

# **City of Seward, NE**

**Tuesday, July 7, 2015**

**Regular Session**

## **Item G3**

### **PUBLIC HEARING - 7:00 P.M. - CONSIDERATION OF CLASS L LIQUOR LICENSE APPLICATION OF BOTTLE ROCKET BREWING, LLC - Gerald Homp**

*Consideration of appointment of Gerald Homp as manager of liquor license for Bottle Rocket Brewing.*

**Administrative Report:** The property of 230 S 5th St. is not located within 300' of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or college or university campus.

**Staff Contact:**

**NOTICE OF APPLICATION  
FOR A RETAIL CLASS L  
LIQUOR LICENSE**

Notice is hereby given that Bottle Rocket Brewing, LLC dba Bottle Rocket Brewing, L-112988, has made application for a Retail Class L Liquor License at 230 S 5th Street, Seward, Nebraska, in accordance with Section 53-134(7), Revised Statutes of the Nebraska Liquor Control Act. Written protest to the issuance of said license may be filed by any resident of the City of Seward, Nebraska, on or before 7:00 p.m. on Tuesday, July 7, 2015, at which time a public hearing will be held by the City Council at 142 North 7th Street, Seward, NE, upon said application and will receive evidence, either orally, or by affidavit, from any person bearing upon the propriety of the business of such license.

Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & Human Resource Director  
City of Seward, Nebraska

Please publish one time  
June 24, 2015  
One Proof of Publication

APPLICATION FOR LIQUOR LICENSE  
CRAFT BREWERY (BREW PUB)  
CHECKLIST

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

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NEBRASKA LIQUOR  
CONTROL COMMISSION

☒ copy to Jerry ✓ & Hobbie  
☒ copy to Mary M

Applicant Name Gerald Homp  
E-Mail Address: gerald@bottlerocketbrewing.com  
Web Site Address: www.bottlerocketbrewing.com

DA JM

112988

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

*crim hist reported on  
application*

REQUIRED ATTACHMENTS

*print form  
147  
submitted*

- 1) Application fee \$400 plus licensee fee \$250  
Total \$650 (check payable to Nebraska Liquor Control Commission)
- ✓ 2) Copy of Federal Basic Permit issued by Alcohol and Tobacco Tax and Trade Bureau (TTB)
- ✓ 3) Alcoholic Liquor Tax Bond, \$1,000 minimum including the Power of Attorney documentation  
(May use form 115) *5-28-15 entered into database*
- ✓ 4) Submit diagram to include:  
a. Facility dimensions and description *6-8-15 Ag Report*  
b. Identify production area *6-9-15 Ent, FM & Local*  
c. Any storage area
- ✓ 5) Copy of business plan
- ✓ 6) Name of Brew Master Ryan Koch *ghomp7@gmail.com*  
a. Phone number of Brew Master 402-613-2441
- ✓ 7) Fingerprint cards for each person (two cards per person) must be enclosed with a check payable to the Nebraska State Patrol for processing in the amount of \$38.00 per person. All areas must be completed on cards as per brochure. To prevent the delay in issuing your license, we strongly suggest you go to any Nebraska State Patrol office or law enforcement agency listed in the enclosed fingerprint brochure.

*OK 135  
\$650  
MM*

*5-27-15 sent email re-do signature page*

*Berry signed page  
L & W*



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- ✓ 8) Enclose the appropriate application forms  
Individual License (requires insert form 1)  
Partnership License (requires insert form 2)  
Corporate License (requires insert form 3a & 3c)  
Limited Liability Company (LLC) (requires form 3b & 3c)
- ✓ 9) If building is being leased send a copy of signed lease. Be sure the lease reads in the name of the individual(s), corporation or Limited Liability Company making application. Lease term must run through the license year being applied for.
- ✓ 10) Corporation or Limited Liability Company must enclose a copy of articles of incorporation; as filed with the Secretary of State's Office. This document must show barcode.

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

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✓ 

Authorized Signature

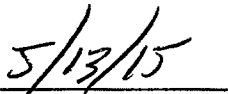
NEBRASKA LIQUOR  
CONTROL COMMISSION

Gerald Homp

Print Name

402-304-5673

Contact Phone Number



Date

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**APPLICATION FOR LIQUOR LICENSE  
CRAFT BREWERY (BREW PUB)**

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

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CONTROL COMMISSION**

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

- ✓ ☒ Class L Craft Brewery (Brew Pub)      Application fee \$400 plus licensee fee \$250  
Total \$650 (checks payable to Nebraska Liquor Control Commission)
- ✓ ☒ <sup>Not Included</sup> Class K Catering license (requires catering application form 106) \$100.00
- ✓ ☒ Copy of Federal Basic Permit
- ✓ ☒ Alcoholic Liquor Tax Bond minimum of \$1,000 (form 115 may be used)

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

Term of license runs from May 1 – April 30

Catering license (K) expires same as craft brewery (brewpub) license

**CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING**

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

**NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)  
Commission will call this person with any questions we may have on this application**

Name n/a Phone number: \_\_\_\_\_

Firm Name \_\_\_\_\_

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**PREMISE INFORMATION**

✓ Trade Name (doing business as) Bottle Rocket Brewing LLC

Street Address #1 1210 Eastridge Dr

Street Address #2 230 S 5th St

City Seward

County Seward #16

Zip Code 68434

Premise Telephone number 402-304-5673

Is this location inside the city/village corporate limits:



city  
YES



NO

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

✓ Name Bottle Rocket Brewing LLC

Street Address #1 1210 Eastridge Dr

Street Address #2 230 S 5th St

City Seward

State NE

Zip Code 68434

**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED**

**READ CAREFULLY**

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

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

Length \_\_\_\_\_ feet  
Width \_\_\_\_\_ feet

*See Building Diagram*

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

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**NEBRASKA LIQUOR  
CONTROL COMMISSION**

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**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 ☐ NO

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

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Gerald Homp		lincoln,ne	speeding ticket	
Michelle Homp		lincoln,ne	speeding ticket	
Jason Berry		nebraska	speeding ticket	
Ryan Koch		nebraska	speeding ticket	
Amanda Koch		nebraska	speeding ticket	
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**2. Are you buying the business of a current retail liquor license?**

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☐ YES ☒ NO

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If yes, give name of business and liquor license number \_\_\_\_\_

a) Submit a copy of the sales agreement

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

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

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

☐ YES ☒ NO

If yes, give name and license number \_\_\_\_\_

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

☐ YES ☒ NO

If yes:

a) Attach temporary operating permit (form 125)

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

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

☐ YES ☒ NO

If yes, list the lender \_\_\_\_\_

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

☒ YES ☐ NO

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

Jason Berry, Ryan Koch

No silent partners

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

☐ YES ☒ NO

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

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

☐ YES ☒ NO

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

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

☐ YES ☒ NO

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

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

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

Cattle National Bank Seward NE - Gerald Homp, Jason Berry, Ryan Koch

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

n/a

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

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

Applicant Name	Date Trained (mm/yyyy)	Name of program where trained (name, city)
Gerald Homp	04-2015	Online - Responsible Beverage Service Training
Jason Berry	05-2015	Online - Responsible Beverage Service Training
Ryan Koch	04-2015	Online - Responsible Beverage Service Training

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

- ☒ Lease: expiration date January 15th, 2055
- ☐ Deed
- ☐ Purchase Agreement

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14. When do you intend to open for business? October 2015

15. What will be the main nature of business? Microbrewery

16. What are the anticipated hours of operation? Wed & Thurs 3-8pm, Friday 3-9pm, Sat. 1-9pm

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

RESIDENCES FOR THE PAST 10 YEARS. APPLICANT AND SPOUSE MUST COMPLETE					
APPLICANT: CITY & STATE	YEAR FROM TO		SPOUSE: CITY & STATE	YEAR FROM TO	
Gerald Homp - Seward NE	1997	Present	Michelle Homp - Seward NE	1997	Present
Jason Berry - Seward NE	1998	Present	Julie Berry - Seward NE	1998	Present
Ryan Koch - Bozeman MT	2000	2006	Amanda Koch - Lincoln NE	2003	2012
Ryan Koch - Seward NE	2006	Present	Amanda Koch - Seward NE	2012	Present

If necessary attach a separate sheet.

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

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

Must be signed in the presence of a notary public by applicant(s) and spouse(s). 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.

Gerald Homp  
Signature of Applicant

Michelle D Homp  
Signature of Spouse

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Signature of Applicant

Signature of Spouse

MAY 15 2015

Signature of Applicant

NEBRASKA LIQUOR  
CONTROL COMMISSION

Signature of Applicant

Signature of Spouse

Signature of Applicant

Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska  
County of Seward

The foregoing instrument was acknowledged before me this

Apr: 19<sup>th</sup> 2015.

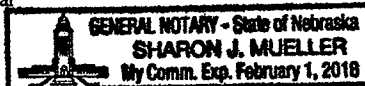
by

Gerald T Homp - Michelle D Homp  
name of person acknowledged

Sharon J Mueller

Notary Public signature

Affix Seal



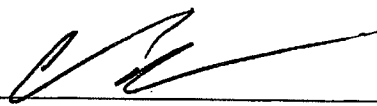
In compliance with the ADA, this application is available in other formats for persons with disabilities.  
A ten day advance period is required in writing to produce the alternate format.

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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.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

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Signature of Applicant

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Signature of Spouse

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Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

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ACKNOWLEDGEMENT

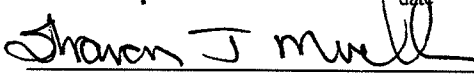
State of Nebraska

County of Seward

April 7<sup>th</sup> 2015  
date

The foregoing instrument was acknowledged before me this 

by Ryan A Koch Amanda S Koch  
name of person acknowledged

  
\_\_\_\_\_  
Notary Public signature

Affix Seal




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

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PAGE 8

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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.

  
Signature of Applicant

  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

# ACKNOWLEDGEMENT

State of Nebraska  
County of Seward


The foregoing instrument was acknowledged before me this

June 8<sup>th</sup> 2015

date

by Jason A Berry & Julie A Berry

name of person acknowledged

  
Notary Public signature

Affix Seal



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**Nebraska Secretary of State**

- John A. Gale

**Business Services**

Home » Corporation and Business Entity Searches

*Articles*

Wed May 27 16:44:58 2015

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

**NEW SEARCH**

Back to Search Results

**Pay Services:**

Online Images of Filed Documents | Good Standing Documents

## Entity Name

BOTTLE ROCKET BREWING, LLC

SOS Account Number

10189122

## Principal Office Address

1210 EASTRIDGE  
SEWARD, NE 68434

## Registered Agent and Office Address

GERALD HOMP  
1210 EASTRIDGE DR.  
SEWARD, NE 68434

## Designated Office Address

1210 EASTRIDGE DR.  
SEWARD, NE 68434

## Nature of Business

Not Available

## Entity Type

Domestic LLC  
Qualifying State: NE

## Date Filed

Mar 05 2014

## Account Status

Active

**Pay Services:**

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

**- Images of Filed Documents**

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

Code	Trans	Date	Price
<b>CRT0</b>	Certificate of Organization	Mar 05 2014	\$0.45 = 1 page(s) @ \$0.45 per page
<b>BR</b>	Biennial Report	Feb 26 2015	\$0.45 = 1 page(s) @ \$0.45 per page

**- Letter of Good Standing**
<https://www.nebraska.gov/sos/ccorp/corpsearch.cgi?acct-number=10189122>

5/27/2015



*Articles*

**STATE OF NEBRASKA**  
**LIMITED LIABILITY COMPANY**  
**CERTIFICATE OF ORGANIZATION**  
**Bottle Rocket Brewing, LLC**

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**FIRST:** The name of the limited liability company is Bottle Rocket Brewing, LLC

**SECOND:** The street and mailing address of its designated office in the State of Nebraska is 1210 Eastridge Dr., Seward, NE 68434.

**THIRD:** The street and mailing office of its agent for service of process in the State of Nebraska is 1210 Eastridge Dr., Seward, NE 68434. The name of its agent for service of process is Gerald Homp.

**FOURTH:** The personal liability of the members and managers of the company for monetary damages for breach of fiduciary duty shall be eliminated to the fullest extent permissible under Nebraska law. The company is authorized to indemnify its members and managers to the fullest extent permissible under Nebraska law.

**IN WITNESS WHEREOF** the undersigned have executed this Certificate of Organization on the date below.

Dated: March 5<sup>th</sup>, 2014

*Gerald Homp*

Gerald Homp, Organizer

Articles

## APPLICATION FOR REGISTRATION OF TRADE NAME

John A. Gale, Secretary of State  
Room 1301 State Capitol, P.O. Box 94608, Lincoln, NE 68509  
(402) 471-4079  
<http://www.sos.ne.gov>

Submit in Duplicate

**PUBLICATION REQUIREMENT:** Neb. Rev. Stat. §87-219 "Every duplicate of the registration of a trade name shall be published by the applicant once in a newspaper of general circulation published in the city or village where the business is to be located, or, if there is no newspaper in the city or village, in some newspaper of general circulation in the county. Proof of such publication shall be filed in the office of the Secretary of State within forty-five days from the date of registration in the office of the Secretary of State. If proof of publication is not filed with the Secretary of State within the forty-five days, the registration shall be canceled by the Secretary of State."

Trade Name Bottle Rocket Brewing

Name of Applicant Bottle Rocket Brewing LLC

Address 1210 Eastridge Dr Seward NE 68434  
street address city state zip

Applicant is ☐ Individual ☐ Corporation ☒ Limited Liability Company ☐ Partnership

☐ Limited Liability Partnership ☐ Limited Partnership ☐ Other (specify) \_\_\_\_\_

If other than an Individual, state under whose laws entity was formed: NE

Date of first use of name in Nebraska March 11th, 2014

General nature of business Craft Brewing

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Gerd Hoyer NEBRASKA LIQUOR  
CONTROL COMMISSION

Signature of Applicant or Legal Representative

### Please Note:

Registration of a trade name with the State of Nebraska does not guarantee that a similar name has not been registered nationally with the U.S. Patent and Trademark Office. To check national availability go to: <http://www.uspto.gov/main/trademarks.htm>

Make check payable to: Nebraska Secretary of State

FILING FEE: \$100.00

Registration Expires 10 years from date of filing

**SEE SECOND PAGE FOR INSTRUCTIONS TO  
PUBLISH LEGAL NOTICE OF A TRADE NAME**

TN App

Rev. 9/3/2013



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  - 2.3 Seward Demographics
  - 2.4 Brewing Competition
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  - 3.2 Beer Distribution
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  - 3.4 Merchandise
  - 3.5 Waste and Byproduct Opportunities
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  - 4.1 Engagement
  - 4.2 Giving Back
- 5.0 Location Information
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  - 5.4 Roof Top Patio
  - 5.5 Location Access
  - 5.6 Energy Efficiency & Renewable
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  - 6.1 Suppliers
  - 6.2 Quality Control
  - 6.3 Inventory
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  - 7.1 Operational Costs
  - 7.2 Revenue
  - 7.3 Investment
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## 1.0 Executive Summary

Bottle Rocket Brewing Company LLC (BRB) will develop and operate a Craft microbrewery in Seward, NE, which will focus on building a strong community where patrons can enjoy high quality beer in a unique and historical setting. The environment will be relaxing and perfect for socializing with acquaintances, coworkers, friends and family.

It will be a destination for people from within and from outside the Seward community that offers a variety of services and experiences. Built around an historic grain mill within a block of the city square, the facility will highlight the rich history of the community of Seward with an atmosphere that celebrates the significance of agriculture on its development and illuminates why Nebraskans can be proud of the town designated as the state's 4th of July City.

BRB is scheduled to begin operations in 2015.

## 1.1 Mission

Our primary mission is to brew superior craft beer for patrons in the Seward and surrounding communities. Our first floor tap room, tasting room and rooftop patio will cater to novice drinkers as well as those drinkers with more sophisticated palates; our second floor event areas will provide accommodations for different venues and gatherings.

Additional facets of the business are to participate in other lawful business practices common to the brewing industry. Such business interactions include but are not limited to, the sale of brewery merchandise and brewery tours.

A secondary mission is to influence economic development in the Seward area by packaging and distributing our uniquely branded beers locally, throughout Nebraska and then nationally.

## 1.2 Objectives

Our success will be built upon our ability to cater to our customers' desire to enjoy a unique setting designed to promote the appreciation of craft beers, while at the same time creating memories and strengthening connections to a city, state and nation rich in the history of its founding. We will have high quality beers to quench the thirst of craft beer enthusiasts and pique the interest of novice or inexperienced beer drinkers.

In the community of Seward we have the opportunity to capitalize on an emerging market where currently there are no other local breweries and establish a profitable, well-managed company that can bring increased revenues and jobs to the local community.

## 1.3 Company Ownership & Key Management

BRB will start out as a Limited Liability Corporation founded by Gerald Homp who has worked for over 20 years in the service, marketing and relationship management fields. The Key Management team will consist of Jason Berry, Vice President, who has over 20 years' experience in business ownership, Marketing, advertising, and video production. Ryan Koch, Brewmaster, an eight-year veteran in structural engineering who is also an avid home beer brewing enthusiast. Koch has won county and state wide awards for his beers and has designed and built his own home brewing system.

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**Gerald Homp, Founder & President** (*picture center*)

Gerald previously served as Regional Sales Director at Lincoln Benefit Life in Lincoln, NE for the past 21 years. Upon the sale of LBL in 2013, Gerald's primary focus has been the development and creation of BRB. Responsibilities include overseeing the company strategic partners, marketing, distributors and the overall direction of the company.

Gerald is an active volunteer in the Seward community and in his church. Gerald and his wife Michelle have three children and reside in Seward.

**Jason Berry, Vice President** (*picture left*)

Jason is the current owner and founder of Wildberry Production Group and Rawvine Domain and Hosting companies. Jason was approached by Gerald to assist in the development and creation of BRB because of his experience in business ownership. Responsibilities include overseeing advertising, marketing, events, and assisting in the overall direction of the company.

Jason is an active volunteer in the Seward community and in his church and also serves as the pole vault coach for Seward high school and Concordia University. Jason and his wife Julie have three children and reside in Seward.

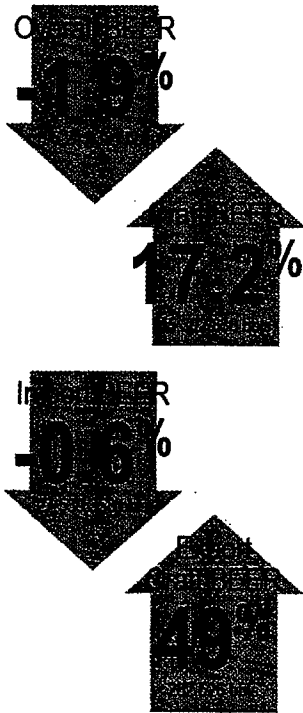
**Ryan Koch, Brew Master** (*picture right*)

Ryan currently works as a Structural Engineer at Hughes Brothers. Ryan has been brewing beer for the past decade and was approached by Gerald and Jason after having received several high recommendations about him and his beer brewing abilities. Responsibilities include the overseeing of production, quality assurance and the consumable materials needed for production and assisting in the overall direction of the company.

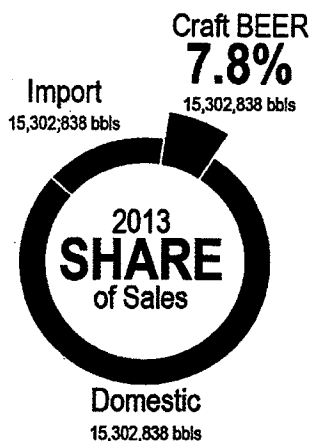
Ryan and his wife Amanda currently live in Seward.



## U.S. Beer Sales 2013



Overall BEER Market  
**\$100 Billion**  
 Craft BEER Market  
**\$14.3 Billion**  
 23% Dollar Sales Growth



## 2.0 Industry Description

For many centuries beer has been a mainstay in numerous cultures across the world. From its start with the Sumerians in 6,000 BC, beer has been a beverage that extends across all social barriers, enhances celebrations, consummates accomplishments, and helps create an atmosphere for family and social bonding. A quote from the Beer Institute (an organization representing more than 2800 breweries) quite nicely summarizes what beer means to Americans:

*"From the eastern seaboard to the Pacific coast, it's a traditional part of a family reunion, a day at the beach, or an afternoon at the ballpark. And the traditional reward for mowing the lawn, clipping the hedge, or cleaning the garage."*

Craft beer is a growing market in the United States that has seen 10% growth in 2010 and 2011 and 18% in 2013, even as the total U.S. beer market is down 1.9% in 2013. The total U.S. beer market retail dollar value is \$100 billion. Craft retail dollar value grew to \$14.3 billion in 2013, a 20% increase from 2012. Small brewing companies employed over 110,000 people in 2013, an increase of 1.7% over the year 2012. While Nebraska is ranked #9 nationally in beer consumption it is home to only 21 breweries (10 Microbreweries and 11 Brewpubs). Clearly, there is a substantial market for craft breweries in Nebraska, particularly one that is housed in a small town.

For the craft brewing industry, market analysis supports the understanding and facts that consumers are consistently and increasingly moving away from buying mass-produced beer and are purchasing more and more beer from craft beer makers and microbreweries. "The craft beer industry is growing 13 percent to 14 percent each year, with a commensurate drop in production by the 'big guys' like Anheuser-Busch and Coors, from 177.6 million barrels in 2008 down to 162.7 million in 2013," Beer Marketers VP Eric Sheppard (May 2014).

States see the craft beer industry as an avenue to build economic prosperity and tourism.

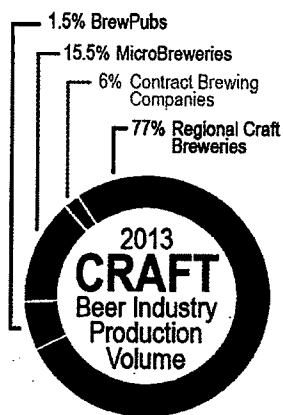
**The following comprise characteristics of the craft beer industry as describe by the Brewers Association ([brewersassociation.org](http://brewersassociation.org)):**

- Craft brewers are small brewers.
- The hallmark of craft beer and craft brewers is innovation. Craft brewers interpret historic styles with unique twists and develop new styles that have no precedent.
- Craft beer is generally made with traditional ingredients like malted barley; interesting and sometimes non-traditional ingredients are often added for distinctiveness.
- Craft brewers tend to be very involved in their communities through philanthropy, product donations, volunteerism and sponsorship of events.
- Craft brewers have distinctive, individualistic approaches to connecting with their customers.
- Craft brewers maintain integrity by what they brew and their general independence, free from a brewer.
- The majority of Americans live within 10 miles of a craft brewer.

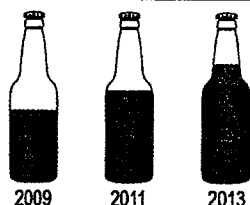
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## U.S. Beer Production Volume 2013



## U.S. Volume Share for Craft Brewers



## 2.1 U.S Support of Craft Beer

A blog post from the New York Beer School by Carolyn Smagalski, author & beer connoisseur summarizes the vitality and influence of the craft beer industry in the United States:

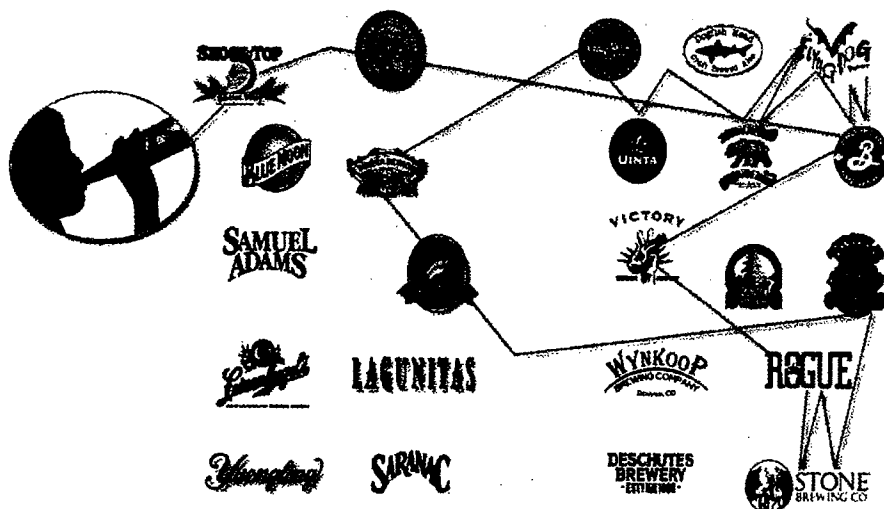
In 2012, a member of the President's cabinet, U.S. Secretary of Agriculture Tom Vilsack, toured the Great American Beer Festival in Denver, Colorado. Mingling among the executive chefs, brewmasters and growers in the Farm-to-Table Pavilion, Secretary Vilsack sent a clear signal that American craft beer has entered the race as a significant segment of the American economy. Craft beer has proven itself as a robust and vital part of the business community, a growth engine in which sales, pricing and profits remain strong.

In early 2013, there were 45 active craft brewers' guilds across the country. The Small Brewers' Caucus in the United States House of Representatives, chaired by Representatives Peter DeFazio (D-OR) and Jim Gerlach (R-PA), boasted 115 members, while the Senate Bipartisan Small Brewers' Caucus, established by Senators Max Baucus (D-MT) and Mike Crapo (R-ID), engaged 17 members. These organizations signal the emergence of craft brewing as a stimulus to economic growth.

## 2.2 Craft Beer Consumers

"Mintel's 2013 research shows that the sweet spot for craft beer consumers is the 25-to-34-year-old demographic. In the United States, 36% of U.S. consumers are said to have drunk craft beer, while the figure rises to 50% for Millennials. In fact, 43% of Millennials and Generation Xers say craft beer tastes better than domestic beer, while 32% of Baby Boomers say so." ~ Author: Xun Yao Chen - Why craft beer attracts Millennials and consumers with momentum

"Consumers of today are in love with variety, led by the Gen Y-millennial generation. These leaders of style are in-touch with cuisine from every part of the world. As a bright spot in the American economy, craft beer has become a part of that overall experience." ~ Author: Carolyn Smagalski - Accomplished editor, author & beer connoisseur



The diagram provides a representation of the types of individuals who enjoy craft beers.

\*Demeter Group, State of the Craft Beer Industry, 2013  
demetergroup.net

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## Key Marketing Observations of Seward, NE

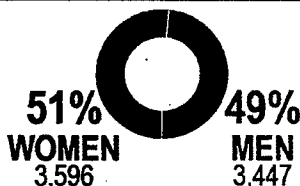
Current Seward  
Beverage & Food  
Service Establishments

- 1 Coffee Shop
- 2 Bar/Restaurants
- 2 Restaurants no Beer
- 2 Clubs
- 3 Bars
- 7 Fast Food

### Location

- County Seat
- 3 Colleges within  
30 Minutes
- State Capital within  
30 Minutes
- Easy Access  
I-80, Highway 34 & 15

### Population



### Median Age

Seward	32.4 yrs
Nebraska Average	42.2 yrs

### Median Income

Seward	\$59,872
Nebraska Average	\$50,723

## 2.3 Seward Demographics

### Situational Analysis

According to a 2012 poll conducted by Gallup, "Beer is the beverage of choice among both 18 to 34 year olds and those aged 35 to 54, while adults aged 55 and older lean more toward wine. Additionally, drinkers in the Midwest show the greatest preference for beer, while those in the East are the most likely to drink wine."

The micro brewing industry is a facet of the beer industry that has grown over the past few years and continues to show strong growth. In Nebraska the growing demand for micro brewed beer is not being satisfied by the current 21 microbreweries in the state. The lack of local micro-breweries provides an opportunity to fill this demand by offering a local microbrew. In addition to filling this demand, BRB will be stimulating Seward's economy and will add to the local business community as a whole.

### BRB Target Markets

#### Primary - Males ages 21-41

We will introduce a variety of delicious beers that appeal to the tastes of beer drinkers ranging from novice to expert. This demographic group includes a full range of drinking experience from the beginner Pilsner or Light beer drinker to the mild lagers and ales. We will encourage the expanding of tastes and explore new types of beers.

#### Secondary A - Females ages 21-41

We will introduce a series of drinks called "Radler" that features a blend of one of our primary beers along with any variation of a carbonated beverage (such as a lemon-lime soda), fruit juice or cider. For example, one such Radler might feature a combination of our Bottle Rocket Pilsner and a pop like Mountain Dew. Another variation will be our Brown Ale mixed with a pop like Sprite. These drinks feature less alcohol per ounce than a normal beer.

#### Secondary B - Males ages 42-62

We will introduce a delicious variety of seasonal beers that will appeal to the experienced beer drinker. These beers are not necessarily popular with younger drinkers, but satisfy those who have acquired a preference for a Stout, Porter or IPA.

#### Secondary C - Female ages 42-62

This group will enjoy the Radlers to compliment some of the other beers on hand. This group is known as the "sipping group" that is looking to gather in a quiet relaxing space to enjoy some delicious drinks over light conversation.

### We understand that the 62+ age group is also a significant market to consider.

Gallup includes this demographic within its 50+ category, and data from a 2014 poll indicate that "older affluent" (i.e. age 50+) consume alcohol more frequently than their younger counterparts, though they tend to consume less at each sitting.

In conclusion, no matter the age group, beer is the drink of choice for adults of legal age (Gallup, Beer Is Americans' Adult Beverage of Choice This Year, July 2014).

### Community Programs

BRB will initiate awareness and education programs within the City of Seward and County.

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## 2.4 Brewing Competition

Currently there are 21 active breweries in the state and one more is currently opening in Lincoln within the next year. Many are micro pubs who brew specifically to compliment a restaurant. Under half of these focus primarily on distribution and have created tap rooms as a secondary method of earning income. Our focus on making the tap room a major feature of the brewery will make BRB unique when compared with many other breweries in the state.

BRB looks to move into the top 10 breweries within the state during our first year of production with a goal to move to within the top 5 during the first 5 years of business operation.

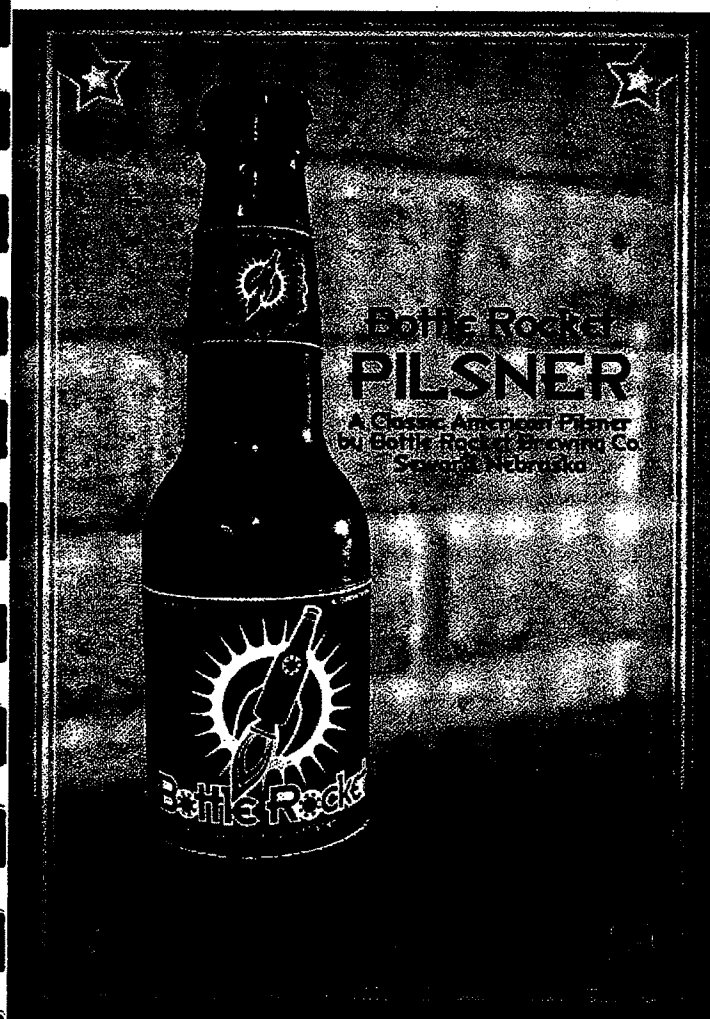
### Current Breweries in Nebraska and Estimated Market Shares

Rank	Name	Est. Market Share & bbl/yr	
1.	Lucky Bucket Brewing CO. - LaVista	23.5%	5,350
2.	Empyrean Brewing Co. - Waverly	21.5%	4,870
3.	Zipline Brewing Co. - Lincoln*	13.0%	2,990
4.	Blue Blood Brewing - Lincoln*	7.0%	1,630
5.	Nebraska Brewing Co. - Papillion	5.5%	1,260
6.	Upstream Brewing Co. - Omaha	4.5%	1,020
7.	Empyrean/Lazlo's/Fireworks - Lincoln*	3.5%	850
<b>Year One Goal: Bottle Rocket Brewing Co. - Seward</b>		<b>3.5%</b>	<b>800</b>
8.	Granite City - Lincoln*	3.5%	770
9.	Infusion Brewing Co. - Omaha	3.5%	750
10.	Upstream Brewing Co. West - Omaha	3.0%	730
11.	Spilker Ales - Cortland	2.5%	550
12.	Thunderhead Brewing - Axtell	2.5%	540
13.	Granite City - Omaha	1.5%	310
14.	Pra Inc - Misty's Steakhouse	1.0%	280
15.	Gottberg Auto Company - Columbus	1.0%	200
16.	Schillingbridge Microbrewery - Pawnee City	1.0%	170
17.	Scratch Town - Ord	0.5%	140
18.	Everest Brew House - Omaha	0.5%	100
19.	Benson Brewery - Omaha	0.5%	60
20.	Loop Brewing Co. - McCook	0.0%	60
21.	Beaver View Co. - Albion	0.0%	10
22.	Ploughshares - Lincoln	0.0%	Open 2014



### 3.0 Products and Services

BRB will develop a competitive edge in the Nebraska microbrewery market by brewing quality beers at all times. We realize the importance of ensuring that our beer is stored and served using the best possible means in order to please our customers. In addition to quality control measures we will keep our customers intrigued by providing seasonal beers and new releases based on classic styles, but with our own unique interpretations.



Our initial craft beer portfolio will include five mainstay beers, seasonal beers, Radlers and a root beer. The five mainstay beers names are,

**Pilsner: Bottle Rocket Pilsner**

**Ale: 1868 Brown Ale**

**Belgium White: Red Wheat and Boom**

**IPA: Wicked Spark IPA**

**Stout: Stout Constitution**

The approach of simultaneously launching five mainstay beers helps ensure we are reaching customers with different style preferences.

### 3.1 Brewing Beer

The brewing process can last between 8-10 hours per brew day. Once the beer has completed the fermentation cycle, it will be kegged directly from the fermenters. Kegs stored in cold storage will be placed on 4'x4' pallets and double stacked with a hydraulic fork lift.

We plan to start brewing on average 2-3 times per week with a first year goal of 800 barrels of beer brewed. With the 10 barrel system, we have the capacity to produce more than this, but in order to ensure outstanding quality; we will start with a lower production rate and work our way up towards full capacity. Ultimately production rates will be determined by demand, popularity of the beers and the production schedule since each type of beer takes different ingredients and times to brew and ferment.

We understand that the beer we produce will be the life-blood of the company, thus producing outstanding flavor and quality in our beer is paramount. To ensure our beer is of the highest quality, Ryan Koch, BRB brew-master, will

strengthen his knowledge of the art of brewing beer by attending a program for brew-masters, such as one offered by the Siebal Brewing Academy in Chicago.

To continue to improve our products, we will submit our brews into various contests in order to receive valuable feedback from professional beer tasters. This will also help to bring recognition to our products and make BRB a company of which the community can be proud.

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### 3.2 Beer Distribution

We will begin by establishing our tap room, event rooms and service to the local community in order to first build a reputation for quality craft beers and to fine tune our production processes prior to pursuing a distribution contract. Having established a brand and taste will give BRB better leverage in negotiations with distributors, enabling us to capitalize on a strong relationship with our distributors. We will look to solidify a firm relationship within the first 6-9 months of operation.

Initial distribution efforts will focus on Seward and its surrounding counties. Once our products expand beyond these markets, we will distribute our beers throughout Nebraska and the nation.

### 3.3 Hosting Events

The community of Seward has a limited number of locations in which to host social gatherings and events. As a result our building includes plans for two event rooms which can hold up to 250 people. We plan to book special events, small concerts, comedians, hypnotists, car or bike rallies and shows, weddings, reunions, business events, etc., and plan to host some type of event every weekend. Although we intend to make light snacks available to all patrons at any time during business hours, we will work with caterers to bring food into the establishment for events. We will also organize community nights out, informal gatherings for people looking for a location to enjoy camaraderie and conversation, at which we will feature food vendors offering an array of menus.

### 3.4 Merchandise

Jason Berry will take the lead on designing and presenting a wide range of BRB merchandise such as t-shirts, koozies, mugs, hats, polo shirts, etc., which will be for sale in our tap room and online on our [bottlerocketbrewing.com](http://bottlerocketbrewing.com) website.

### 3.5 Waste and Byproduct Opportunities

Our brewing process byproducts are not wastes to dispose of, but resources with a beneficial reuse. We will use spent grains as a soil amendment and feed for local livestock. Any waste that can be recycled will be properly recycled. Such products include paper and plastics.





#### 4.0 Employees

We know that our employees shape us as a company; we will only be as strong as our weakest link. We plan to hire in the first year five part time wait and bartending staff and two production space workers. We know that this number will increase as production, popularity and demand grow. Our ultimate goal is to be able support a staff of 10 to 20 full and part time employees to service a very busy tap room, assist with events and meet production demands. We will look to hire a mix of seasoned and youthful individuals and provide training so that we can run the brewery the way we believe a business should be run, with a focus on integrity and service.

#### 4.1 Engagement

We wish to create a fun and collaborative culture using our own employees' best ideas for improvements and growth and extend decision making power to all levels. We believe in rewarding our employees financially for such contributions.

#### 4.2 Giving Back

The individual members of the leadership team are already actively involved with various aspects of the Seward community. As a team we will continue to support the community and work to increase public awareness of the arts, culture, charities and environment. This can be accomplished by monetary donations to organizations related to or involved in these activities. We will look for ways to involve the local community in helping to choose which charities to support. Our first priority is to support local charities, followed by regional, national and then global causes.

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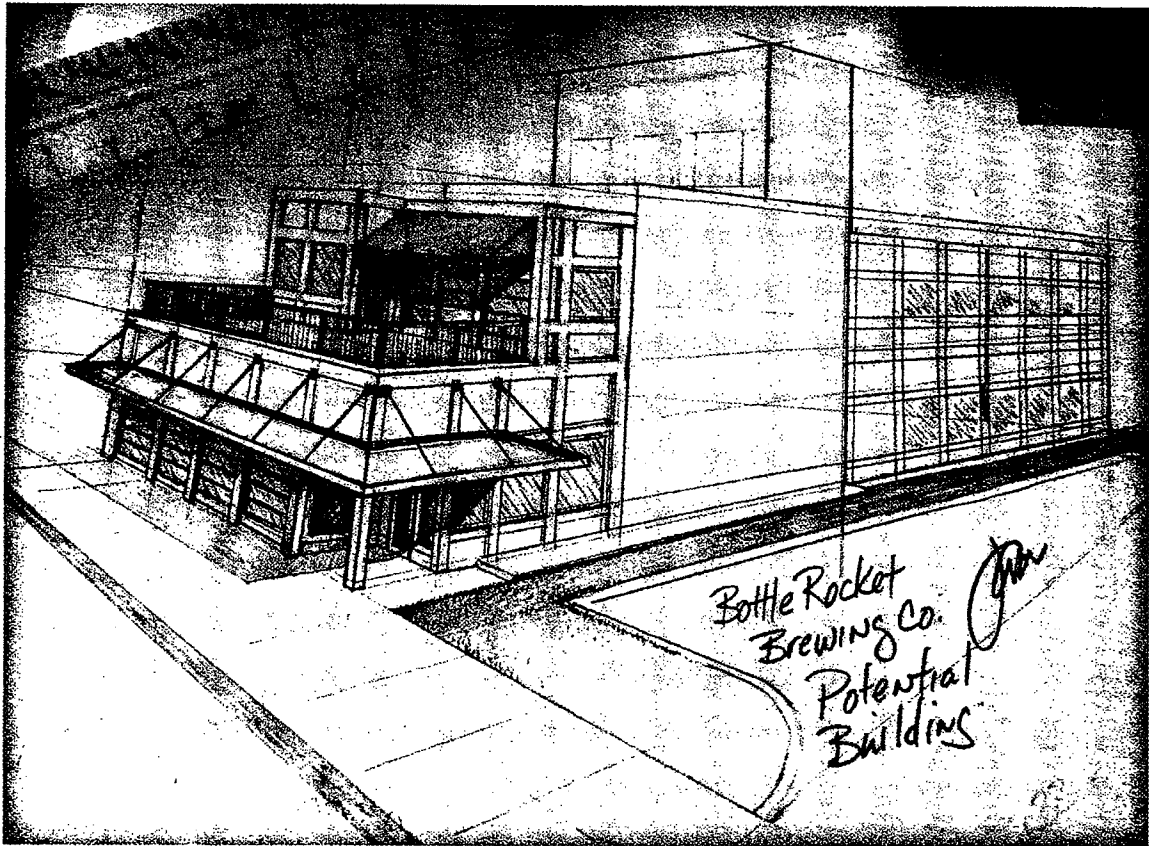


## 5.0 Location Information

The corporate office and main brewing facility will be located at 230 S. 5th St, Seward, NE. Until we are fully moved into the building, the corporate address for Bottle Rocket Brewing LLC will be 1210 Eastridge Dr. Seward, NE 68434.

The building is located in historic downtown Seward, less than one block from the City square. Built as a granary in 1946, it is in excellent, structural condition and is an ideal location for a facility seeking to highlight the history of Seward. Since the building currently does not have the production or event space to meet our needs, BRB is working with Cheever construction to develop a floor plan that will surround the Mill inside a larger structure. In this way we can maintain the integrity of the original building, adding to the uniqueness of the facility. Some initial space concepts can be seen in section 5.6 Physical Brewery Layout.

Here is one of the first conceptual design ideas for the new building sketched by Jason Berry. The current building will be wrapped by a new building.



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### 5.1 Production Room

The production space will feature a 10 barrel brewer, two 10 barrel brite tanks and four fermentation tanks. Also in the space will be a 288 sq ft cold storage unit, a keg washer and an area for bottling. The brewing equipment is being manufactured and installed by Alpha Brewing Operations out of Lincoln, NE. The system will be fully programmable and controlled with iPads. The system can be monitored from any location within the brewery. The system can also control timing of ingredients, temperature and fermentation to create a consistent taste that is vital to a craft brewery. The space will also include a mill room for handling the grains; it is rather ironic that the Mill will once again house grains!

### 5.2 Tap Room & Tourism

As a tourist and go-to destination for great beer, cultural awareness, patriotism and City of Seward historical intrigue, the BRB tap room will be the core of our identity as the predominate brewery in the state of Nebraska. We want to be a place that the Seward community and then the Nebraska community can be proud to call their own. It will be a destination within and from outside the Seward community, whether for wedding receptions, business meetings, rallies or fund raising events, it will serve as a unique and memorable gathering spot.

The Tap Room will feature a bar setting and merchandise area and a view right into the heart of the production space. The lounge will feature an estimated 1,300 square foot space with both high and low table seating and a comfortable lounge seating area; a perfect space for tasting great beer while socializing with friends. Another unique feature of the tap room will be the three industrial glass garage doors that sit in the front of the building. The door will have iron rails in front of them and can be opened on beautiful Nebraska days and evenings.

On weekends (dates to be determined) BRB will feature catering by local, Lincoln and surrounding community restaurants, food trucks and community fund raising meals. Beers will be spotlighted for each type of dining experience for the ultimate beer tasting experience.

### 5.3 Roof Top Patio

The Roof Top Patio will feature open patio space with seating, shaded areas and a very relaxed setting from which to view beautiful downtown Seward. This space can be rented out for tail gate parties, weddings, reunions, etc.

### 5.4 Event Space

The second floor will feature an event space. This space can be rented out for weddings, company events, seminars, and any other type of event for which significant space is needed. We will encourage community use of the rooms for various events. BRB will also initiate a wide variety of events in the space.

### 5.5 Location Access

There is plenty of easy parking access to the building, with a parking lot directly to the south, along 5<sup>th</sup> Street and South Street. In addition there is parking on both sides of 4<sup>th</sup> Street. Since the location of the building is one block south of Highway 34 and one block east of Highway 15, this makes it convenient for tourists, but also off the main roads for easy parking and convenience for the local residents.

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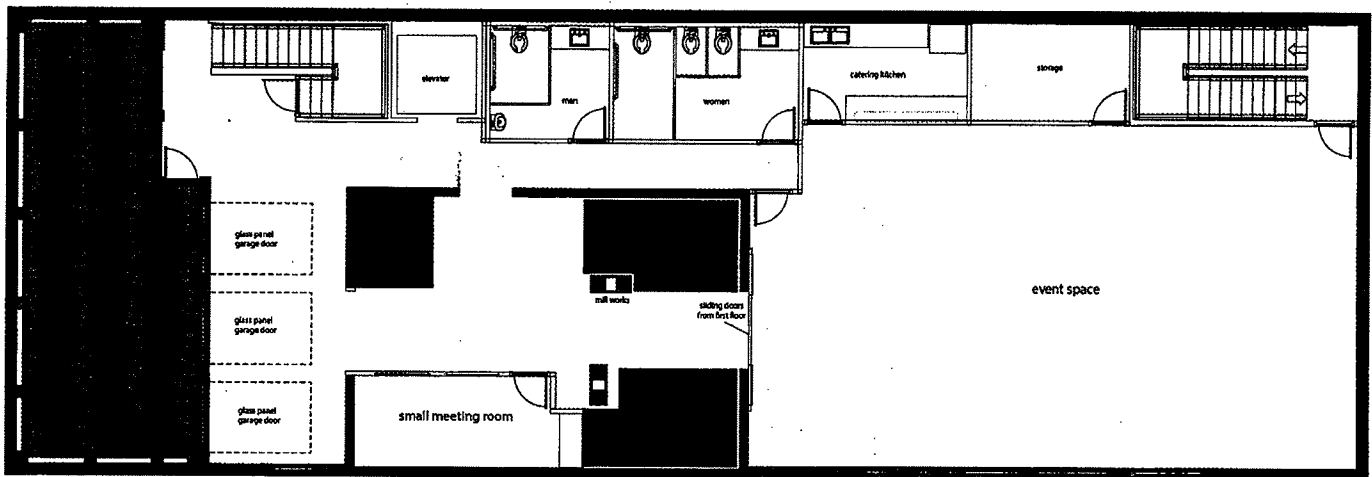


## 5.6 Energy Efficiency & Renewable

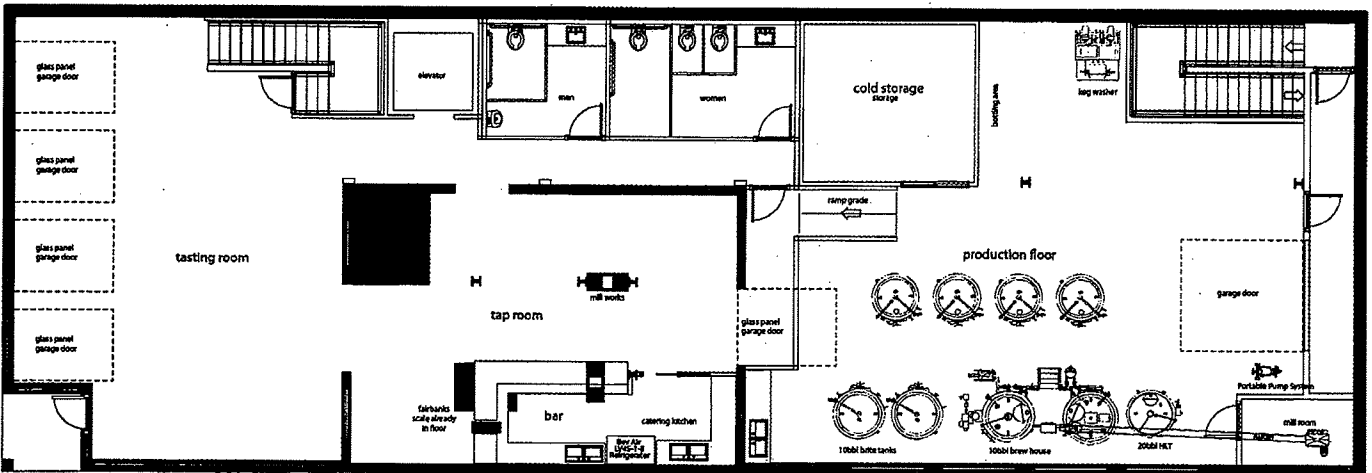
We plan to be sensible regarding energy consumption by reducing energy usage and using renewable energy throughout our brewery wherever possible. Though it is vital for the brewing and cleaning process, we recognize that water is an invaluable resource. Thus we are committed to protecting this resource in our brewery operations and aspire to minimize waste and promote water conservation.

Below is a mockup of the new building layout. The brown colored area is the current building.

Second Floor



First Floor



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## 6.0 Operation Plan

All three primary managing members will meet weekly to remain in constant communication regarding all areas of marketing, advertising, event coordination and production of the company. Semi-monthly, there will be a meeting with a third party accountant that will contract for financial assistance and updates. The managing team may designate up to three capital investment individuals to sit in on the meetings to serve as advisors and two additional non-invested members of the board to serve as advisors. All final decisions will rest entirely on the three managing members.

## 6.1 Suppliers

The cost of raw materials dramatically decreases as quantities purchased increases. There are several suppliers that service the brewing industry. To get the best industry pricing, a pallet's worth of products must be ordered. Prices for products will be compared between suppliers. Although price is a driving force for profitability, quality of products will be the final determining factor in every purchase.

All products used in any beverage recipe must be available from a minimum number of suppliers. This will maintain a steady supply chain. All products must meet industry quality standards.

## 6.3 Quality Control

BRB will implement these quality control processes to ensure our customers always have consistent, quality beers at all times.

1. Define the problem.
2. Measure key aspects of the process and collect relevant data.
3. Analyze the data to investigate and verify cause-and-effect relationships, determine what the relationships are, and attempt to ensure that all factors have been considered. Then seek out root cause of the defect under investigation.
4. Improve and optimize the current process based on data analysis techniques.
5. Control the process to ensure that any deviations from the target are corrected before they result in defects.
6. We believe that business efficiencies also promote quality. The following practices will help to make our business cost effective and efficient.
  - a. Minimize out of stock materials
  - b. Improve product freshness and warehouse efficiencies
  - c. Maximize warehouse space utilization
  - d. Provide cash flow efficiencies
  - e. Capitalize on peak sales weeks

The brewing quality control process starts with inspecting all incoming raw ingredients. This includes the malt, hops, yeast, water and any other ingredients used in the beer recipes. The chemistry of Seward water can vary throughout the year. To maintain consistency in our beer, we have opted to filter the water using the recommended filters by Alpha Brewing Systems. The filter deemed necessary will be determined after water analysis testing. The water will be tested periodically to ensure quality. Our building plan includes a laboratory space for beer sampling and testing purposes in order to ensure our products meet customer expectations and quality standards.

Next, proper storage of these raw ingredients is very important. The humidity levels, temperature, and exposure to sunlight are all factors to be considered

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for proper storage of the raw ingredients. By maintaining low humidity storage rooms free of insects and rodents, the life and freshness of these items will be extended. The yeast must be stored in refrigerators. Care must be taken to properly clean and sanitize all equipment and storage vessels to ensure yeast is not cross contaminated and to ensure that off-flavor bacteria and wild yeast do not infect the beer. All raw ingredients must be properly dated and labeled. The FIFO (First In – First Out) process will be employed to ensure the freshness of all ingredients.

Finally, all batches of beer will be sampled and graded for quality and consistency. If a batch of beer does not meet our quality standards, it will be analyzed for possible improvements. If steps cannot be made to allow the beer to meet our standards, it will be destroyed.

#### 6.4 Inventory

Brewing software will be used to track raw material inventory. The software will deduct what ingredients are used and in what quantities. These numbers will be deducted from the amount maintained in inventory and a report will be generated when raw ingredients need to be ordered.



## 7.0 Financials

The initial startup costs for a brewery that features a state of the art craft brewing and tracking system, along with a modern destination location and a quality product are quite significant.

We understand and respect the cost and the work that goes into a business of this nature. We plan to run the finances of the company as conservatively as possible without risking the quality of our products. Furthermore, we will balance the virtues of financial stability with the broadening of our experiences and growth of the company. Our goal is to develop BRB into a strong and thriving company that will benefit all investors, the community, the employees and the management team.

Our initial operating startup costs are broken down into the following basic categories, with knowledge that the building construction and modifications can fall under the TIF (which we intend to utilize to the fullest).

Item	Projected Cost
Real Estate & Building (Acquisition)	\$ 130,000.00
Real Estate Construction	\$ 1,300,000.00
Brewing Equipment	\$ 275,000.00
Furnishings	\$ 76,000.00
Vehicles	\$ 50,000.00

### Startup Costs and Cost of Initial Operation

Employee Expense	\$ 139,185.00	
Building Maintenance	\$ 10,000.00	
Marketing	\$ 4,380.00	
Telephone/Utilities	\$ 13,167.00	
Equipment Repair/Updating	\$ 6,667.00	
Insurance	\$ 24,320.00	
Legal/Software/Accounting	\$ 34,600.00	
Licensing & Fees	\$ 12,000.00	
Credit Card Fees	\$ 34,921.00	
Total		\$ 300,000.00
<b>Total</b>		<b>\$ 2,131,000.00</b>

In addition we are actively pursuing tax, grants and economic development advantages.

We are in discussions with various local banks about handling the initial cost loans to balance cash flow.

We have been working with CPA Ryan Burger of Seward, Nebraska and Attorneys Tim Moll of Rembolt Ludtke and Greg Damman of Blevens & Damman Law on various aspects of our business development.

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## 7.1 Operational Costs

The state of mind and determination to set and work within a budget is crucial to a successful business. We will strive to keep all cost down while keeping revenues up. This balance of management requires experience and diligence that we possess and will build upon. The largest variable for BRB is the fact that grain and ingredient cost can shift with the markets and will affect our bottom lines. We have and will continue to search out experts within this area and try to utilize locally grown grains to reduce cost and make it well known that our beer is a Nebraska grown product.

## 7.2 Revenue

We have broken down the potential revenue stream for levels of barrels produced and sold per year. During the first 6-9 months of operation we will work to establish a positive working relationship with a key distributor. At this point we have only included revenue in the first year from beer produced and sold within BRB in this projection. Once distribution is added to the potential revenue stream, the production could easily exceed the 800bbl projection in year 1. Below is estimation based on minimum yearly production, initial estimates indicates that 800bbl of beer can be sold in Seward without distribution. Once a distribution contract is negotiated, production could double to triple per year. Our 10bbl system would have a maximum production capacity of just over 7,200 bbl per year. *\*Beer Gross Sales were based on production costs that were calculated to a value per ounce, taking into account all hard costs during production.*

Production	800bbl	1600bbl	3200bbl	4800bbl	6400bbl
Beer Gross Sales	\$ 640,003.65	\$ 640,003.65	\$ 640,003.65	\$ 640,003.65	\$ 640,003.65
Distribution After 800bbl		\$ 480,002.74	\$ 1,440,008.21	\$ 2,400,013.68	\$ 3,360,019.15
Events	\$ 31,950.00	\$ 31,950.00	\$ 31,950.00	\$ 31,950.00	\$ 31,950.00
Merchandise	\$ 20,046.10	\$ 23,053.02	\$ 26,510.97	\$ 30,487.61	\$ 35,060.75
<b>Gross Profit</b>	<b>\$ 691,999.75</b>	<b>\$ 1,175,009.40</b>	<b>\$ 2,138,472.82</b>	<b>\$ 3,102,454.94</b>	<b>\$ 4,067,033.55</b>
<b>Fixed Loans Cost</b>					
Building Loan w/o Potential TIF	\$ 123,746.16	\$ 123,746.16	\$ 123,746.16	\$ 123,746.16	\$ 123,746.16
Brewing Equipment Loan	\$ 54,384.00	\$ 54,384.00	\$ 54,384.00	\$ 54,384.00	\$ 54,384.00
Business Equipment Furnishings Loan	\$ 22,404.00	\$ 22,404.00	\$ 22,404.00	\$ 22,404.00	\$ 22,404.00
Auto Loan	\$ 10,781.16	\$ 10,781.16	\$ 10,781.16	\$ 10,781.16	\$ 10,781.16
	\$ 211,315.32	\$ 211,315.32	\$ 211,315.32	\$ 211,315.32	\$ 211,315.32
<b>Variable Costs</b>					
Yearly Employee Expenses	\$ 121,030.00	\$ 142,963.60	\$ 172,884.40	\$ 216,587.80	\$ 264,435.60
St, Fed, SS and UnEmp Taxes	\$ 18,154.50	\$ 21,444.54	\$ 25,932.66	\$ 32,488.17	\$ 39,665.34
Maintenance Building	\$ 10,000.00	\$ 11,500.00	\$ 13,225.00	\$ 15,208.75	\$ 17,490.06
Marketing Expenses	\$ 4,380.00	\$ 5,037.00	\$ 5,792.55	\$ 6,661.43	\$ 7,660.65
Telephone	\$ 5,976.00	\$ 5,976.00	\$ 5,976.00	\$ 5,976.00	\$ 5,976.00
Utilities	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00
Equipment Updates/Fixes	\$ 6,667.00	\$ 7,667.05	\$ 8,817.11	\$ 10,139.67	\$ 11,660.62
Insurance	\$ 24,320.14	\$ 24,320.14	\$ 24,320.14	\$ 24,320.14	\$ 24,320.14
Legal, Software & Accounting (5% of GP)	\$ 34,599.99	\$ 58,750.47	\$ 106,923.64	\$ 155,122.75	\$ 203,351.68
Licensing & Fees (Liquor & Auto)	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Unexpected Costs (5% of GP)	\$ 34,946.00	\$ 58,750.47	\$ 106,923.64	\$ 155,122.75	\$ 203,351.68
Credit/Debit Card Processing Fees	\$ 20,759.99	\$ 35,250.28	\$ 64,154.18	\$ 93,073.65	\$ 122,011.01
	\$ 300,033.62	\$ 390,859.55	\$ 554,149.32	\$ 733,901.11	\$ 919,122.78
<b>Net Profit</b>	<b>\$ 180,650.81</b>	<b>\$ 572,834.53</b>	<b>\$ 1,373,008.18</b>	<b>\$ 2,157,238.51</b>	<b>\$ 2,936,595.46</b>

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MAY 15 2015

### 7.3 Investment

Investing in a brewery is an exciting opportunity. One obvious reason is that if they are setup and run well, craft breweries are highly profitable. But potential investors need to be aware that since we will be producing alcohol, all officers, employees and investors will be required to meet certain TTB, Federal and State regulations. Some of these regulations require that background checks be conducted and stipulate that a felon cannot own stock in a brewery. As a result, investing in a craft brewery requires a bit more paperwork than other company investments.

NEBRASKA LIQUOR  
CONTROL COMMISSION

Breweries are expensive to launch, but have provided cash influx to the small communities in which they operate. Craft breweries can function with a high profit line because of one simple fact, "Beer has been part of civilization since day one!" This was noted in the documentary by Discovery Channel "How Beer Saved the World" which lays out how beer has been a key part of every civilization and will continue to be a part of its future. In short, beer is here to stay. Craft beer is impacting beer sales across the United State, and we are jumping on the wave.

To effectively start and hit the local, state and national markets correctly, we are looking to raise \$2,500,000 in capital investment. We are offering an initial of 8,000 shares at \$250 value per share. Due to regulations, we are offering a maximum investment to each individual of no more than 20% at \$500,000.00 and would prefer to keep minimum investment to at least \$25,000.00.

Purchase of initial shares and company operations are described in documents Operation Agreement, Private Placement Memorandum and Subscription Agreement. Those will be made available to interested investors. Upon purchase of Offered Shares, a 10% deposit is required at time of signing and purchased in full within 30 days of signing.

Federal and State Regulations dictate that all Members will be subject to a Federal background check; any individual with a felony is not eligible to own interest in a Craft Brewery. All Members will be listed on the company Application for Liquor License Form 102 as required by Nebraska Liquor Control Commission. Any Member holding over 25% of units and their spouses will be required to sign Nebraska Liquor Control Commission application forms.

### 7.4 Investor ROI

Investing in a brewery is an exciting venture. The potential returns can be even more exciting with national industry growth at 18% annually.

Over the first 5 years we will be focused on growth and stability. During this time, the first year, 2015, we will not be distributing dividends but instead returning all net profits back into the company. Beginning with the completion of 2016, dividend will be administered. From 2016-2019, investors will receive a proportionate dividend of 35% of net profits, with 65% returning to the company for growth and stability. In this projection, **investors could see their investment doubled in 4-6 years.** For example, an investment of \$25,000 could see a dividend of \$7,125 in year 4 based on this model, which would represent a 28.5% return on investment for that year.

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Tax Bond

Executed In Triplicate

ALCOHOLIC LIQUOR TAX BOND

Effective Date: April 1st, 2015

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

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MAY 15 2015

NEBRASKA LIQUOR  
CONTROL COMMISSION

KNOW ALL MEN BY THESE PRESENTS:

That we, Bottle Rocket Brewing LLC  
& WESTERN SURETY COMPANY of the County of Seward & Minnehaha,  
State of Nebraska as Principal, and State of South Dakota, and duly licensed to transact the business  
of surety insurance in the State of Nebraska, as Surety, are held and firmly bound unto the State of Nebraska, and  
the City (Village) of Seward in Seward  
County, Nebraska, and the Nebraska Liquor Control Commission and each of them jointly or severally, in the penal  
sum of Eight Thousand and 00/100 DOLLARS (\$ 8,000.00 )  
for the payment of which, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly,  
severally and firmly by these presents.

The condition of this obligation is such that,

WHEREAS, the said Bottle Rocket Brewing LLC has made  
application under the Nebraska Liquor Control Commission Act for the following license(s) check each that apply:

- ☒ Class L-Craft Brewery ☐ Class V-Manufacturer (beer, wine, spirits) ☐ Class W-Wholesale Beer  
☐ Class X-Wholesale Liquor ☐ Class Y-Farm Winery ☐ Class Z-Micro Distillery

NOW, THEREFORE, upon application for such license and continuing after the issuance of the same to the said  
principal above named, if the said principal hereinabove named shall faithfully perform all the terms and  
conditions of said license(s), and shall promptly account for and pay to the proper authorities all lawful taxes, fees,  
assessments that have accrued during the term of said license or licenses, and all fines, penalties and costs which  
shall become due from or shall be levied, charges or adjudged against said principal on account of defaults  
occurring during the entire effective period of this bond, under the provisions of said Act by said Commission, or  
any court or other lawful authority; and shall truly and faithfully comply as such licensee with all of the provisions  
of said Act of the Legislature and all future Nebraska Liquor Control laws which may be enacted during the term  
of such license or licenses, and shall truly and faithfully comply with all lawful rules and regulations of said  
Commission, and said City (Village) during the term of said license or licenses, then this obligation shall be null  
and void.

OTHERWISE, to be and remain in full force and effect;

This Bond shall run concurrently with the term of said license or licenses granted to the principal, and shall remain  
in full force and effect for any renewal thereof, provided, however, that the penalty of the Bond may not be  
cumulative from year to year, and the total aggregate liability of the surety shall not exceed \$ 8,000.00 ,  
regardless of the number of claims made under this Bond and the number of years this Bond remain in effect.

The surety may cancel this Bond by providing 60 days prior written notice of such cancellation to the Nebraska  
Liquor Control Commission, but the surety providing such notice shall not be discharged from any liability already  
accrued under this Bond or which shall accrue under this Bond before expiration of said 60 day period. Upon  
cancellation of this Bond, the surety shall be relieved of liability accruing after the effective date of cancellation,  
and the rights of the principal under such license, as is supported by said Bond, shall be cancelled and terminated  
on the date specified, unless the principal provides a sufficient replacement Bond.

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REV 12/08

# Tax Bond

Executed In Triplicate

This Bond shall be effective during all proceedings involving the application for license under the Nebraska Liquor Control Act for Alcoholic Liquor and/or Beer license and upon issuance of said license this Bond shall continue until cancelled as set forth hereinabove.

This Bond has been given Bond number 62347401

## PRINCIPAL

IN TESTIMONY, WHEREOF, said PRINCIPAL has hereunto subscribed his or their names or has caused this instrument to be signed by its duly authorized officer this date: APRIL 1<sup>st</sup> A.D. 2015

SIGNATURE

*Gerald Hamp*

Gerald Hamp

PRINT NAME HERE

*Kerwin Roth*

WITNESS SIGNATURE

Kerwin Roth

PRINT NAME HERE

## SURETY COMPANY

IN TESTIMONY, WHEREOF, said SURETY has caused this instrument to be signed by its duly authorized office and its corporate seal to be hereunto affixed this date:

April, 2015 A.D. 2015

SIGNATURE for Attorney-in-Fact for Surety Company

*Paul T. Bruflat*

Paul T. Bruflat, Vice President

PRINT NAME HERE

WESTERN SURETY COMPANY

SURETY COMPANY NAME

P. O. Box 5077, Sioux Falls, SD 57107

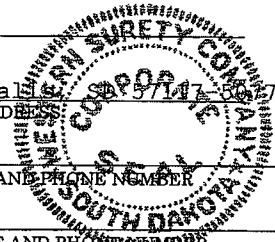
SURETY COMPANY MAILING ADDRESS

(605) 336-0850

SURETY COMPANY AREA CODE AND PHONE NUMBER

(402) 643-4591

INSURANCE PRODUCER'S AREA CODE AND PHONE NUMBER



## NOTICE

Bond will not be accepted unless properly signed by applicant, whose signature shall be witnessed. It is also necessary that all Bonds be signed by an official or agent of the Bonding Company who holds and unexpired power-of-attorney from the Bonding Company and unexpired Nebraska liquor license as insurance producer for said company. An additional requirement is attachment of the seal of the Bonding Company and, if applicant is a corporation, their seal should also be attached.

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MAY 15 2015

NEBRASKA LIQUOR  
CONTROL COMMISSION

2

REV 12/08

Tax Bond

Executed In Triplicate

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Craft Brewery

bond with bond number 62347401

MAY 15 2015

for Bottle Rocket Brewing LLC

as Principal in the penalty amount not to exceed: \$ 8,000.00

NEBRASKA LIQUOR  
CONTROL COMMISSION

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its  
Vice President with the corporate seal affixed this 1st day of April,  
2015.

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By

Paul T. Bruflat

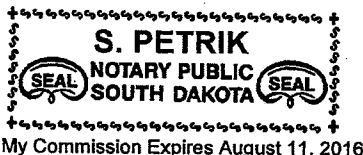
Paul T. Bruflat, Vice President



STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 1st day of April, 2015, before me, a Notary Public, personally appeared  
Paul T. Bruflat and L. Nelson

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President  
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the  
voluntary act and deed of said Corporation.



My Commission Expires August 11, 2016

S. Petrik

Notary Public





**DEPARTMENT OF THE TREASURY  
ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)  
BREWERY'S NOTICE**

**Brewery's Section**

1. This is notice serial number 1	2. The notice date is 02/03/2015		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>          MAY 15 2015       </div>			
3. Our brewery's name is BOTTLE ROCKET BREWING, LLC			
4. Our trade name is (See Attached)			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>NEBRASKA LIQUOR CONTROL COMMISSION</b> </div>			
5. Our business address is 1210 EASTRIDGE DRIVE (Number and Street)	SEWARD (City)	NE (State)	68434-1332 (Zip Code)
6. Our brewery location is 230 S 5TH ST, SEWARD (SEWARD), NE 68434-2520 (Number and Street) (City) (County) (State) (Zip Code)			
7. Our main contact person is GERALD P HOMP (Name)		TTB can reach me at 402-304-5673 (Phone Number)	

**Brewery Description**

8. Our phone number at the brewery is 402-304-5673	9. Our E-mail Address is GERALD@BOTTLEROCKETBREWING.COM
10. Our brewery is a: (check one only) <input checked="" type="checkbox"/> Brewery/Microbrewery <input type="checkbox"/> Brewpub (you must complete items 18 and 19) <input type="checkbox"/> Pilot Brewing Plant	
11. We are a: (check one only) <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Limited Partnership	
12. Our employer identification number is: (for example: 12-3456789) 47-1615659 Title to premises and equipment (list names and addresses of owner of land or buildings, or if any other mortgage or encumbrance on the land or buildings of the brewery). (See Attached)	
13. Brewer's Business Day 12:00am (List only if different than 12:00 am through 11:59 pm.)	
14. We are filing this notice to: <input checked="" type="checkbox"/> give TTB our original notice that we intend to engage in the business of producing beer. <input type="checkbox"/> amend our previously approved original notice (Registry No. ) for the following reason(s): <input type="checkbox"/> add or delete (circle one) a trade or operating name (attach registration, if your state requires, of new trade or operating name). List new trade names(s) in Item 4 or on a separate sheet of paper. List deleted trade name(s) on a separate sheet of paper. <input type="checkbox"/> show a change in brewery premises (attach description of change). <input type="checkbox"/> make changes in officers, directors, members, stock, or interest distribution (attach description of change; you must file personnel questionnaires for new personnel and any new person owning 10% or more of total stock). <input type="checkbox"/> discontinuance of business as of: (date) <input type="checkbox"/> other	
15.A. We are <input type="checkbox"/> or are not <input checked="" type="checkbox"/> members of a controlled group of breweries. (List all breweries with shared ownership on a separate sheet of paper.) B. If you are a member, will the controlled group of breweries produce more than 60,000 but less than 2,000,000 barrels of beer per year? (If so, describe how the reduced rate of tax will be apportioned among brewery members in the controlled group.) (See Attached)	
16. The Internal Revenue Code (IRC) provides that if you produce not more than 2,000,000 barrels per year, you are entitled to a reduced rate of tax on your first 60,000 barrels. What is your estimated production in barrels per year? (check one) <input type="checkbox"/> More than 2,000,000 barrels per year. We are not entitled to the reduced rate. <input type="checkbox"/> More than 60,000 barrels per year, but not more than 2,000,000 barrels per year. We are entitled to the reduced tax rate on our first 60,000 barrels removed for consumption or sale. <input checked="" type="checkbox"/> Not more than 60,000 barrels per year. We are entitled to the reduced tax rate on all beer removed for consumption or sale.	

TTB F 5130.10 (11/2009)

# Brewers Notice

EIN 47-1615659

Brewery Registry No.: BR-NE-21016

## Signing Authority For Corporate Officials

17. We held our board meeting with (check one)

☐ Directors ☐ Trustees ☐ Managers ☐ Governors

Date of Meeting \_\_\_\_\_

We authorize the following corporate officials, employees, or incumbents of the listed offices to execute all documents and to do all acts for us in dealing with the Alcohol and Tobacco Tax and Trade Bureau. (You must impress your corporate seal. If you do not have one, two witnesses must sign.)

By the authority of our board, I certify that this authorization is true and complete.

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Witness: \_\_\_\_\_ Witness: \_\_\_\_\_

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Corporate Seal:

MAY 15 2015

NEBRASKA LIQUOR  
CONTROL COMMISSION

## Brewpub Applicant Information (If you are a brewpub, you must complete this section.)

18. We are a brewpub. Our entire business location is the brewery premises. We understand that by initialing these boxes, we acknowledge that:

- ☐ a. We must separate the brewery operations (non-public area) from the public area of the brewery premises by an adequate partition. Access to the brewery operations must be restricted to authorized visitors and employees only.
- ☐ b. The serving tanks as noted on our attached diagram are our tax-determined beer tanks. These tanks have a working capacity of approximately \_\_\_\_\_ and are accurately calibrated with appropriate measuring devices.
- ☐ c. We must transfer beer ready for consumption or sale from our fermenters into an empty tax-determination tank for measurement by the approved measuring device. We will make prompt and accurate records of these transactions to determine tax due.
- ☐ 19. We plan to sell retail liquors other than beer.

## Attachment Section

20. You must make attachments to complete an original notice. You may also need additional information for an amended notice. Check all the blocks here for your attachments for this notice. For original Brewer's Notices, you must attach all documents for your type of business organization. For amended Brewer's Notices, some forms are mandatory, while others may be optional.

- ☒ Articles of Incorporation/Organization (Corporations/LLCs) ☒ Personnel Questionnaires (for all owners/officers/directors/partners/members/stockholders of over 10%)
- ☐ Trade Name Registrations (if required by state) ☒ By-Laws (Corporations/LLCs)
- ☐ Certificate to Transact Business in a Foreign State (if applicable) ☒ Partnership Agreement
- ☐ Power of Attorney (TTB F 5000.8, or Corporate Resolution) ☒ Environmental Information (TTB F 5000.29)
- ☒ Diagram (or Plat/Plan) with dimensions of the brewery ☐ Diagram for Brewpub as required
- ☒ Legal description of the Brewery ☒ Statement Describing the Security at the Brewery
- ☒ Supplemental Information on Water Quality Considerations (TTB F 5000.30)
- ☒ Other \_\_\_\_\_

All statements and documents are part of this notice. Under penalties of perjury, I declare that I have examined this notice and all attachments and to the best of my knowledge and belief they are true, correct, and complete.

21. Signature of Authorized Person GERALD P HOMP

Date 03/16/2015

22. Printed or Typed Name and Title GERALD P HOMP, PRESIDENT

Mail this completed package with all attachments to:

Director  
National Revenue Center  
550 Main St, Ste 8002  
Cincinnati, OH 45202-5215

## TTB Section - For TTB Use Only

This Notice is:

☒ Approved ☐ Not Approved

Effective Date:

03/16/2015

Approval Date:

03/16/2015

Director, National Revenue Center *gwh*

Registry Number:  
BR-NE-21016

TTB F 5130.10 (11/2009)

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# Brewers Notice

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## General Instructions

MAY 15 2015

## NEBRASKA LIQUOR CONTROL COMMISSION

### 1. Where do I send my application?

File this form with TTb at this address:

Director  
National Revenue Center  
550 Main St, Ste 8002  
Cincinnati, OH 45202-5215

### 2. When may I start Brewing? You may not operate your brewery until we approve your Brewer's Notice (including all attachments) and your Brewer's Bond.

### 3. When must I file a Brewer's Notice? You must file this form:

- ☐ To start business at your brewery premises;  
☐ To amend or supplement information you previously submitted or;  
☐ In connection with a new bond.

### 4. Do I need to file any other documents with the Brewer's Notice? You must file the attachments this form requires. Also, we may require you to furnish any additional information we find necessary to protect revenue and insure collection of taxes.

### 5. What happens if I do not complete this notice? We will return your notice to you for correction if it is not completed in accordance with these instructions or does not include all of the required information and documents. If you do not complete the notice you may not produce or package beer.

### 6. What items do I need to complete on this notice? You must complete all items on this notice that apply to your business, regardless of the purpose for which you are filing.

### 7. How long must I keep my copy of this notice? At your brewery you must keep available for TTb inspection during your normal business hours:

- ☐ Your most recently approved Brewer's Notice and  
☐ All attachments and documents that provide current and complete information of this form.

## Specific Instructions

**Item 1. What serial number do I use?** Serially number each notice. Begin with No. 1 for the first notice and continue in sequence for each amendment or supplemental notice you file after you start business.

**Item 2. What is the notice date?** The date that you submit this notice for approval.

**Item 3. What is my brewery's name?**

If you are....	Then your name is....
An individual	Your name, followed by "sole owner" and the name you use to operate
A partnership	The name of each partner followed by the name you use to operate
A limited partnership (LP)	The name of your LP
A corporation or limited liability corporation (LLC)	The corporation or LLC name and, if different, the name you use to operate

**Item 4. What if I use a trade name?** You must list all trade names you use to do business or to package beer. Approval of a trade name does not necessarily constitute approval as a brand name for labeling purposes. Submit your requests for brand names to the Alcohol Labeling and Formulation Division on an Application for and Certificate/Exemption of Label/Bottle Approval, TTb F 5100.31. If your State requires you to register your trade name, you must submit a copy of the State trade name registration.

**Item 5. What is our business address?** Your business address may be different than the actual location of the brewery. Your business address is where you receive mail deliveries and you conduct office activity. You must include the county of this address.

**Item 6. What is our brewery location?** Your brewery location is where you actually brew your beer.

**Item 7. Who may be a contact person?** Your contact person must be someone who has authority to speak or write to any of our officers regarding any aspect of your brewing operations. You must file with us a signing authority or power of attorney for this person.

**Item 15. What information must I provide if I am a member of a controlled brewery group?**

- A controlled brewery group is a group of breweries that share common ownership or controlled interest. Controlled groups of breweries include groups where:
  - One brewery owns controlling interest in the other brewery or
  - there is a common ownership in the controlling interest in each brewery.
- If you are a member of a controlled group of breweries and you intend to transfer beer between breweries without payment of tax, you must:
  - give the name and principal business address of each of the other breweries; and
  - state whether condition 1.(a) or condition 1.(b) applies. If condition 1.(a) applies, state which brewery owns controlling interest in the other and the percentage of that interest. If condition 1.(b) applies, give the name and principal business address of the person owning controlling interest in both breweries and state the percentage of interest in each brewery.
- If you are a member of a controlled group of breweries and the total production of all the breweries in the controlled group is less than 2,000,000 barrels of beer per year, you may be eligible to pay tax at the reduced rate. You must:
  - give the name and principal business address of each of the other breweries;
  - provide a list to allocate the reduced tax for 60,000 barrels between the members of the controlled group; and
  - state whether condition 1.(a) or condition 1.(b) applies. If condition 1.(a) applies, state which brewery owns controlling interest in the other and the percentage of that interest. If condition 1.(b) applies, give the name and principal business address of the person owning controlling interest in both breweries and state the percentage of interest in each brewery.

TTb F 5130.10 (11/2009)

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# Brewers Notice

**Item 17. Who may sign for my corporation?** You may indicate signature authority in two ways.

- ☐ **By corporate office:** In item 17 you may list the corporate offices or employees whose incumbents may sign for your corporation. Check the box that indicates how your board authorized these officers to sign. Include the date of the meeting. List the offices by title. Attach your corporate seal. These authorities remain with the office when you change personnel in that office.
- ☐ **By name:** You may authorize specific individuals to sign by executing a power of attorney (use TTB F 5000.8) or a signing authority for corporate officials (use TTB F 5100.1). You may limit these authorities to specific actions. For instance, you may grant a signing authority limited to monthly reports.

**Item 18. When must I initial the brewpub information?** If you are a brewpub, then you must initial each box and provide tank capacity to demonstrate that you understand special considerations for operating taverns on brewery premises. These operations are more commonly known as brewpubs.

**Item 20. What are the attachments for my type of business?** Follow these instructions. You must attach the organizational information and documents we require for your type of business.

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If you are....	Then you must file....
Sole proprietor	<input type="radio"/> A list with the name and address of each person who holds an interest in the brewery whether the interest appears in the name of the interested party or in the name of another for that party.
Partnership	<input type="radio"/> A copy of (1) articles of partnership of association, if any; or (2) the certificate of partnership or association if required to be filed by any State, county, or municipality. <input type="radio"/> A list with the name and address of each person who holds an interest in the brewery, whether the interest appears in the name of the interested party or in the name of another for that party.
Corporation	<input type="radio"/> A copy of the corporation charter or of the certificate of corporate existence or incorporation. <input type="radio"/> A list with the name, address, and title of each officer and director. <input type="radio"/> Copies of extracts or digests of minutes of meetings of the board of directors authorizing certain individuals to sign for the corporation. <input type="radio"/> A statement showing the number of shares of stock (or other evidence of ownership) authorized and outstanding and the voting rights of the respective owners. <input type="radio"/> A list with the names and addresses of all persons having a voting interest of 10 percent or more in the corporation whether the interest appears in the name of the interested party or in the name of another person. For each person listed, show the amount of the stockholding or other interest.

**a. May I refer to information that I filed for another operation?** If you have already filed information with us, you may incorporate that information by reference if that information is complete and accurate. You may, instead of resubmitting that information, provide a statement that:

- ☐ identifies the other premises by operating name, type (brewery, winery, etc.), and location (city and State); and
- ☐ specifies which organizational information and documents are being incorporated. You must attach all organizational information and documents you do not incorporate by reference.

**b. What must I keep available for TTB inspection?** You must keep available for our inspection the originals of the corporate documents we require under item 20 of this notice and certain other corporate documents (*articles of incorporation, bylaws, State certificates authorizing the brewer to operate in the State where located*). Each brewer's notice filed by multi-plant brewers must state, as part of the response to item 20, the location where we may inspect these original corporate documents.

**Item 21. Who is the "authorized person" who must sign this notice?** These are the persons authorized to sign this notice:

If you are a....	The notice must be....
Sole proprietor	<input type="radio"/> signed by the sole owner or <input type="radio"/> an empowered attorney-in-fact.
Partnership	<input type="radio"/> signed by all partners, or <input type="radio"/> a partner authorized to sign on behalf of all of the partners, or <input type="radio"/> an empowered attorney-in-fact
Corporation	<input type="radio"/> executed in the corporate name, followed by the signature and title of a person authorized to act for the corporation

TTB F 5130.10 (11/2009)

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# Brewers Notice

## Paperwork Reduction Act Notice

This request is in accordance with the Paperwork Reduction Act of 1995. We use this information collection to determine your identity as a brewer, the location and extent of your brewery premises, and whether your brewery operations conform with Federal laws and regulations. The information we request is required for you to obtain or retain a benefit and is mandatory by law (26 U.S.C. 5401(a)).

We estimate the average burden associated with this collection of information is 3 hours per respondent or recordkeeper, depending on your individual circumstances. Address your comments concerning the accuracy of this burden estimate and suggestions to reduce this burden to: Reports Management Officer, Regulations and Rulings Division, Alcohol and Tobacco Tax and Trade Bureau, Washington, DC 20220.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a current, valid OMB control number.

## Privacy Act Information

We provide this information to comply with Section 3 of the Privacy Act of 1974 (5 U.S.C. 552a(e)(3)):

- 1. What is TTB's authority to ask for this information?** We require this information under the authority of 26 U.S.C. 5401(a). You must disclose this information to obtain authority to conduct brewing operations.
- 2. What is the purpose for this information collection?** You provide this information to give TTB notice of your intention to establish a brewery, so that we may identify you as a brewer, and to identify your brewery location and processes.
- 3. How does TTB routinely use this information?** We use this information to make determinations for the purposes described in paragraph 2. Also, we may disclose the information to other Federal, State, foreign, and local law enforcement and regulatory agency personnel to verify information on the form where such disclosure is not prohibited by law. We may disclose the information to the Justice Department if it appears that the furnishing of false information may constitute a violation of Federal law. Finally, we may disclose the information to members of the public in order to verify information on the form where such disclosure is not prohibited by law.
- 4. What is the effect of my not supplying the information TTB requests?** If you fail to supply complete information then we will delay processing and may disapprove or deny your application.

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# Brewers Notice

## ATTACHMENT TO BREWER'S NOTICE

Item 4: Our Trade Name is:

Item 12: Title to premises and equipment (list names and addresses of owner of land or buildings, or if any other mortgage or encumbrance on the land or buildings of the brewery).

Does the applicant own the land or building comprising the brewery?

Yes ☐ No ☒

If yes, please provide us with the name and address of any mortgagee, or other person who has a claim on the land or buildings comprising the brewery. If there is no mortgagee, or other claim on the land or buildings, please enter "Not Applicable"

Not Applicable

If no, please provide us with the name/address of the owner of the land or buildings comprising the brewery, and of any mortgagee, or other claim on the land or buildings comprising the brewery

Gerald Homp  
1210 Eastridge  
seward, ne 68434

Farmers & Merchants Bank  
347 C St  
Palmyra, NE 68418

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Does the applicant own the equipment that will be used in the operation?

Yes ☒ No ☐

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CONTROL COMMISSION

If no, please provide name and address of the equipment owner

Item 15B: If you produce more than 60,000 but less than 2,000,000 barrels you would qualify for the reduced rate on the first 60,000 barrels. Give the allotted barrels for each location at the reduced rate.

### MEMBERS OF CONTROLLED GROUP

Item 17: We authorize the following corporate officials, employees, or incumbents of the listed offices to execute all documents and to do all acts for us in dealing with the Alcohol and Tobacco Tax and Trade Bureau. (You must impress your corporate seal. If you do not have one, two witnesses must sign.)

Authority Granted by	Name
First Name	Gerald
Last Name	Homp
Source of Authority	Signing Authority for Corporate Officials
Type	Unlimited
Effective Date	09/15/2014
Is this person authorized to prepare or review label submissions?	Yes
Is this person authorized to submit labels for approval?	Yes
Is this person authorized to submit formulas for approval?	Yes

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# Brewers Notice

Does this person already have a COLAs Online and/or Formulas Online account with TTB?	Yes
Phone Number	402-304-5673
Street	1210 Eastridge Drive
City	Seward
State	NE
Zip	68434
Email Address	ghomp7@gmail.com
Authority Granted by	Name
First Name	Ryan
Last Name	Koch
Source of Authority	Signing Authority for Corporate Officials
Type	Unlimited
Effective Date	09/15/2014
Is this person authorized to prepare or review label submissions?	Yes
Is this person authorized to submit labels for approval?	Yes
Is this person authorized to submit formulas for approval?	Yes
Does this person already have a COLAs Online and/or Formulas Online account with TTB?	Yes
Phone Number	402-304-5673
Street	1210 Eastridge drive
City	Seward
State	NE
Zip	68434
Email Address	ghomp7@gmail.com
Authority Granted by	Name
First Name	Jason

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# Brewers Notice

Last Name	Berry
Source of Authority	Signing Authority for Corporate Officials
Type	Unlimited
Effective Date	09/15/2014
Is this person authorized to prepare or review label submissions?	Yes
Is this person authorized to submit labels for approval?	Yes
Is this person authorized to submit formulas for approval?	Yes
Does this person already have a COLAs Online and/or Formulas Online account with TTB?	Yes
Phone Number	402-304-5673
Street	1210 Eastridge Drive
City	Seward
State	NE
Zip	68434
Email Address	ghomp7@gmail.com

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## ADDITIONAL BREWERY/BREW PUB PREMISES INFORMATION

Describe each tract of land comprising the brewery, and a listing of each brewery building by its designated letter or number, giving the approximate ground dimensions and the purpose for which ordinarily used

230 S 5th St Seward, NE 68434, in the county of Seward is one brick building 120ft by 42ft, on lot number 42 section 21 pid:800074327, will be used as a Microbrewery.  
From a point in the South Margin of 5th Street, 500 feet west of US-34W, 350 feet east of Interstate 74.

Describe the layout of the brewery premises, including the location of the equipment, tanks, bottling lines, doors, windows, loading docks, empty keg storage, and packaged goods storage areas, including dimensions. This description will assist TTB in interpreting the Diagram submitted with the application

Entering the premises through the deadbolt locked door to the south is the 4 fermenter vessels, in an area 12" X 12", to the east is the main cooler room, in an area 18" X 18", continuing on to the south is the grain hopper, mill works area in a space that is 24" X 36", to the west is a 1 bbl electric brewing system, grain goods storage shelving area that is 30" X 26". We have 2 windows which remain closed and locked at all times, no bottling lines planned at this time, no loading dock, no packaged goods storage.  
The basement will contain all Brewery Operations, the ground floor will house the Tap and Tasting room. Kegs will be brought up from the basement cold storage when needed. The main entrance is located on the east wall and a emergency exit is located on the east wall. A single use bathroom is also in the southeast corner of the building. Second floor will be closed off to the public. We will use this space for storage of empty growlers, empty kegs, bar and tap room supplies. This space has a deadbolt locked door at the top of the stair well and will be closed to the public. There is a fire escape door on the east wall between the two original grain

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# Brewers Notice

the top of the stair well and will be closed to the public. There is a fire escape door on the east wall between the two original grain  
hoppers that cannot be removed.

If a brewpub, you must identify the portion of the brewery which will be operated as a tavern by providing the boundaries of the tavern. You must identify areas of the brewery which are accessible to the public and areas which are not. Describe security measures to be used to segregate public areas from non-public areas. Describe in detail the method to be used for measuring beer for the purpose of tax determination. Identify the tanks which will periodically contain tax-determined beer, and any other areas where tax-determined beer will be stored

Provide description of the brewery security. Brewery building must be arranged and constructed to give adequate protection to the revenue. Describe locks, access to the brewery and how un-taxpaid goods will be protected during and after business hours

To protect the revenue our brewery will reside within a 1948 Grain Mill building in downtown Seward, NE. The building has three exterior doors. Main entrance and emergency exit on the ground floor and fire escape door on second floor. All doors will have locks.

Access to the Brewery, both public and production spaces is only through the doors shown on the diagram. Tax Determined product storage will be in the basement which can only be accessed from within the building and a locked door. Production occurs in the Brewery basement which is only accessible from within the building. During working hours, access to the production or product storage areas is easily monitored at all times by staff from any point on the premises. Building access will be through lockable exterior doors.

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**Lease with Option to Purchase**

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This Lease with Option to Purchase (this "Lease") is made effective as of January 15, 2015 ("Effective Date"), by and between Gerald and Michelle Homp ("Landlord"), and Bottle Rocket Brewing LLC ("Tenant"). The parties agree as follows:

Applicant

**PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant Two story Commercial Historical Building (the "Premises") located at 230 S 5th St, Seward, Nebraska 68434. premise

**TERM.** The lease term will begin on January 15, 2015 and will terminate on January 15, 2055. If the Purchaser fails to exercise the option by such time and date, the option will automatically terminate and the Seller will be entitled to retain the non refundable consideration stated below.

expiration date

**LEASE PAYMENTS.** Tenant shall pay to Landlord monthly installments of \$1.00 per month, payable in advance on the first (1st) day of each month, for a total lease payment of \$487.00. Lease payments shall be made to Landlord at 1210 Eastridge Dr, Seward, Nebraska 68434, which location may be changed, in writing by Landlord, with a minimum of seven (7) days advanced notice to Tenant.

**POSSESSION.** Tenant shall be entitled to possession on the first (1st) day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good condition as when delivered to Tenant, ordinary wear and tear excepted.

**USE OF PREMISES/ABSENCES.** Tenant shall occupy and use the Premises as a Microbrewery. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first (1st) day of the extended absence.

**PROPERTY INSURANCE.** Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

**DAMAGE CAUSED BY TENANT.** If any damage to the property shall be caused by their act or neglect, the Tenant shall forthwith repair such damage at their own expense, including damage to screens and windows where same is not covered by Landlord's insurance.

**MAINTENANCE.** Landlord shall have the responsibility to maintain the Premises in good repair at all times and perform all repairs necessary to satisfy any implied warranty of habitability. Tenant must notify Landlord within twenty-four (24) hours of any condition requiring maintenance.

**UTILITIES AND SERVICES.** Tenant shall be responsible for all utilities and services in connection with the Premises for the term of this Lease.

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**TAXES.** Tenant shall pay all real estate taxes.

**DESTRUCTION OR CONDEMNATION OF PREMISES.** If the Premises are damaged or destroyed by fire or other casualty to the extent that enjoyment of the Microbrewery is substantially impaired, Landlord, in its sole discretion may elect to repair the Premises or terminate the Lease upon thirty (30) days' written notice to Tenant. If the Premises are condemned or cannot be repaired, this Lease will terminate upon twenty (20) days' written notice by either party.

**HABITABILITY.** Tenant, or an authorized agent on Tenant's behalf, has inspected the Premises and fixtures and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises are adversely affected, Tenant shall promptly provide reasonable notice to Landlord.

**DEFAULTS.** Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provision of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default and the cost of such action shall be added to Tenant's financial obligations under this Lease.

**HOLDOVER.** If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to 150% of the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Lease.

**CUMULATIVE RIGHTS.** The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

**NON-SUFFICIENT FUNDS.** Tenant shall be charged the maximum amount allowable under applicable law for each check that is returned to Landlord for lack of sufficient funds.

**REMODELING OR STRUCTURAL IMPROVEMENTS.** Tenant shall have the obligation to conduct any construction or remodeling, at Tenant's expense, that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises, at Tenant's expense, that appropriately facilitate its use for such purposes. Such construction shall be undertaken and such fixtures may be erected only with the prior written consent of Landlord, which shall not be unreasonably withheld. At the end of the lease term, Tenant shall be entitled to remove, or at the request of Landlord, shall remove such fixtures, and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

**ACCESS BY LANDLORD TO PREMISES.** Subject to Tenant's consent, which shall not be unreasonably withheld, Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent.

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*Lease*

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**DANGEROUS MATERIALS.** Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

**MECHANICS LIENS.** Neither Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

**SUBORDINATION OF LEASE.** This Lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Premises.

**OPTION TO PURCHASE.** Tenant, upon satisfactory performance of this Lease, shall have the option to purchase the real property described herein for a purchase price of \$130,000.00, provided that the Tenant timely executes the option to purchase and is not in default of the Lease Agreement. Thereafter, each of the parties shall promptly execute any and all further instructions or other documents including a Sale Agreement which may be reasonably required for purchase of the real property. The Landlord shall credit towards the purchase price at closing the sum of \$1.00 from each monthly lease payment that the Tenant timely made.

**TITLE.** Landlord agrees to deliver, and Tenant agrees to accept, title to the Premises subject only to (a) assessments levied against the Premises, (b) any covenants, conditions, restrictions, easements, right, rights-of-way of record, and (c) such other exceptions as Landlord and Tenant approve in writing. Landlord shall deliver to Tenant a preliminary title report within thirty (30) days after Tenant's exercise of the option.

**NOTICE REQUIRED TO EXERCISE OPTION.** To exercise the Option to Purchase, the Tenant must deliver to the Landlord, a written notice of Tenants intent to purchase, not less than One (1) days prior to the expiration of the Lease Term. In addition, the written notice must specify a valid closing date. The closing date must occur before the original expiration date of the Lease Agreement.

**OPTION CONSIDERATION.** Nonrefundable option consideration in the amount of \$0.00 paid by the Tenant as consideration for this Option to Purchase Agreement, shall be credited to the purchase price at closing if the Tenant timely exercises the option to purchase. If the Tenant doesn't exercise the option to purchase, the Tenant shall forfeit the nonrefundable option consideration.

**EXCLUSIVITY OF OPTION.** This Option to Purchase Agreement is exclusive and non-assignable and exists solely for the benefit of the named parties above. Should Tenant attempt to assign, convey, delegate, or transfer this option to purchase without the Landlords express written permission, any such attempt shall be deemed null and void.

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*Lease*

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**CLOSING AND SETTLEMENT.** Tenant agrees that closing costs in their entirety, including any points, fees, and other charges required by the third-party lender, shall be the sole responsibility of Tenant.

**FINANCING DISCLAIMER.** THE PARTIES ACKNOWLEDGE THAT IT IS IMPOSSIBLE TO PREDICT THE AVAILABILITY OF OBTAINING FINANCING TOWARDS THE PURCHASE OF THIS PROPERTY. OBTAINING FINANCING SHALL NOT BE HELD AS A CONDITION OF PERFORMANCE OF THIS OPTION TO PURCHASE AGREEMENT. THE PARTIES FURTHER AGREE THAT THIS OPTION TO PURCHASE AGREEMENT IS NOT ENTERED INTO IN RELIANCE UPON ANY REPRESENTATION OR WARRANTY MADE BY EITHER PARTY.

**REMEDIES UPON DEFAULT.** If Tenant defaults under this Option to Purchase Agreement or the Lease Agreement, then in addition to any other remedies available to Landlord at law or in equity, Landlord may terminate this Option to Purchase by giving written notice of the termination. If terminated, the Tenant shall lose entitlement to any refund of rent or option consideration. For this Option to Purchase Agreement to be enforceable and effective, the Tenant must comply with all terms and conditions of the Lease Agreement

**ACKNOWLEDGMENTS.** The parties are executing this Option to Purchase Agreement voluntarily and without any duress or undue influence. The parties have carefully read this Option to Purchase Agreement and have asked any questions needed to understand its terms, consequences, and binding effect and fully understand them and have been given an executed copy.

**ASSIGNABILITY/SUBLETTING.** Tenant may not assign or sublease any interest in the Premises, nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

**NOTICE.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

**LANDLORD:**

Gerald and Michelle Homp  
1210 Eastridge Dr  
Seward, Nebraska 68434

**TENANT:**

Bottle Rocket Brewing LLC

**GOVERNING LAW.** This Lease shall be construed in accordance with the laws of the State of Nebraska.

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*Lease*

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**ENTIRE AGREEMENT/AMENDMENT.** This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by both parties.

**SEVERABILITY.** If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

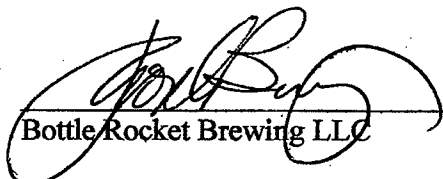
**WAIVER.** The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

**BINDING EFFECT.** The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

**LANDLORD:**

*5/14/15*  
 *Michelle Homp* *5-14-15*  
\_\_\_\_\_  
Gerald and Michelle Homp

**TENANT:**

*5/14/15*  
\_\_\_\_\_  
Bottle Rocket Brewing LLC

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MAY 15 2015

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

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## Building Diagram

**Written Description:**

1. Will not have a bottling line
2. Will not have a loading dock
3. Will not have packaged goods storage

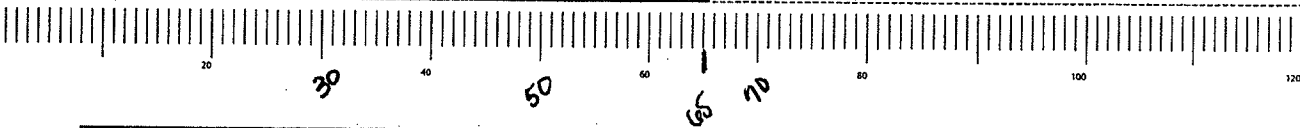
Ground Floor will hold our tap room. Kegs will be brought up from the basement cold storage when needed. The main entrance is located on the west wall and a emergency exit is located on the east wall. A single user bathroom is also in the southeast corner of the building.

Second Floor will be closed off to the public. We will use this space for storage of empty kegs, empty growlers, bar and tap room supplies. This space will have a locked door at the top of the stair well and will be closed to the public. There is a fire escape door on the east wall between the two original grain hoppers that cannot be removed.

neighboring building to north


### Bottle Rocket Brewing Building

Floor plan of the Bottle Rocket Brewing Building. The plan shows a large tap room at the top, a bar in the center, and a bathroom on the right. A loading dock is on the left, and a ramp is on the right. A sign on the left wall reads "Bottle Rocket Brewing Co." and a sign on the right wall reads "original belt grain elevators".

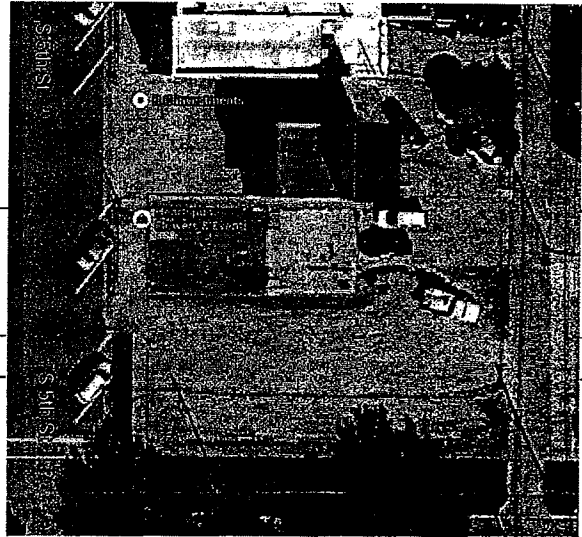


21 stall parking lot to south installed 10/2015

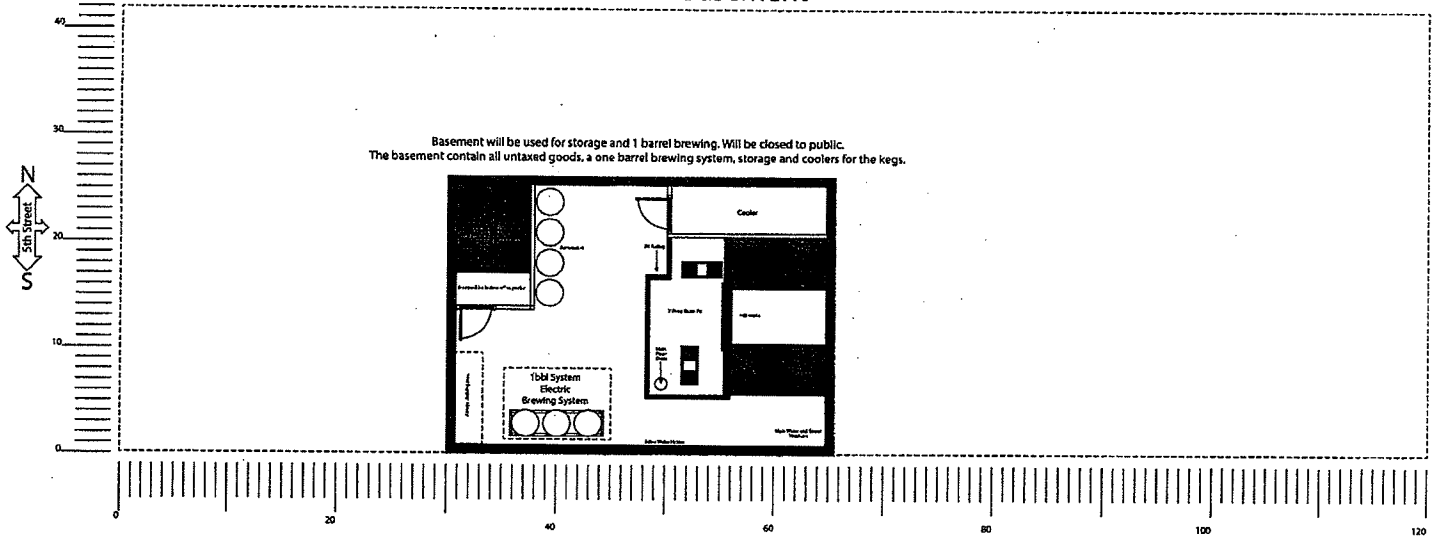
Google Map satellite view

A satellite image showing a parking lot with several cars parked. A building is visible in the background, and a red location pin is placed on the map. The image is oriented vertically, with the text 'Satellite' visible on the left side.

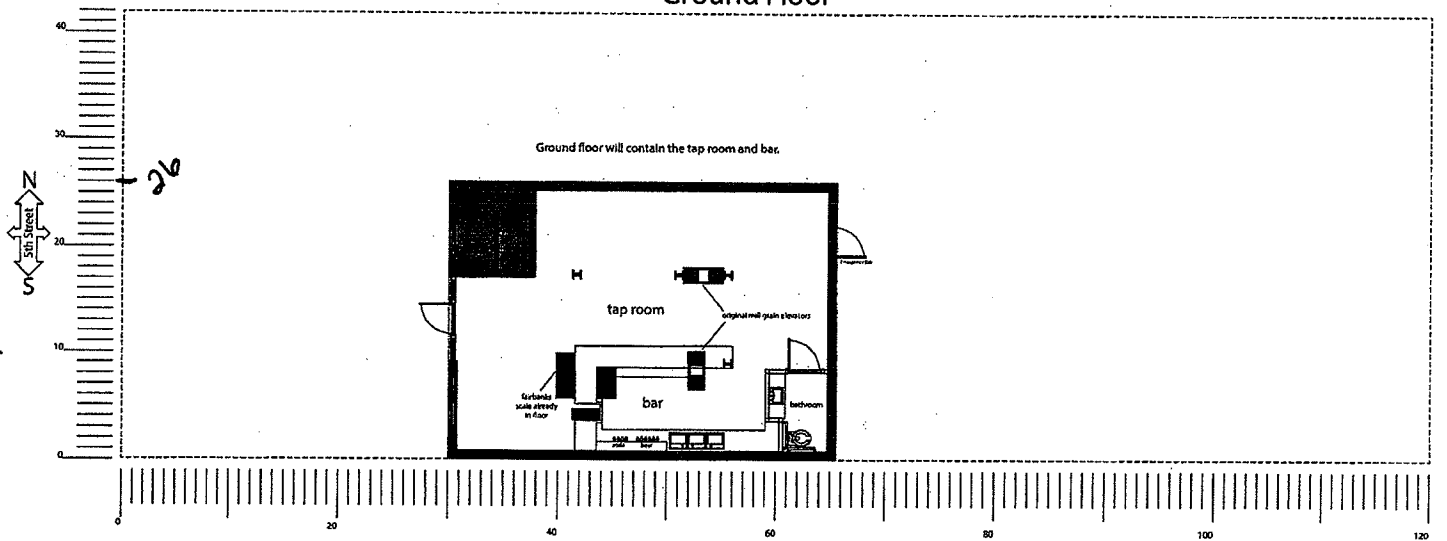
An aerial photograph of a residential street. Two houses are visible, each with a white circle and a label. The house on the left is labeled '1000 S. 10th St.' and the house on the right is labeled '1000 S. 11th St.' The image is grainy and has a high-contrast, black and white appearance.



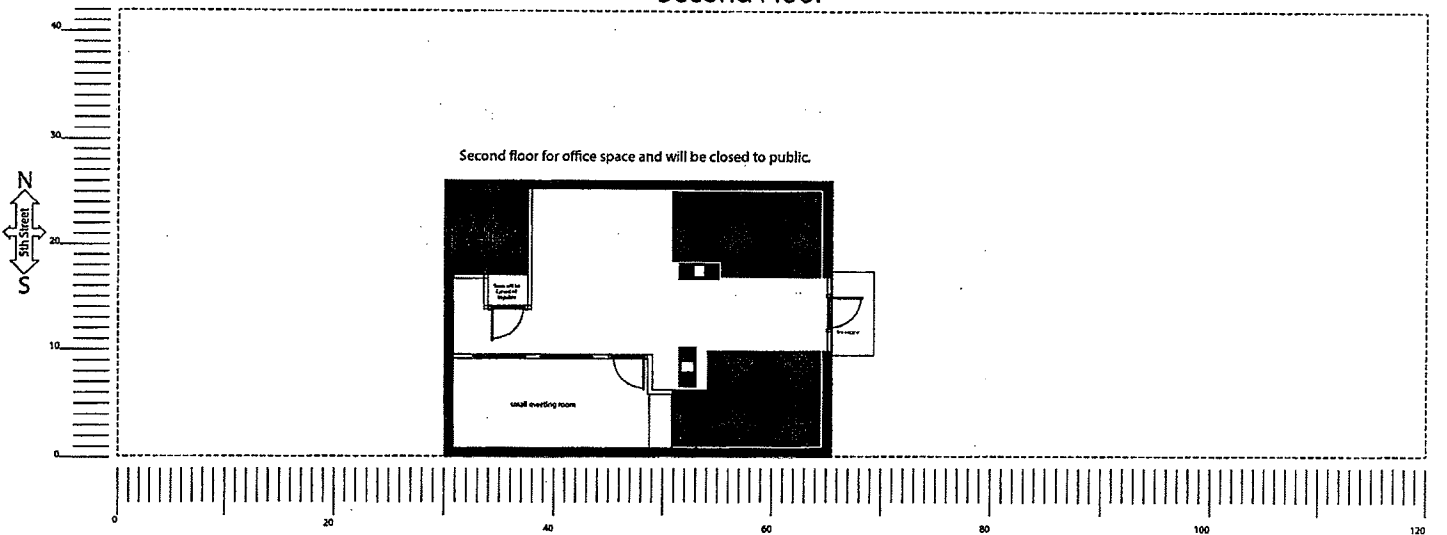
## Basement



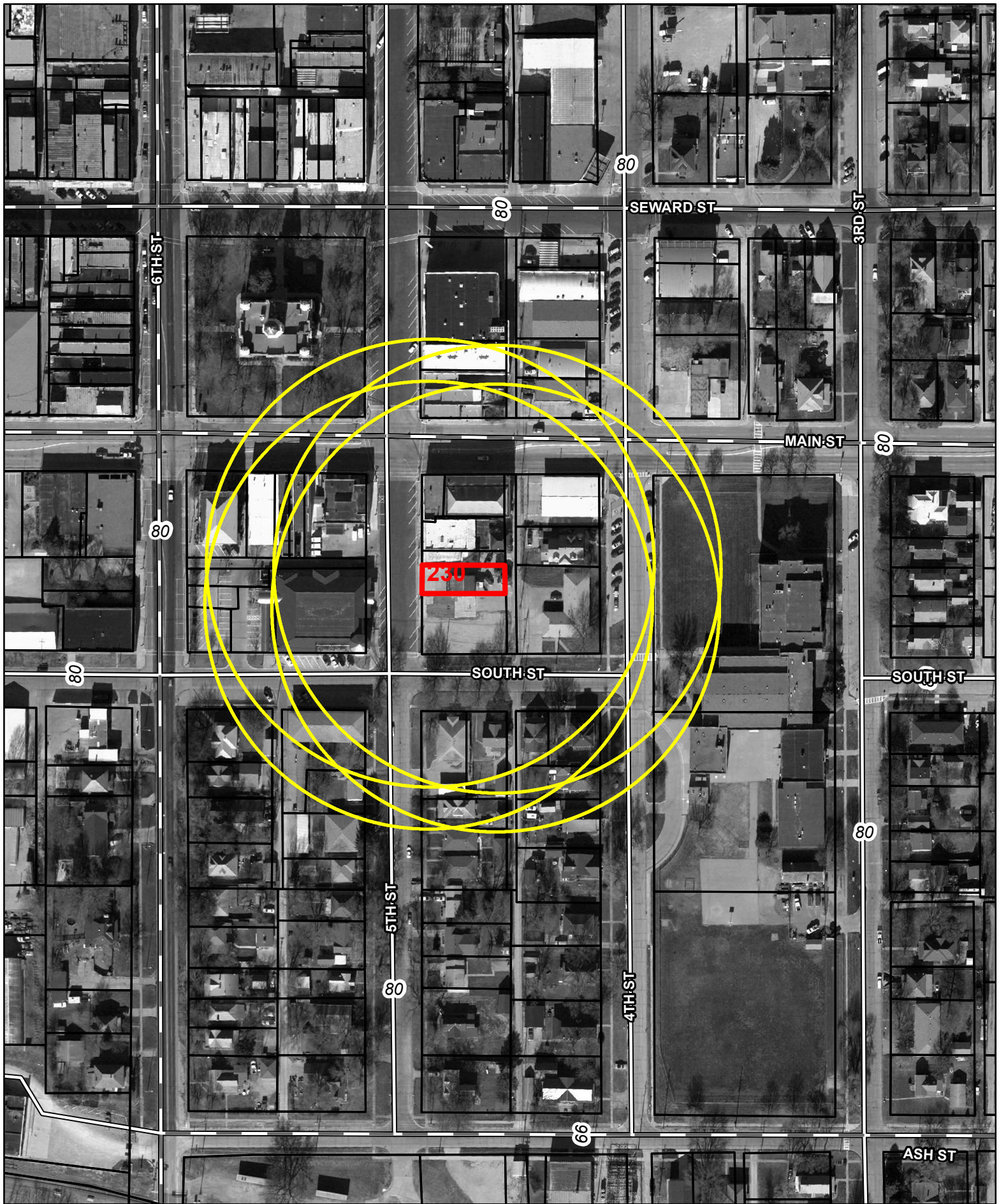
## Ground Floor



## Second Floor







0 87.5 175 350 Feet

230 S 5th St. 300' radius circles



**City of Seward, Police Department**  
**Chief of Police**  
**Alan D. Baldwin**  
**148 South First Street**  
**Seward Nebraska 68434**  
**Phone and TDD 402-643-2579 Fax 402-643-6785**

June 17, 2015

Liquor license application

Gerald Homp  
Jason Berry  
Ryan Koch

Bottle Rocket Brewing  
230 South 5th  
Seward, NE

There were no pertinent negative local contacts

Recommendation is to issue license

*Chief Alan D. Baldwin*  
Chief Alan D. Baldwin