

UNIFORM FRANCHISE REGISTRATION APPLICATION

File No. 10474

State: Minnesota      Fee: \$300

APPLICATION FOR (Check only one):

INITIAL REGISTRATION OF AN OFFER AND SALE OF FRANCHISES

RENEWAL APPLICATION OR ANNUAL REPORT

PRE-EFFECTIVE AMENDMENT

POST-EFFECTIVE MATERIAL AMENDMENT

1. Full legal name of Franchisor:

GolfCave Franchising LLC

2. Name of the franchise offering:

GolfCave

3. Franchisor's principal business address:

1 Clarkton Drive, Clark, NJ 07066

4. Name and address of Franchisor's agent in this State authorized to receive service of process:

Minnesota Commissioner of Commerce  
Department of Commerce  
85 7th Place East, Suite 280  
St. Paul, Minnesota 55101-2198

5. The states in which this application is or will be shortly on file:

Illinois, Indiana, Maryland, Minnesota, New York, Rhode Island, Virginia and Wisconsin

6. Name, address, telephone and facsimile numbers, and e-mail address of person to whom communications regarding this application should be directed:

David J. Kaufmann, Esq.  
Kaufmann Gildin & Robbins LLP  
767 Third Avenue, 30<sup>th</sup> Floor  
New York, New York 10017  
(212) 755-3100  
Fax: (212) 755-3174  
dkaufmann@kaufmanngildin.com

Certification

I certify and swear under penalty of law that I have read and know the contents of this application, including the Franchise Disclosure Document with an issuance date of April 12, 2024 attached as an exhibit, and that all material facts stated in all those documents are accurate and those documents do not contain any material omissions. I further certify that I am duly authorized to make this certification on behalf of the Franchisor and that I do so upon my personal knowledge.

Signed at W. Long Branch, NJ, 03/29, 2024  
(city) (state) (date)

Franchisor:

GolfCave Franchising LLC

By: Russel Wechsler

Name: Russel Wechsler

Title: Managing Member

STATE OF NJ  
COUNTY OF Monmouth

Personally appeared before me this 29 day of March, 2024, the above-named Russel Wechsler, to me known to be the person who executed the foregoing application, being first duly sworn, stated upon oath that said application, and all exhibits submitted herewith, are true and correct.

(NOTARIAL SEAL)

Notary Public: [Signature]

My Commission Expires: 01/11/2028

OSCAR R HERNANDEZ  
Notary Public, State of New Jersey  
My Commission Expires Jan 11, 2028



UNIFORM FRANCHISE CONSENT TO SERVICE OF PROCESS

GolfCave Franchising LLC, a limited liability company organized under the laws of New Jersey (the "Franchisor"), irrevocably appoints the officers of the State designated below and their successors in those offices, its attorney in those States for service of notice, process or pleading in an action or proceeding against its arising out of or in connection with the sale of franchises, or a violation of the franchise laws of that State, and consents that an action or proceeding against it may be commenced in a court of competent jurisdiction and proper venue within that State by service of process upon this officer with the same effect as if the undersigned was organized or created under the laws of that State and had lawfully been served with process in that State. We have checked below each state in which this application is or will be shortly on file, and provided a duplicate original bearing an original signature to each state.

- |  |  |
|--|--|
| <input type="checkbox"/> California: Commissioner of the Department of Financial Protection And Innovation | <input type="checkbox"/> North Dakota; Securities Commissioner   |
| <input type="checkbox"/> Hawaii: Commissioner of Securities  | <input checked="" type="checkbox"/> Rhode Island: Director, Department of Business Regulation                              |
| <input checked="" type="checkbox"/> Illinois: Attorney General   | <input type="checkbox"/> South Dakota: Director, Division of Insurance, Securities Regulation                              |
| <input checked="" type="checkbox"/> Indiana: Secretary of State  |  |
| <input checked="" type="checkbox"/> Maryland: Securities Commissioner                                      | <input checked="" type="checkbox"/> Virginia: Clerk, Virginia State Corporation Commission                                 |
| <input checked="" type="checkbox"/> Minnesota: Commissioner of Commerce                                    | <input type="checkbox"/> Washington: Director of Financial Institutions  |
| <input checked="" type="checkbox"/> New York: Secretary of State   | <input checked="" type="checkbox"/> Wisconsin: Administrator, Division of Securities, Department of Financial Institutions |

Please mail or send a copy of any notice, process or pleading served under this consent to:

Kaufmann Gildin & Robbins LLP  
767 Third Avenue, 30<sup>th</sup> Floor  
New York, New York 10017  
Attention: David J. Kaufmann, Esq.

Dated: March 29, 2024

Franchisor:

GolfCave Franchising LLC

By: Russel Wechsler

Name: Russel Wechsler

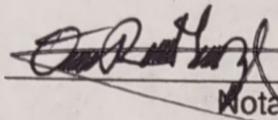
Title: Managing Member

CORPORATE ACKNOWLEDGMENT  
GOLFCAVE FRANCHISING LLC

STATE OF NJ  
COUNTY OF Monmouth

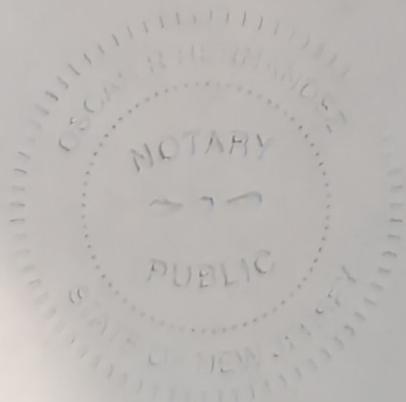
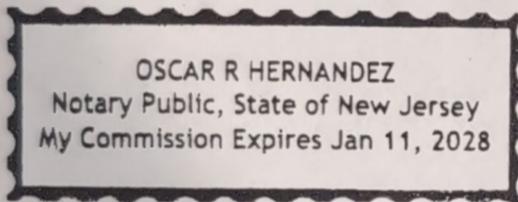
On this 29 day of March, 2024, before me,  
Oscar R. Hernandez (name of notary), Notary Public, personally appeared  
Russel Wechsler, known personally to me to be the Managing Member of the above-named  
limited liability company, and that such person, as such officer, being authorized so to do,  
executed the foregoing instrument for the purposes therein contained, by signing the name of the  
limited liability company by such person themselves as such officer.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

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

My Commission expires: 01/11/2028

(NOTARIAL SEAL)



**FRANCHISOR'S COSTS AND SOURCE OF FUNDS  
GOLFCAVE FRANCHISING LLC**

1. Disclose the Franchisor's total costs for performing its pre-opening obligations to provide goods or service in connection with establishing each franchised business, including real estate, improvements, equipment, inventory, training and other items stated in the offering:

Category	Costs
Real Estate	—
Improvements	—
Equipment	—
Inventory	—
Training	<b>\$1,400</b>
Opening support	<b>\$1,500</b>
Site Approval	<b>\$1,000 - \$1,500</b>
Totals	<b>\$3,900 - \$4,400</b>

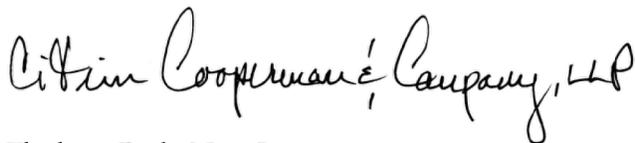
2. State separately the sources of all required funds:

The Franchisor will fulfill its pre-opening obligations from its operating funds.

## CONSENT OF INDEPENDENT AUDITORS

To the Member  
GolfCave Franchising, LLC

Citrin Cooperman & Company, LLP consents to the inclusion in the Franchise Disclosure Document to be issued by GolfCave Franchising, LLC ("Franchisor") dated April 12, 2024, of our report dated April 12, 2024, on our audit of the financial statements of Franchisor, as of December 31, 2023 and 2022, and for the year ended December 31, 2023, and for the period from May 31, 2022 (inception) through December 31, 2022.



Florham Park, New Jersey  
April 12, 2024