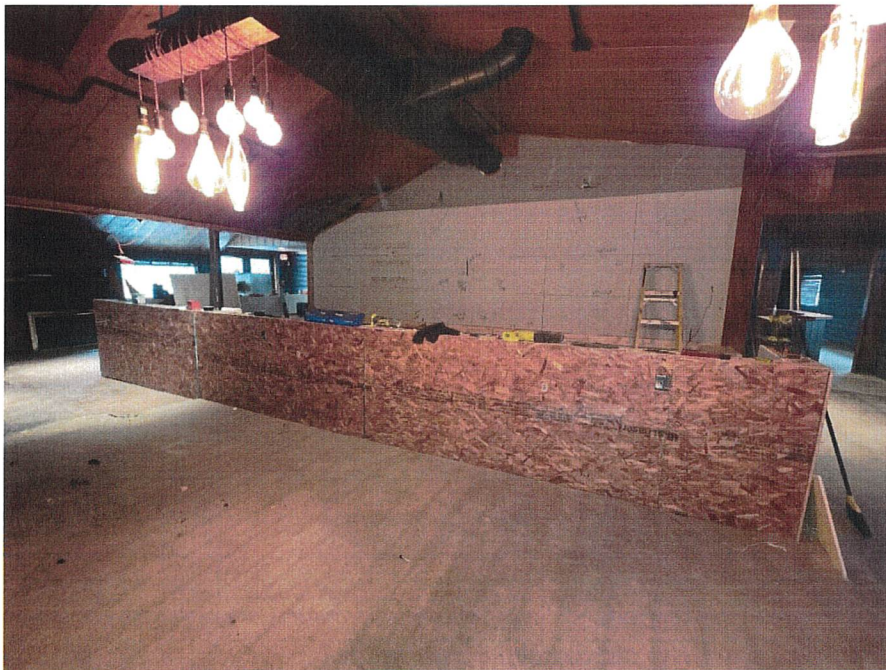


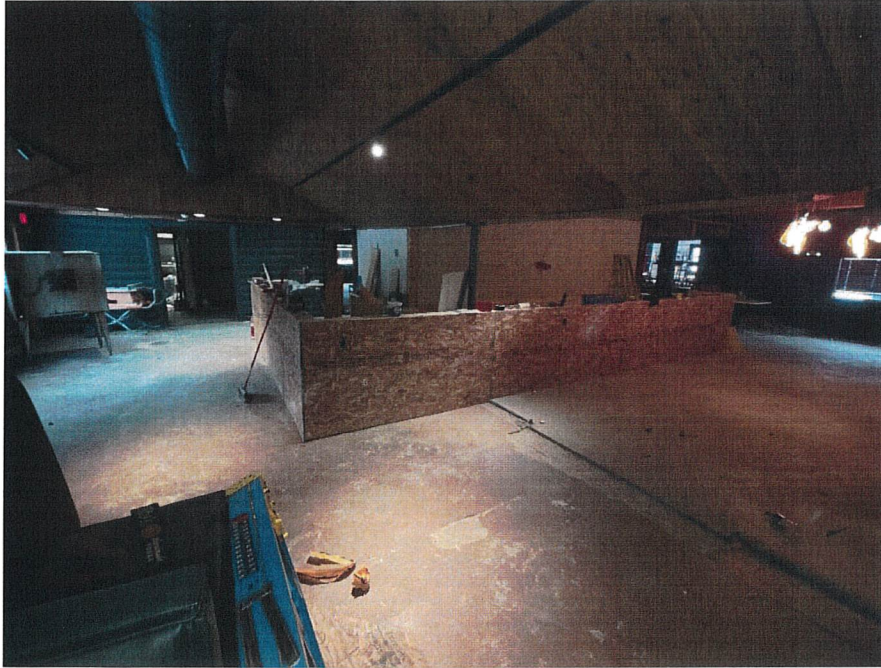
Build new back of bar down from vertical face to ground with 2x4 studs, 16" in center and sheeted with $\frac{1}{2}$ plywood to match current fascia board. Sheet lower 42" with $\frac{5}{8}$ drywall. Move current tv outlets a few feet to position new tvs. Sheet old fascia board and new $\frac{1}{2}$ inch plywood with $\frac{1}{2}$ hardiboard to tile:



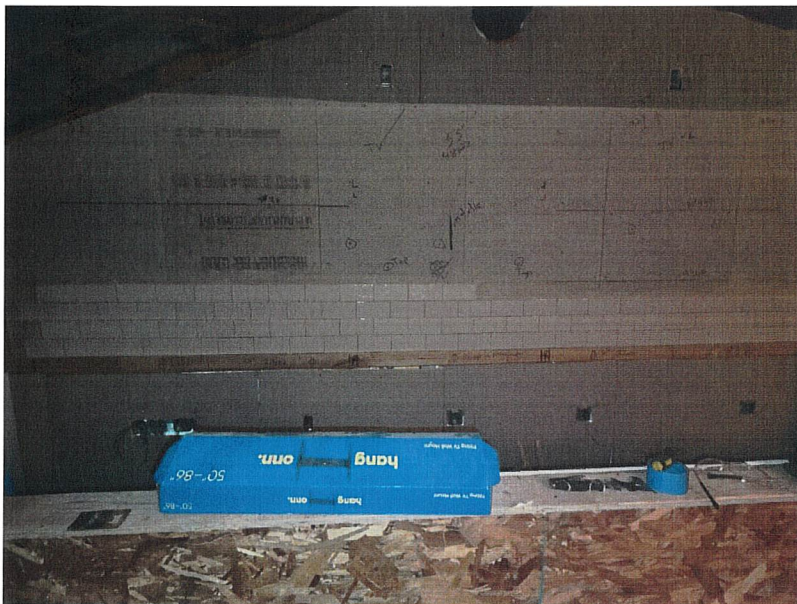


Construct new bar using 2x6 studs, sheeted on outside with ½' OSB plywood and inside with 5/8 drywall and FRP board for cleaning. New bar will be 22'x 15' L shaped bar going into old dining room area:





Attach new white subway tile to hardi board:



Construct a 1' stage for live music north eastern corner of old dining room using 2x12 16" on center and covered with 5/8 OSB plywood: Sorry no good pictures of this ATM

In southern dining area, remove all half partition walls, opening up the space; level floor where needed; coat all floors with Metallic epoxy finish; Paint all off color orange and green walls black





Relocate old damaged electric trough into new boxes in back bar partition wall. Reuse and repurpose all existing circuits from current homeruns in main bar/dining area panel. NO NEW CIRCUITS were required; extend 6 inch pvc "beverage gun" feed pipe (white PVC pipe in upper middle) 2' to new bar. Reuse all current water lines run underground to dead 200 gallon Cyclone hot water tank; Replace Cyclone tank with comparable unit:



Remove Make-shift replacement:



Remove all kitchen equipment that is not needed, terminate any gas or electric feeds from panel. Clean the most disgusting kitchen I have ever seen:



Repair rotten wood and breach from exterior space in SE kitchen corner:



When weather breaks, replace and repair NUMEROUS rotten fascia boards, repair and replace all fallen gutters:

