

Good Neighbor Agreement

1.01 Background

WINGS & BREW PIZZA CO., LLC is a restaurant at 2167 N High St, Columbus, OH located within the boundaries of the University Area Commission. This restaurant is located in a residential and commercial area with heavy pedestrian traffic and activity that may have an impact on the surrounding residents. The partners of this agreement are committed to minimize the negative impact of this business and it's customers on the livability of the neighborhood.

2.0 Formation of the Partnership

The following Good Neighbor Agreement is made between the undersigned (hereinafter referred to collectively as the "Partners") for WINGS & BREW PIZZA CO., LLC located at 2167 N High St, Columbus, OH 43201 owned and operated by Mark Grubb and Ryan McLean. The issues addressed in this Agreement have been developed by the Owner(s), area residents and the University Area Commission.

This Agreement is founded in the belief that a successful business relies, in part, on the strength, cooperation, and support of the neighborhood around it, and that the strength of the neighborhood relies, in part, on the responsibility, vitality, and strength of the businesses operating within it.

The issues addressed in this Agreement have been agreed upon by all of the parties mentioned above. We acknowledge that this document represents the good faith effort by all parties to resolve the issues identified herein.

3.0 Duration

This Agreement shall begin September 17, 2008 and shall remain in effect until all parties agree to dissolve the agreement. The parties shall meet annually to review the status of the agreement.

1.04 Goals of the Agreement

3.01 Maintain the livability and safety of the neighborhood.

3.02 Minimize nuisance issues, crime and fear of crime in and around the restaurant.

3.03 Develop and maintain clear communication channels between all partners.

3.04 Restaurant Operating Policies

4.01 Operations

Hours of operation are Sunday–Wednesday, 11am–12am and Thursday–Saturday 11am–3am. Restaurant will not provide entry to persons under the age of seventeen after 12am without legal guardian and will fully comply with the City of Columbus curfew laws. Bartenders and waiters are to be informed of personal responsibility regarding state liquor laws.

4.02 Outdoor Seating

In the event that the Restaurant allows outdoor seating, it shall be allowed open no later than 10 p.m. nightly. Proposed outdoor seating areas must be approved by the University Area Commission, the University Area Review Board, and appropriate City of Columbus authorities. No outdoor amplification will be used in the outdoor seating area. In the event that noise complaints arise as a result of the outdoor seating, Owner agrees to work with the neighbors and association to mitigate concerns.

4.03 Litter/Vandalism

Restaurant shall keep the exterior of the premises, parking lot and the alley free of litter, garbage and graffiti. The Owner or employees shall make every effort to document the graffiti by taking pictures and/or writing down descriptions of the graffiti before cleaning it off of the premises. Restaurant shall share any pictures of graffiti with the Graffiti Abatement Program and/or the police.

Restaurant shall bag all trash before loading into dumpster to reduce litter in surrounding area.

4.04 Delivery Trucks/Garbage Haulers

Delivery trucks and garbage haulers shall not provide services to Restaurant between the hours of 10:00 p.m. and 7:00 a.m. Dumpsters area to be located away from residential neighborhood to eliminate noise from after hours clean-up (eg. bottles breaking in bags being thrown away).

4.05 Noise

The Owner shall take reasonable actions to manage and control the noise level of patrons inside and outside the Restaurant. The residents living and businesses working near the Premises that are disturbed by noise caused by the Restaurant or patrons of the Restaurant should contact the Owner/Restaurant Manager and can expect an immediate response. Restaurant shall comply with all laws pertaining to Columbus City Code Chapter 2329.11 regarding Community Noise. The police and/or City of Columbus Code Enforcement will be notified of any situation that shall warrant their attention or is in violation of Columbus City Code Chapter 2329.11.

Restaurant shall post signs inside and outdoors and make announcements for departing parties (if appropriate) reminding patrons to be considerate of residents and keep the noise down in the neighborhood.

4.06 Entertainment

Restaurant shall have live music no later than 10:00 p.m. In the event that noise from live or recorded music creates complaints from neighbors, the Restaurant shall attempt to mitigate concerns and meet with neighbors to discuss resolution if appropriate (keeping windows closed, employing security, etc).

4.07 Security

Restaurant shall provide adequate security to monitor inside and outside the premises related to Restaurant customers. Restaurant security will specifically monitor outside activity during closing to address noise, safety and illegal behavior (eg. public urination). The Restaurant shall provide special duty Columbus Police Officer(s) when necessary for special events. The Restaurant will attempt to mitigate concerns and meet with neighbors to discuss resolution if appropriate (employing special duty police, etc).

4.08 Customer Parking

Restaurant shall post signs inside and outdoors and make announcements for arriving parties (if appropriate) reminding not to park in residential permit parking tow zones or unauthorized church parking lots. Restaurant will monitor University Baptist Church's parking lot and grounds daily for Restaurant related litter and clean it up as needed.

4.09 Troubleshooting

Restaurant shall maintain an incident/complaint log, which shall be freely accessible to the partners. The log will include, but not be limited to, the following information:

- All disturbances, inside and outside the premises related to Restaurant customers
- Names and/or descriptions of all persons denied service and/or trespassed from the property (86'd)
- All phone calls to law enforcement

1.05 Roles/Duties of Partners

5.01 Restaurant agrees to:

- Follow the operation guidelines agreed upon in the previous section
- Include this agreement as part of their ODLC operating and business plans
- Maintain an ongoing relationship and open communication with neighbors and partners
- Participate in follow up meetings
- Follow up promptly on neighbor concerns related to the restaurant or it's customers
- Provide all employees with a copy of this agreement

