

**New Application**

**Applicant(s): Giuseppe Graco and Jeffrey Keeney**

**KG JJ, LLC T/A Trade name pending**

**2 E. Wells Street**

Class "B" Beer, Wine & Liquor License - Application for a new Class "B" Beer, Wine & Liquor restaurant license under the provisions of Article 2B Section 6-201 (d) (vii) \$500,000 in capital investment in restaurant fixtures and facilities and seating capacity for a minimum of 75 people with off premises catering.

**Board's Information:**

Attached is a copy of the posting report, application, floor plans, and map.

Community Letter(s)/ Memorandum of Understanding: None as of file date

Posting date: January 7, 2016

SDAT: In Good Standing (Active)

**BOARD'S DECISION:**

Entity Name: KG JJ, LLC

Department ID: W16898090

General Information

Amendments

Personal Property

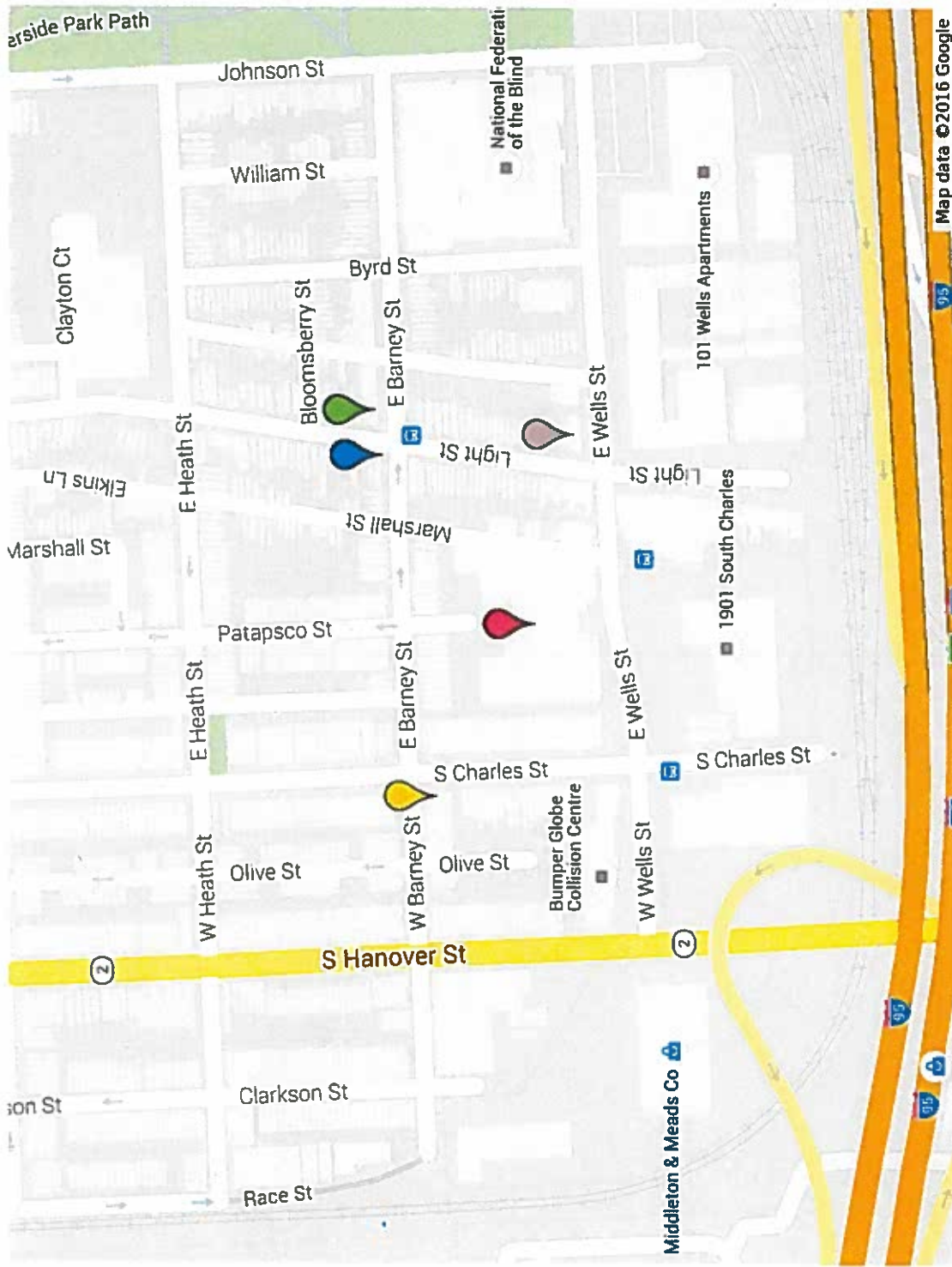
Certificate of Status

Principal Office (Current):	15227 OLD HANOVER ROAD UPPERCO, MD 21125
Resident Agent (Current):	JEFF KEENEY 15227 OLD HANOVER ROAD UPPERCO, MD 21125
Status:	ACTIVE
Good Standing:	Yes
Business Code:	What does it mean when a business is not in good standing or forfeited? Other
Date of Formation or Registration:	11/24/2015
State of Formation:	MD
Stock/Nonstock:	N/A
Close/Not Close:	Unknown

# 2 E. Wells Street

## Liquor Licensed Establishments

- 2 E Wells St
- HomeSlyce Federal Hill
- Leon's Bar
- Ronnie's
- Hersh's Pizza & Drinks



### Board of Liquor License Commissioners

For Baltimore City  
 231 E. Baltimore Street, 6<sup>th</sup> Floor  
 Baltimore, Maryland, 21202-3258

#### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	tbd
Corporation Name:	kgj,llc
Location Address:	2 e wells st
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	1/7/2016
Date Removed?	
Are there any other licensed establishments within a two block radius?	Yes

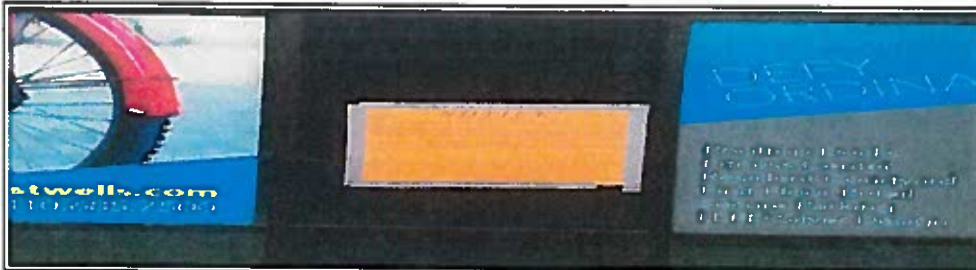
**Other licensed locations - Describe/Note:**

6 (see map)

**Comments and Follow-up Items(s) (please note any issues or concerns about the location):**

new B license

**Insert Photo of Sign and location:**



Inspector Name	Date and Time	
<input type="text" value="i:O#w/baltimore\michael.hyde"/>	<input type="text" value="1/11/2016"/>	<input type="text" value="10:50:20 AM"/>
Name of Licensee (if present)		
<input type="text"/>		

New  
B



**BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY**  
**NEW LICENSE/TRANSFER IN LOCATION QUESTIONNAIRE**

Address of Proposed Location 2 e well  
Address of Current Location \_\_\_\_\_

1. What are the Legislative District, Ward, and Precinct of the Proposed Location?

46 23 3  
Legislative District Ward Precinct

2. What are the Legislative District, Ward, and Precinct of the Current Location?

\_\_\_\_\_  
Legislative District Ward Precinct

3. Is the Proposed Location covered under the provisions of Section 9-204 or 9-204.1 of Article 2B?

Yes  No

4. Is the Application in conflict with Article 2B, Sections 9-204 or 9-204.1?

Yes  No

5. Has the Applicant or their Representative been advised of the provisions of Article 2B, Sections 9-204 and/or 9-204.1?

Yes  No

If No, indicate why \_\_\_\_\_

6. What is the Zoning of the Proposed Location?

R8

7. List individual's name with Zoning Enforcement or DHCD, who provided the Zoning information in response to Question #6?

Commodore Blackwell

8. Is the Proposed Location within the areas covered by Article 2B, Section 9-204.3?

Yes  No

Questionnaire Completed By: (Please initial or Print name below)

Kristen Robinson

Date 1/27/16

Verified by \_\_\_\_\_

Date \_\_\_\_\_

# Application for Alcoholic Beverages License

## Board of Liquor License Commissioners for Baltimore City

CLASS TYPE: B- BWL LICENSE AT THE LOCATION: 2 E. Wells Street, Baltimore, MD IF TRANSFER, LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: KG JJ, LLC TRADE NAME: TBD

ATTORNEY FOR THE APPLICANT: Caroline L Hecker ADDRESS: 25 S. Charles Street, 21<sup>st</sup> floor PHONE: 410-727-6600 EMAIL-  
checker@rosenbergmartin.com

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  SUBSTITUTE  AMENDMENT(S)

Describe Part of Premises to be Used: 1<sup>st</sup> floor of premises Will you offer delivery of food and/or alcohol?  Yes  No

Will Live Entertainment be provided?  Yes  No What Kind? \_\_\_\_\_

Will Outdoor Table Service Be Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(i) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore Do you have a Zoning Approval DHCD?  Yes  No If yes, please attach. If no, please give timeframe for obtaining letter of approval: \_\_\_\_\_

WORKER'S COMPENSATION INFORMATION - INSURANCE CARRIER TBD POLICY OR BINDER #: TBD

**I. Applicant A**

Giuseppe Greco 410-440-9111 GMB11167@msn.com  
 (full name) (telephone no.) E-mail ( Required )  
1104 South Decker Avenue Baltimore MD 21224 48 years  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
November 1967 Male Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

Jeffrey Keeney 443-340-7920 chefjeff73@gmail.com  
 (full name) (telephone no.) E-mail ( Required )  
15227 Old Hanover Road Upperco MD 21155  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
August 1974 Male Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

\_\_\_\_\_  
 (full name) (telephone no.) E-mail ( Required )  
 \_\_\_\_\_  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

1. Has the applicant(s) been convicted of a felony, or has been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?  Yes  No If yes, mark applicant and provide explanation in adjacent space provided.

Applicant A  B  C

2. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

3. Has the applicant(s) ever held a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, explain.

Applicant A  B  C

4. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

5. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which a license has been applied for, granted, and issued?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

6. Is your spouse or child a licensee, in this jurisdiction or any other, and does he or she have any financial interest in any other alcoholic beverage business?  Yes  No If yes, explain.

Applicant A  B  C

7. Is there now, or will there be, during the continuance of the license applied for, any other person financial interested in said license or business to be conducted thereunder?  Yes  No If yes, explain in the adjacent space provided.

8. Is the licensed premises presently open and operating?  Yes  No If no, please provide information requested in adjacent space provided.

Closure Date:

9. Do any of the applicant(s) have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application?  Yes  No If Yes, please provide information as to the applicant(s) indebted, the amount of indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler in the adjacent space provided.

Explanation:



10. Please list the following, if applicable, in the spaces provided below:

Purchase Price of Business	Owner of the Real Property	Cost of the Real Property	Cost of the Business	Cost of the Personal Property	Down Payment provided to seller	Terms for the Balance due
	Wells CRP Building, LLC	\$7,500/month with incremental increases				10 year lease with 7 year option

11. Please list the following information for the Manager of the establishment to be licensed:

Name	Address	Phone	Email
Jeffrey Keeny	15227 Old Hanover Road, Upperco, MD	443-340-7920	Chefjeff73@gmail.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.)

1) NAME: Giuseppe Greco ADDRESS: 1104 South Decker Ave, Baltimore MD TITLE: Member %OF STOCK HELD RESIDENCE: 37.5%

2) NAME: Jeffrey Keeny ADDRESS: 15227 Old Hanover Road, Upperco, MD TITLE: Member %OF STOCK HELD RESIDENCE: 37.5%

3) NAME: Bourbon Grill CRP ME LLC ADDRESS: 4750 Owings Mills Blvd, Owings Mills, MD 21117 TITLE: Member %OF STOCK HELD RESIDENCE: 25%

4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

Giuseppe Greco  
Signature of Applicant A

Jeff Keeny  
Signature of Applicant B

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

State of Maryland: \_\_\_\_\_ ss

THIS CERTIFIES, THAT ON THE \_\_\_\_\_ OF \_\_\_\_\_  
before the subscriber a notary public of the State of Maryland, personally appeared

The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

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

Name and Address of the owners of the premise/landlord: Wells CRP Building, LLC 4750 Owings Mills BLVD, Owings Mills, MD 21117 Phone Number:

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) STEVEN KESTER, Treasurer HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2 F. WELLS ST., Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

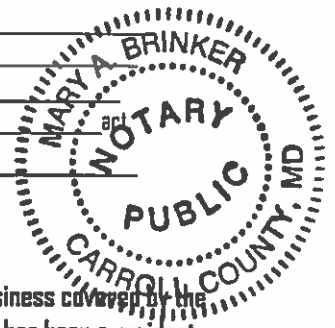
(Witness (my, our) hand(s) and seal(s) this 4 day of January in the year of 2016

Signature: Steven Kester, Treasurer  
WITNESS: \_\_\_\_\_

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 4th day of January, 2016  
Before the subscriber a notary public of the State of Maryland, personally appeared Steven Kester

and acknowledge the execution of the foregoing statement to be \_\_\_\_\_  
(Witness my hand and seal)  
Notary Public Marya Brinker

MY COMMISSION EXPIRES 1/27/16



The following certificates must be signed by at least 3 persons.

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

FOR OFFICE USE ONLY

DATE FILED: 1/6/16 NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: 1/6/16  
SUBSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Status of Application	
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: _____
BLLC Initials: _____	
Withdrawn: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Date: _____	
BLLC Initials: _____	

Board of Liquor License Commissioners For the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

(Witness my hand and seal)

Name and Address of the owners of the premise/landlord: Wells CRP Building, LLC 4750 Owings Mills BLVD. Owings Mills, MD 21117 Phone Number: \_\_\_\_\_

**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_.

WITNESS: \_\_\_\_\_

STATE OF MARYLAND

THIS CERTIFIES, THAT ON \_\_\_\_\_ day of \_\_\_\_\_  
Before the subscriber a notary public of the State of Maryland, personally appeared \_\_\_\_\_

and acknowledge the execution of the foregoing statement to be \_\_\_\_\_ act.

(Witness my hand and seal)

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

The following certificates must be signed by at least 3 persons.

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Roman Kuzmin	2 S. Decker Baltimore	Roman Kuzmin	06/1956	30 Yrs
Nadine Di Spirito	1834 Light Street Baltimore	Nadine Di Spirito	03/1977	3 years
Megan Tarbutton	1326 Andre St Baltimore, MD 21230	Megan Tarbutton	11/1982	3 years

**FOR OFFICE USE ONLY**

DATE FILED: \_\_\_\_\_ NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: \_\_\_\_\_

SUBSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231  
East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

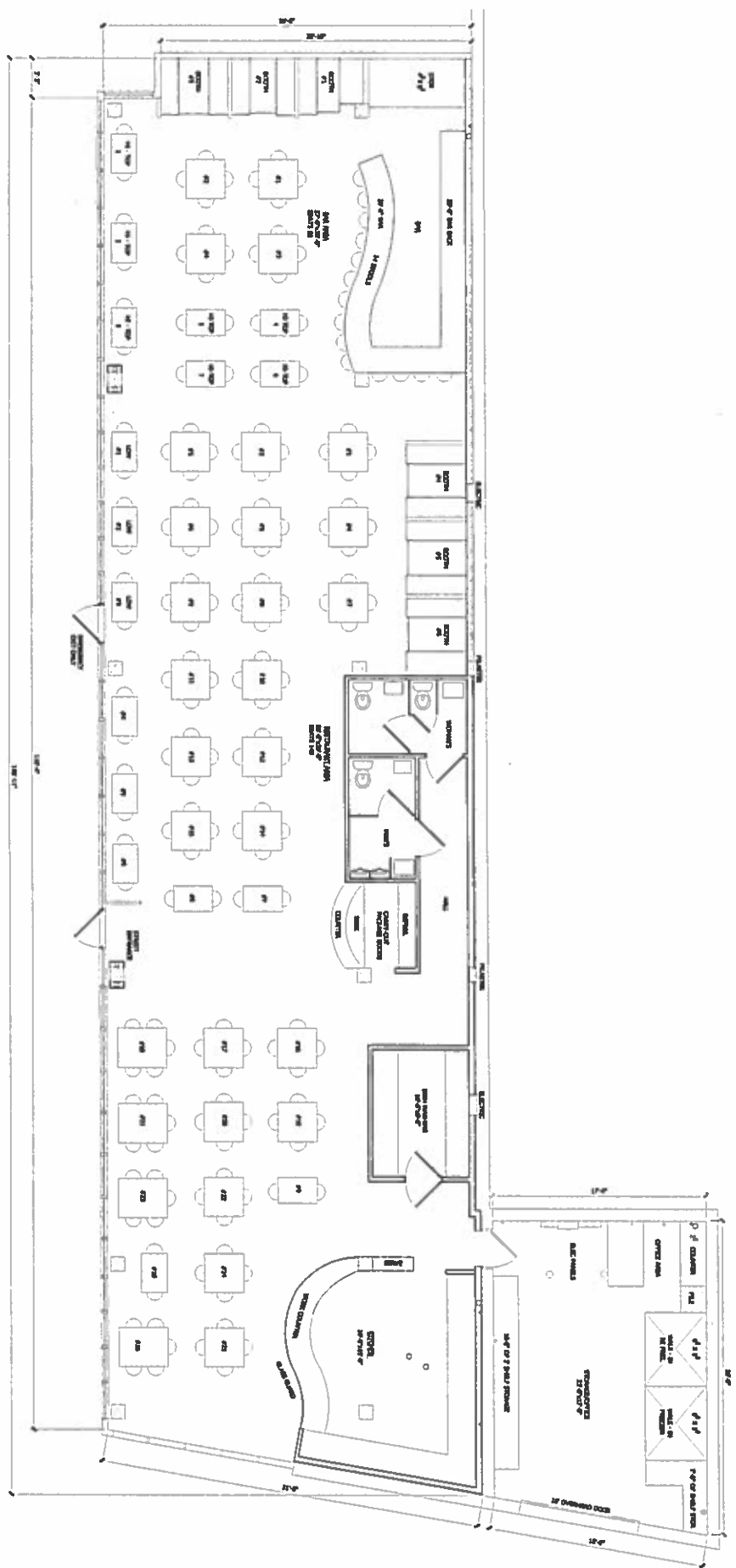
<b>Status of Application</b>	
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Date: _____	
BLLC Initials: _____	
Withdrawn: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Date: _____	
BLLC Initials: _____	

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**\*Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.\***

PROPOSED FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

Note: This plan should read 7' 0" opening @ 0' 0" dia.



PROJECT TITLE	2 EAST WELLS STREET, BALTIMORE CITY, BALTIMORE 21202	
	PROPOSED FIRST FLOOR PLAN	
DATE/TITLE	SCALE	STREET DATE
	As Noted	10-20-15

**RLC** Design & Engineering LLC  
 13040 CM Harway Road, Reston, Virginia, Maryland 21136  
 Phone: 410.821.1300 Fax: 410.821.0921

REVISIONS	
NO.	DESCRIPTION

Customer shall verify all dimensions and conditions and bring any discrepancies to the attention of RLC Design & Engineering LLC before commencing with the work. All rights reserved. The work contained in this document is the exclusive property of RLC Design & Engineering LLC. Reproduction, distribution, copying, or distribution in any form or by any means without the express written permission of RLC Design & Engineering LLC.

A-2  
 2 of 2

**Transfer of Ownership, Live Entertainment & Outdoor Seating**

**Applicant(s): Tzita Ephrem & Patrick Buttarazzi, Jr,**

**MHF Baltimore Operating V, LLC, Fairfield Inn and Suites**

**101 S. President Street**

**Class “BHM”- Hotel- Motel- Beer, Wine & Liquor License – Application to transfer ownership, Live Entertainment and outdoor table service.**

**Board’s Information:**

Attached is a copy of the posting report, application, floor plans, and map.

Community Letter(s)/ Memorandum of Understanding: None as of file date

Posting date: January 20, 2016

SDAT: In Good Standing (Active)

**BOARD’S DECISION:**

Entity Name: MHF BALTIMORE DT OPERATING V LLC








Department ID: Z16899593

General Information	Amendments	Personal Property	Certificate of Status
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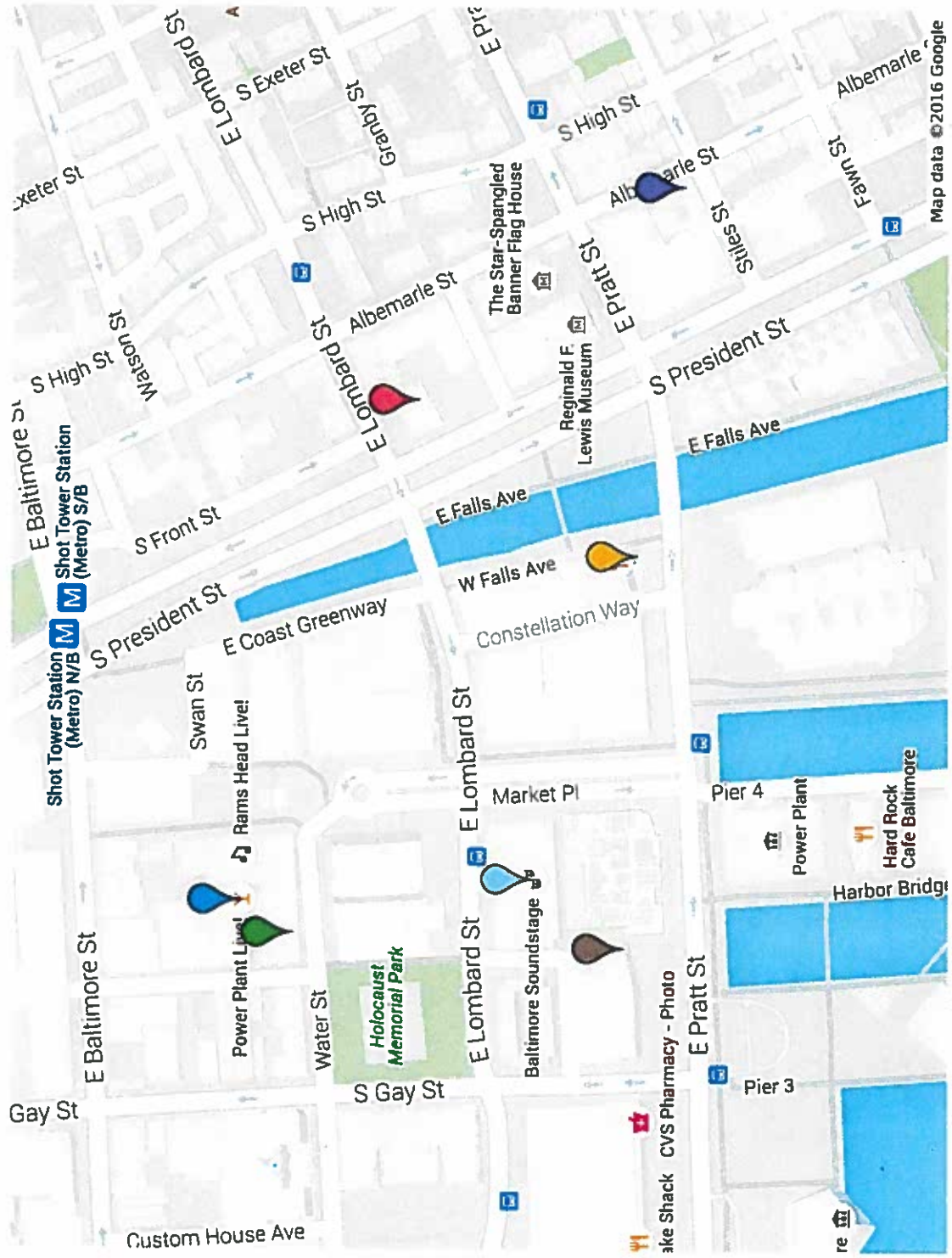
Principal Office (Current):	300 CENTERVILLE ROAD SUITE 300 EAST WARWICK, RI 02886
Resident Agent (Current):	NATIONAL CORPORATE RESEARCH, LTD. 1519 YORK ROAD LUTHERVILLE, MD 21093
Status:	ACTIVE
Good Standing:	Yes What does it mean when a business is not in good standing or forfeited?
Business Code:	Other
Date of Formation or Registration:	11/24/2015
State of Formation:	DE
Stock/Nonstock:	N/A
Close/Not Close:	Unknown

# 101 S. President Street

## Licensed Establishments

-  101 S President St
-  Power Plant Live!
-  Ruth's Chris Steak House - Water Street
-  Baltimore Soundstage
-  The Capital Grille
-  Miss Shirley's Cafe, Inner Harbor
-  Vaccaro's Italian Pastry Shop

## Liquor License Map





## Board of Liquor License Commissioners

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

### POSTING SIGNS REPORT

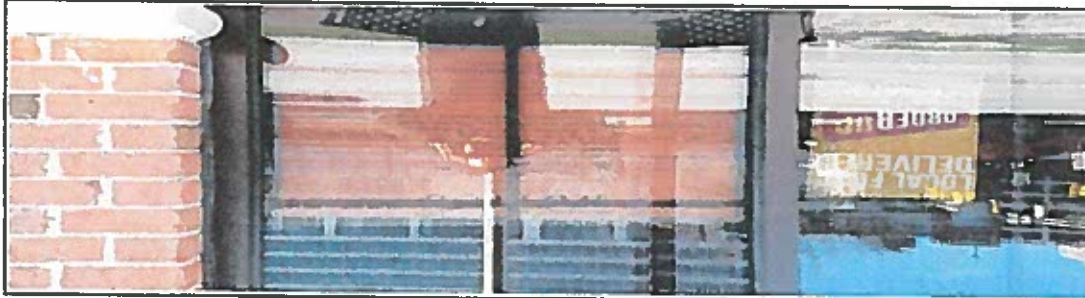
<i>Applicant(s) Name:</i>	<input type="text" value="Tizita Ephrem"/>
<i>Address of Premises:</i>	<input type="text" value="101 South President Street Baltimore MD 21201"/>
<i>Inspector:</i>	<input type="text" value="I:O#.w baltimore\john.chrissomalliss"/>
<i>Date Posted:</i>	<input type="text" value="1/20/2016"/>
<i>Time Posted:</i>	<input type="text" value="7:00 PM"/>
<i>Date Rechecked:</i>	<input type="text"/>
<i>Time Rechecked:</i>	<input type="text"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="Presila"/>

*Summary on location of sign posted:*

Window at side of Bar on President Street Side.

*Summary on location of sign rechecked:*

*Insert Photo of Sign and location:*



Attach Additional Photos

Submit

## Application for Alcoholic Beverages License

### Board of Liquor License Commissioners for Baltimore City

CLASS TYPE: B-HM- LICENSE AT THE LOCATION: 101 S. President Street, Baltimore, MD 21202 IF TRANSFER, LOCATION: 101 S. President Street, Baltimore, MD 21202  
(BWL)

CORPORATE/LLC/LLP/PARTNERSHIP NAME: MHF Baltimore DT Operating V LLC TRADE NAME: Fairfield Inn & Suites

ATTORNEY FOR THE APPLICANT: Leanne Schrecengost, Esq. ADDRESS: 102 W. Pennsylvania Ave., Ste 600 PHONE: (410) 823-1800 EMAIL: schrecengost@rmmv.com  
Royston, Mueller, McLean & Reid, LLP

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  SUBSTITUTE  AMENDMENT(S)

Describe Part of Premises to be Used: Entire hotel, restaurant and courtyard Will you offer delivery of food and/or alcohol?  Yes  No

Will Live Entertainment be provided?  Yes  No What Kind? DJs for weddings and private parties

Will Outdoor Table Service Be Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(i) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore Do you have a Zoning Approval DHCD?  Yes  No If yes, please attach. If no, please give timeframe for obtaining letter of approval: \_\_\_\_\_

WORKER'S COMPENSATION INFORMATION - INSURANCE CARRIER Employers Insurance Company of Wausau POLICY OR BINDER #: WCC-Z91-542512-035

**1. Applicant A**

Tizita Ephrem (617)209-9809 zita.ephrem@magnahospitality.com  
(full name) (telephone no.) E-mail (Required)  
15 Union Park Boston MA 02118 n/a  
(residence) Street City State Zip Code (period of residency in Baltimore City)  
03/1972 Female Addis Ababa, Ethiopia  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: N/A  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

Patrick J. Buttarazzi, Jr. 410-532-2175 baltoboots@aol.com  
(full name) (telephone no.) E-mail (Required)  
5425 Purlington Way Baltimore, MD 21212 18 years  
(residence) Street City State Zip Code (period of residency in Baltimore City)  
04/1962 Male Shirley, MA  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: Same as above  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

N/A  
(full name) (telephone no.) E-mail (Required)  
(residence) Street City State Zip Code (period of residency in Baltimore City)  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

1. Has the applicant(s) been convicted of a felony, or has been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?  Yes  No If yes, mark applicant and provide explanation in adjacent space provided.

Applicant A  B  C

N/A

2. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

N/A

3. Has the applicant(s) ever held a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, explain.

Applicant A  B  C

A: Currently holds the Holiday Inn BWI license in Anne Arundel County.  
B: Held the J.Paul's license in Baltimore City until its closure.

4. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

N/A

5. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which a license has been applied for, granted, and issued?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

A: Has a financial interest in the Holiday Inn BWI liquor license.

6. Is your spouse or child a licensee, in this jurisdiction or any other, and does he or she have any financial interest in any other alcoholic beverage business?  Yes  No If yes, explain.

Applicant A  B  C

N/A

7. Is there now, or will there be, during the continuance of the license applied for, any other person financial interested in said license or business to be conducted thereunder?  Yes  No If yes, explain in the adjacent space provided.

MRF Baltimore DT Investor V LLC is the 98% owner of the licensed entity.

8. Is the licensed premises presently open and operating?  Yes  No If no, please provide information requested in adjacent space provided.

Closure Date: N/A

Explanation: N/A

9. Do any of the applicant(s) have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application?  Yes  No If Yes, please provide information as to the applicant(s) indebted, the amount of indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler in the adjacent space provided.

N/A

10. Please list the following, if applicable, in the spaces provided below:

Purchase Price of Business	Owner of the Real Property	Cost of the Real Property	Cost of the Business	Cost of the Personal Property	Down Payment provided to seller	Terms for the Balance due
\$24,000,000	MHF Baltimore DT V LLC	\$18,425,000	\$4,800,000	\$775,000	\$700,000	Due at closing.

11. Please list the following information for the Manager of the establishment to be licensed:

Name	Address	Phone	Email
Dawn McManus	106 Mallow Hill Baltimore, MD	410-837-9900	dawn.mcmanus@ magnahospitality.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.)

- 1) NAME Tizita Ephrem ADDRESS: 15 Union Park, Boston, MA TITLE: Authorized Person %OF STOCK HELD RESIDENCE: 1%
- 2) NAME Patrick J. Buttarazzi, Jr. ADDRESS: 5425 Purlington Way  
Baltimore, MD 21212 TITLE: Authorized Person %OF STOCK HELD RESIDENCE: 1%
- 3) NAME MHF Baltimore DT Investor V, LLC ADDRESS: c/o Magna Hospitality Group, L.C.,  
300 Centerville Road, Suite 300 East,  
Warwick, Rhode Island, 02886 TITLE: Managing Member %OF STOCK HELD RESIDENCE: 98%
- 4) NAME N/A ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

 Signature of Applicant A Tizita Ephrem
 Signature of Applicant B Patrick J. Buttarazzi, Jr.
 Signature of Applicant C N/A

State of Maryland \_\_\_\_\_ ss

THIS CERTIFIES, THAT ON THE 14th OF December, 2015

before the subscriber a notary public of the State of Maryland, personally appeared

Tizita Ephrem

The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

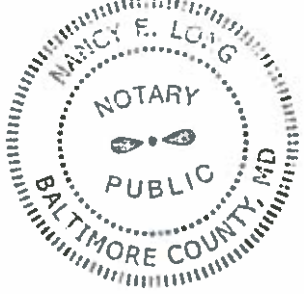
Jennifer James  
Notary Public

(Witness hand and seal) **JENNIFER JAMES**  
Notary Public-State of Rhode Island  
My Commission Expires  
**December 03, 2017**

STATE OF MARYLAND, COUNTY OF Baltimore SS:

I HEREBY CERTIFY, That on the 4<sup>th</sup> day of January 2016, before the subscriber, a Notary Public of the aforesaid State and County, personally appeared **Patrick Buttarazzi, Jr.**, the applicant named in this application, and made oath in due form of law that the matters and facts contained in said application are true.

WITNESS my hand and official seal:



Nancy E. Long  
Signature of Notary Public  
Commission Expiration: June 11, 2016

MHF Baltimore DT V LLC

Name and Address of the owners of the premise/landlord: 300 Centerville Rd, #300, East Building Phone Number: 401-562-2216  
Warwick, RI 02886

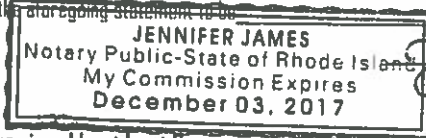
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) MHF Baltimore DT V LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 101 S. President Street, Baltimore, City with a Zip Code of 21202, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this 14th day of December in the year of 2014

WITNESS: MHF Baltimore DT V LLC; BY: [Signature]  
STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 14th day of December, 2015  
Before the subscriber a notary public of the State of Maryland, personally appeared Robert A. Indeglio, Jr.

and acknowledge the execution of the foregoing statement to be [Signature] act.  
(Witness my hand and seal)  
Notary Public



The following certificates must be signed by at least 3 persons.

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<del>Robert A. Indeglio, Jr.</del>				
FRED RAMSEY	207 E. MONTGOMERY PKWY BALTIMORE, MD. 21212	[Signature]	6/3/46	14 years
Linda Ramsey	207 E. NORTHERN PKWY BALTO, MD, 21212	[Signature]	12/5/55	14 years
Carolyn Michel	107 S. HANCOCK WY BALT MD. 21212	[Signature]	10/31/07	11 years

FOR OFFICE USE ONLY

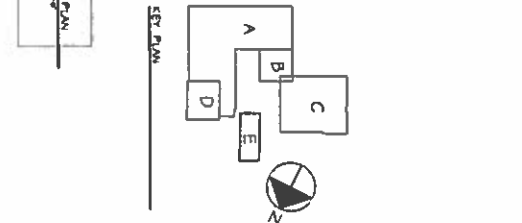
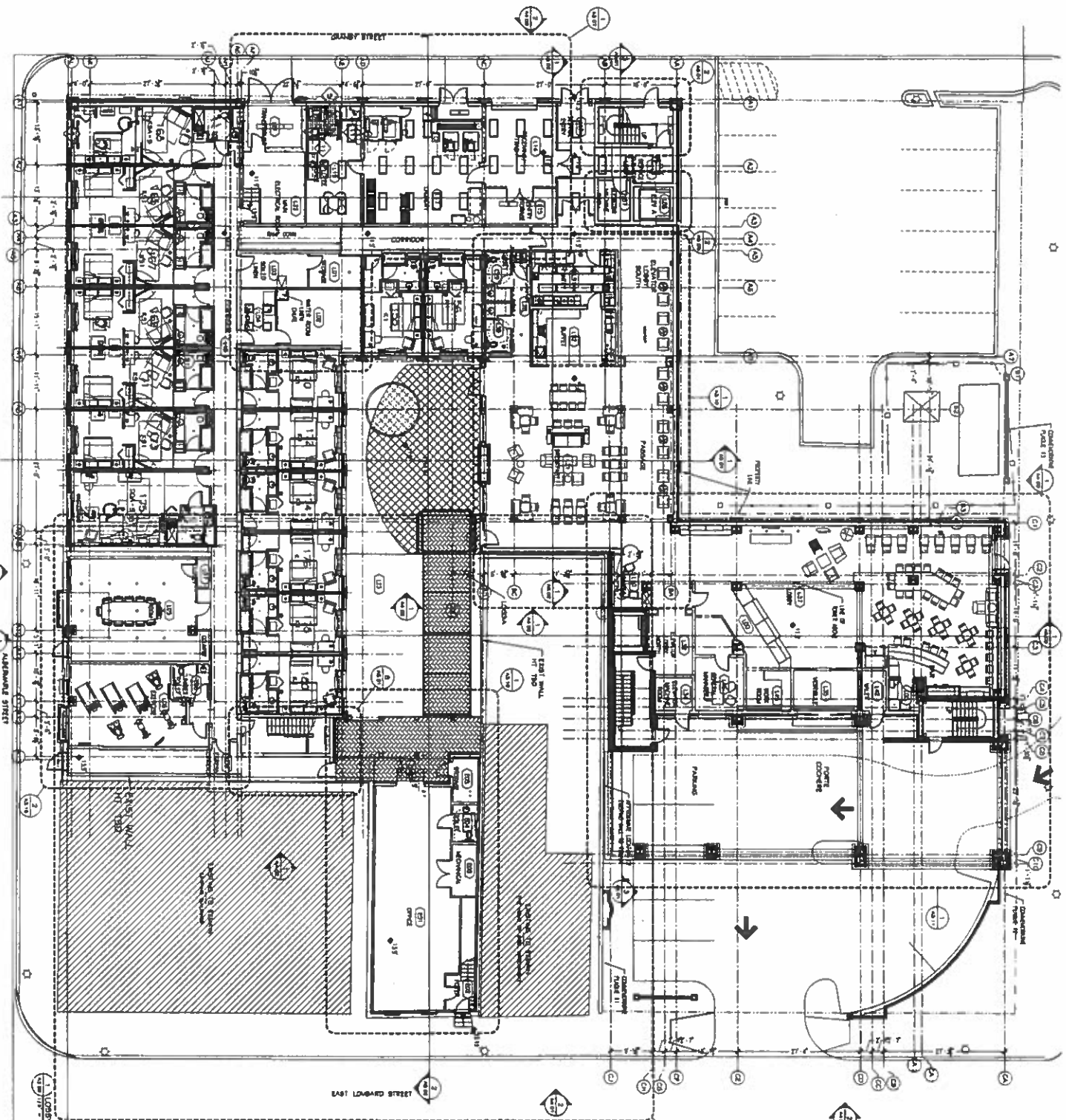
DATE FILED: 1/6/15 NEW/TRANSFER/EXPANSION - \$500.00 PAID  POSTING DATE: 1/28/15  
SUSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231 East Baltimore Street, 6th Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

Status of Application  
Approved: Yes  No   
Date: \_\_\_\_\_  
BLLC Initials: JR  
Withdrawn: Yes  No   
Date: \_\_\_\_\_  
BLLC Initials: \_\_\_\_\_

**\*Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.\***





**NOTES**

- 1- ROOMS ARE TO BE USED AS OFFICE
- 2- ROOMS ARE TO BE USED AS OFFICE
- 3- ROOMS ARE TO BE USED AS OFFICE
- 4- ROOMS ARE TO BE USED AS OFFICE
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- 9- ROOMS ARE TO BE USED AS OFFICE
- 10- ROOMS ARE TO BE USED AS OFFICE

**HEARING IMPAIRED ROOMS**

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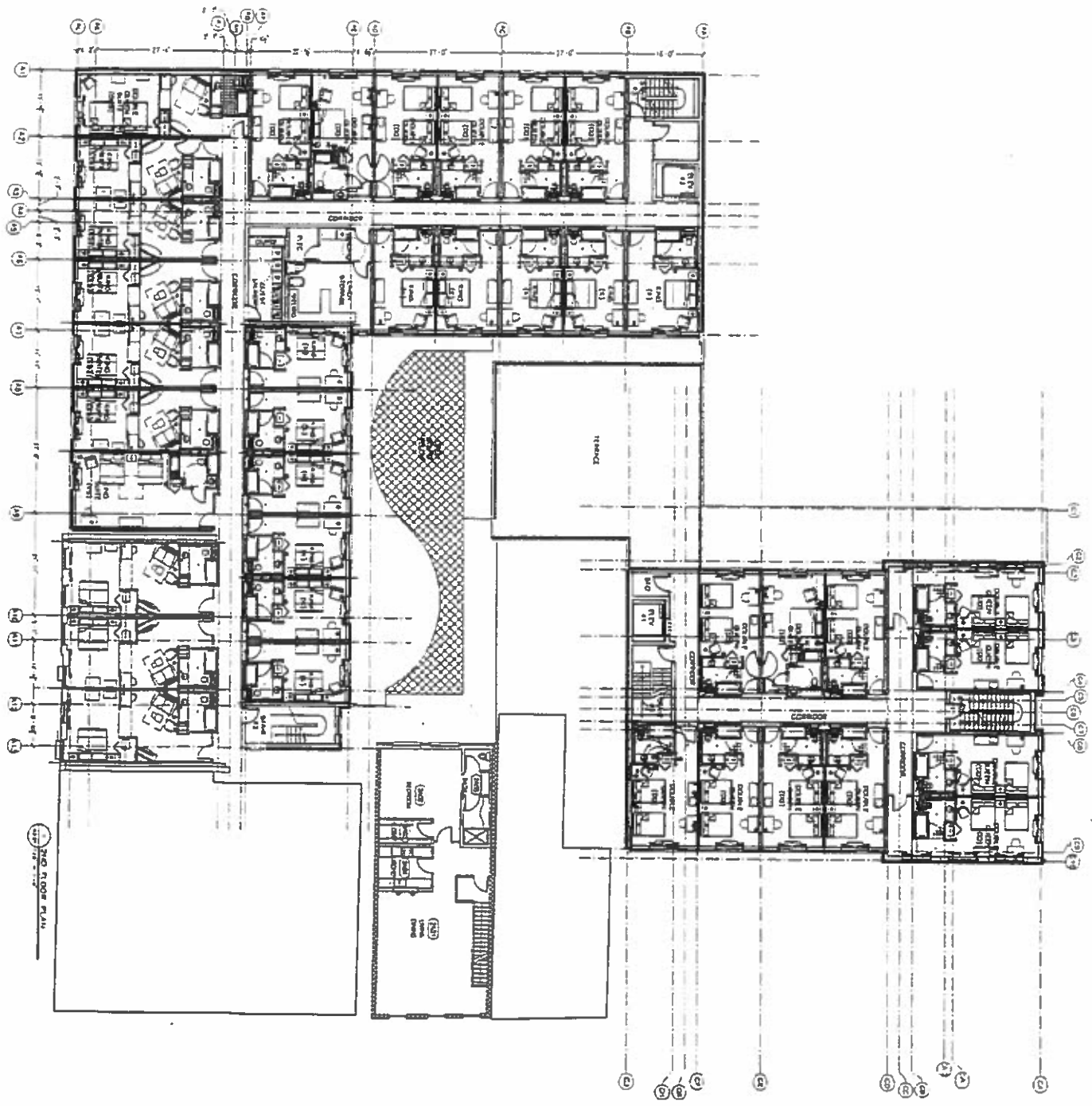
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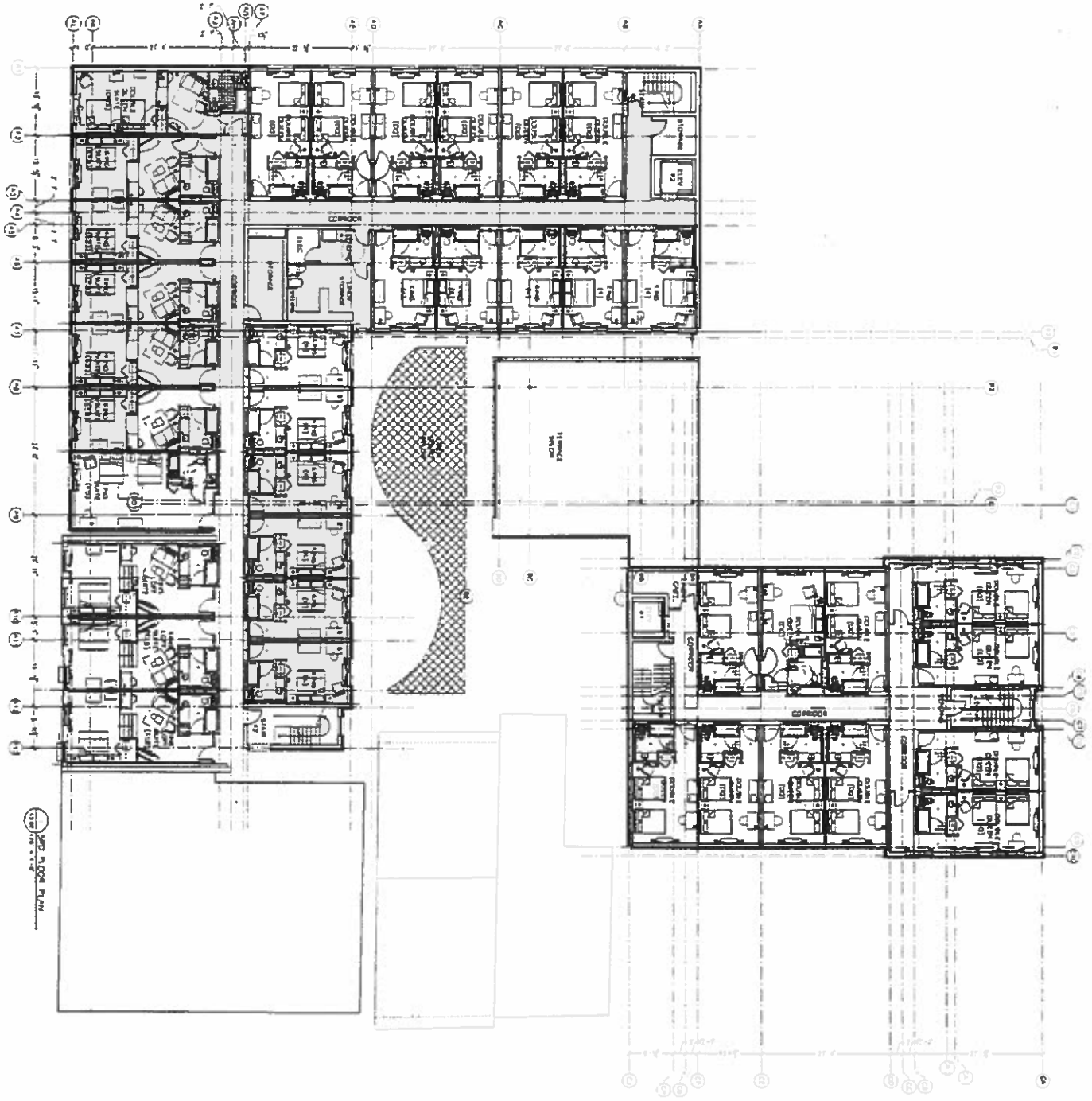
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**FAIRFIELD INN & SUITES**  
 BALTIMORE BREWING COMPANY  
 BALTIMORE, MARYLAND



**GORDON & GREENBERG ARCHITECTS**  
 6700 W. GREENSBORO, N.C.

DATE	DESCRIPTION
11/11/11	ISSUE FOR PERMIT
11/11/11	ISSUE FOR CONSTRUCTION
11/11/11	ISSUE FOR OCCUPANCY
11/11/11	ISSUE FOR RECORD



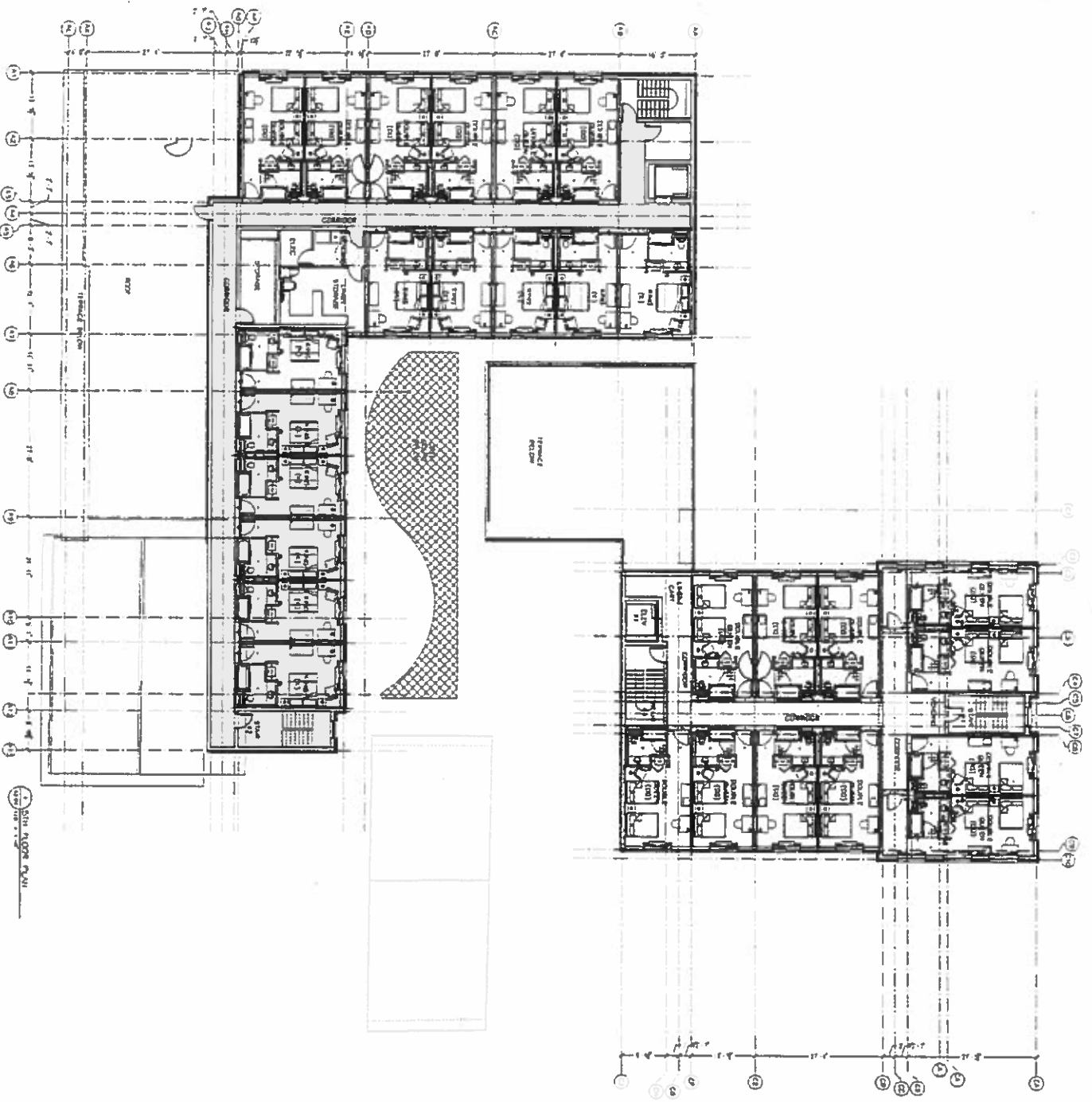
100% COMPLETE  
 10/11/11  
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 10/11/11  
**FAIRFIELD INN & SUITES**  
 BALTIMORE BREWING COMPANY  
 BALTIMORE, MARYLAND



**GORDON & GREENBERG ARCHITECTS**  
 1200 N. GREENBERG, S.A.  
 410.551.1111

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/11/11
2	ISSUED FOR CONSTRUCTION	10/11/11
3	ISSUED FOR OCCUPANCY	10/11/11





MAP 1 - PLAN  
 15V  
 DATE: 12/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

# FAIRFIELD INN & SUITES

BALTIMORE BEVING COMPANY  
 BALTIMORE, MARYLAND



**GORDON & GREENBERG ARCHITECTS**  
 1000 W. CALVERT STREET, BALTIMORE, MD 21201

NO.	DESCRIPTION
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15	...



## Liquor Board System

Version 1.0

Annual-Renewal ▾ | License-Transfer ▾ | One-Day ▾ | Add New License ▾ | Query ▾ | Help ▾

### License Detail

#### License Info

License Num: **LBHM 013**      Cert Num: **0723**      Fee: **\$6,700.00**      Status: **Renewed**  
 License Date: **5/1/2015**      License Year: **2015**  
 CR Number: **13487931**  
 Payment Date: **05-05-15**

2014 - 2015 TPP Paid   
 2015 Trader's License

### Add Adult Entertainment License

#### Location

Corp Name: **BREWMASTERS HOTEL, LLC**  
 Trade Name: **FAIRFIELD INN**  
 Zone Code: **24**  
 Phone: **410-837-9900**

Block Num: **101**      Street: **PRESIDENT STREET SOUTH**  
 City: **BALTIMORE**      State: **MD**      Zip: **21202**

CR Number: **13487931**

#### Portion of Business Used:

USE PORTION OF PREMISES K/A BUILDINGS A&D FOR A HOTEL WITH 114 ROOMS AND  
 BUILDING'S C&B FOR A HOTEL WITH 40 ROOMS; MAY PROVIDE OUTDOOR SEATING AND  
 RESTRICTIONS: SERVICE ACCORDING TO BMZA APPEAL 57-09

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
WYATT D.	CALDWELL SR.	3512 TOLLY PLACE	SPRINGDALE	MD	21401	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
MICHAEL M.	DICKENS	3625 ORDWAY STREET, NW	WASHINGTON	DC	20016	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
ANTHONY	RODGERS	11 S. EUTAW STREET #1618	BALTIMORE	MD	21201	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

**Comments**

Date	Comment	Action
07/01/2009	9/18/2008 Public hearing re: application for a new Class "B" Beer, Wine & Liquor Hotel license under the provisions of Article 2B Section 6-201(d) requiring 100 rooms, capital investment of \$500,000 and a dining room to prepare and serve meals for at least 125 persons at one seating; application includes a request for outdoor table service APPROVED	<input type="button" value="Delete"/>

License num: LBHM 013

Address: 101 PRESIDENT STREET SOUTH

Trade Name: FAIRFIELD INN

Comment:

**Hold Info**

Powered by:



**Application for New License BAL / Outdoor Seating and Off Premises Catering**

**Applicant(s):** Kevin Butler & Andrew Hotchkiss

HammerJack Entertainment Group, T/A HammerJacks

1300 Russell Street

Class "BAL" Beer, Wine and Liquor under provisions Article 2B Section 6-201(d)(xi), applicants for a new Class "B" Beer, Wine & Liquor Arena license must demonstrate that there is minimum capital investment of \$1,000,000 in restaurant fixtures and facilities and must have a minimum seating capacity of 1000 persons

**Board's Information:**

Postponed from January 28, 2016

Attached is a copy of the posting report, application, floor plans, budget, applicant submission and map.

Note that under Article 2B Section 6-201(d)(xi), the applicant is not required to be Baltimore City Resident, rather just a resident of the State of Maryland.

Community Letter(s)/ Memorandum of Understanding: None as of file date

Posting date: 1/4/16

SDAT: In Good Standing (Active)

**BOARD'S DECISION:**








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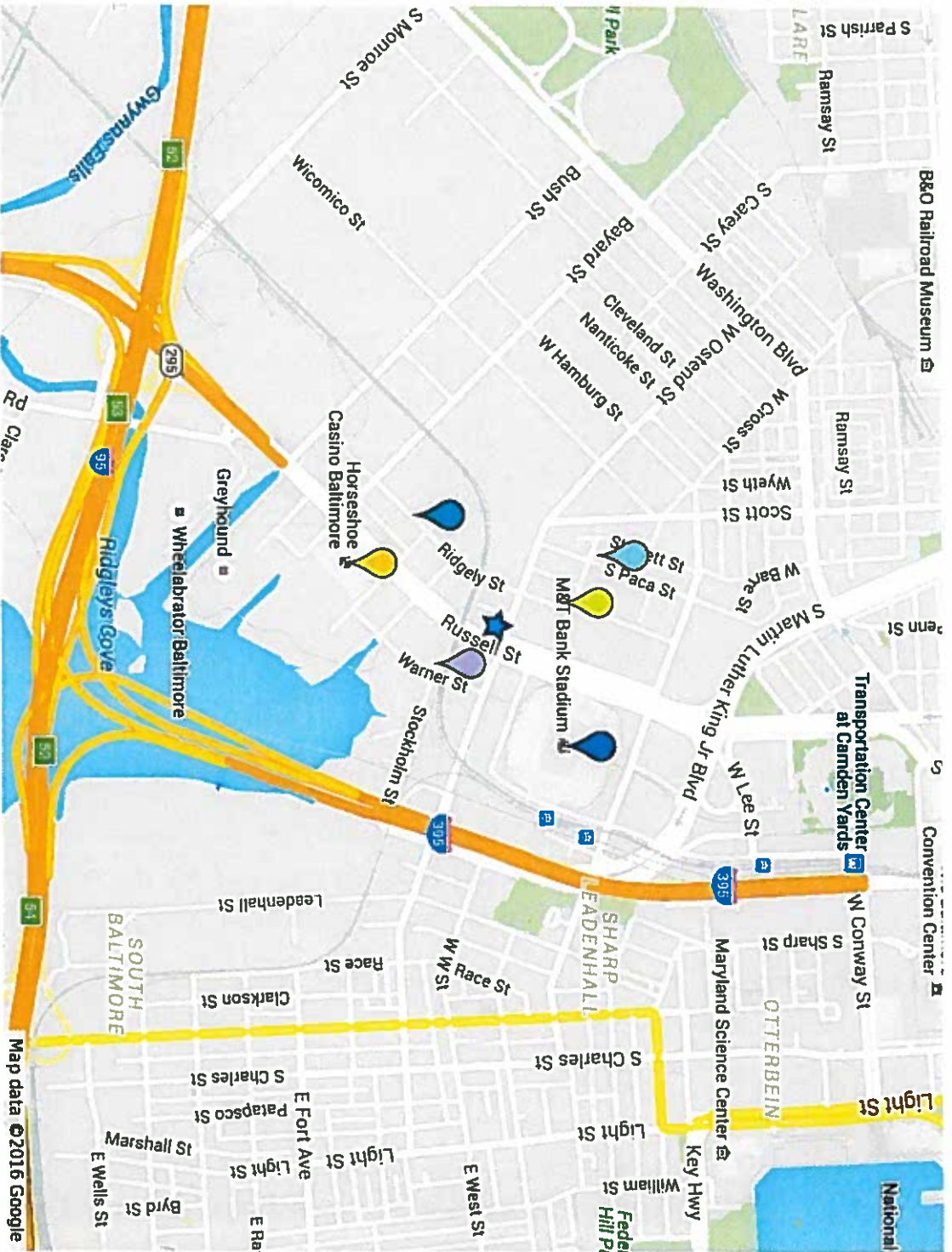
5/4



# 1300 Russell St.

## Licensed Establishments

-  1300 Russell St
-  1571 Ridgely Elite Lounge
-  Baltimore Firefighters Union Hall
-  Bobby's
-  Horseshoe Casino Baltimore
-  M&T Bank Stadium
-  The Gameday Warehouse



Maryland Department of Assessments and Taxation Business Services (w4)

[Search Help](#)

Entity Name: HAMMERJACKS ENTERTAINMENT GROUP, LLC

Department ID: W15903248

General Information      Amendments      Personal Property      Certificate of Status

Principal Office (Current):      1706 SADDLE DRIVE  
GAMBRILLS, MD 21054

Resident Agent (Current):      KEVIN BUTLER  
1706 SADDLE DRIVE  
GAMBRILLS, MD 21054

Status:      ACTIVE

Good Standing:      Yes  
What does it mean when a business is not in good standing or forfeited?

Business Code:      Other

Date of Formation or Registration:      06/09/2014

State of Formation:      MD

Stock/Nonstock:      N/A

Close/Not Close:      Unknown

**Board of Liquor License Commissioners**

For Baltimore City  
 231 E. Baltimore Street, 6<sup>th</sup> Floor  
 Baltimore, Maryland, 21202-3258

**POSTING SIGNS REPORT**

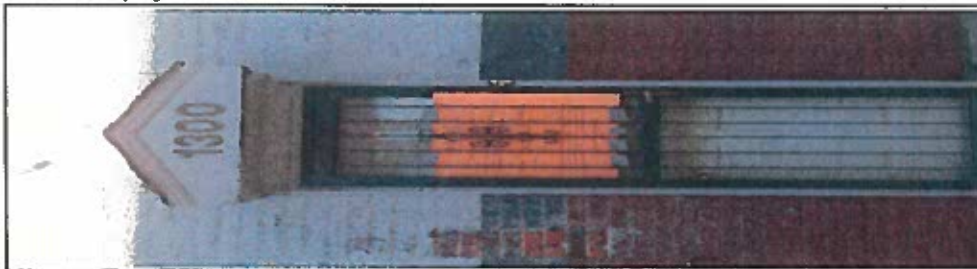
<i>Applicant(s) Name:</i>	kevin butler
<i>Address of Premises:</i>	1300 russel st
<i>Inspector:</i>	i:0#.w/baltimore\michael.hyde
<i>Date Posted:</i>	1/4/2016
<i>Time Posted:</i>	11:00 AM
<i>Date Rechecked:</i>	
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

*Summary on location of sign posted:*

outside front door,inside grated saftey door

*Summary on location of sign rechecked:*

*Insert Photo of Sign and location:*



# Application for Alcoholic Beverages License

Board of Liquor License Commissioners for Baltimore City

CLASS TYPE: B LICENSE AT THE LOCATION: 1300 Russell St. Balt. Md. IF TRANSFER, LOCATION: None  
 CORPORATE/LLC/LP/PARTNERSHIP NAME: Hammerjack Entertainment Group TRADE NAME: Hammerjacks  
 ATTORNEY FOR THE APPLICANT: Frank Shalis ADDRESS: Balt. Md. PHONE: (410) 414-2902 EMAIL:

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  SUBSTITUTE  AMENDMENT(S)   
 Describe Part of Premises to be Used: Concert Hall: Club: Beer Garden Will you offer delivery of food and/or alcohol?  Yes  No  
 Will Live Entertainment be provided?  Yes  No What Kind? Live Music, DJing: DJ  
 Will Outdoor Table Service Be Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(i) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore Do you have a Zoning Approval OHCO?  Yes  No If yes, please attach. If no, please give timeframe for obtaining letter of approval:

**WORKER'S COMPENSATION INFORMATION - INSURANCE CARRIER**

(Not at this time) KB  
 POLICY OR BINDER #

**1. Applicant A**

Kevin Butler - (410) 353-7073 KB@Hammerjacks.com  
 (full name) (telephone no.) E-mail (Required)  
1706 Saddle Dr. Gaithersburg, Md. 20878  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
07/1964 male Baltimore  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

Andrew Hotchkiss Andy@Hammerjacks.com  
 (full name) (telephone no.) E-mail (Required)  
5714 Beck Ave. Bethesda, Md. 20817  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
4/1977 Male Washington D.C.  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: 1300 Russell St. Balt. Md.  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

(full name) (telephone no.) E-mail (Required)  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

Russell Street OK, LLC.

Name and Address of the owners of the premise/landlord: Andrew Hotchkiss, Phone Number: 240-426-1168.

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) Kevin Butler : Andrew Hotchkiss, HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1300 Russell St., Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this 10th day of December in the year of 2015.

WITNESS: Michael Dacre

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 10th day of December 2015

Before the subscriber a notary public of the State of Maryland, personally appeared Kevin Butler and Andrew Hotchkiss

and acknowledge the execution of the foregoing statement to be \_\_\_\_\_ act.

(Witness my hand and seal)  
Notary Public Michael Dacre



The following certificates must be signed by at least 3 persons.  
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Patricia Neumann</u>	<u>820 William St #201</u> <u>East MD</u> <u>21230</u>	<u>Patricia Neumann</u>	<u>2/1965</u>	<u>5 years</u>
<u>Kevin Lynch</u>	<u>1838 Lish St.</u> <u>Baltimore, MD</u> <u>21230</u>	<u>Kevin Lynch</u>	<u>5/1981</u>	<u>3 years</u>
<u>Martha Amerlein</u>	<u>128 E Church Hill</u> <u>21230</u>	<u>Martha Amerlein</u>	<u>10/31/49</u>	<u>1 yr.</u>

FOR OFFICE USE ONLY

DATE FILED: 12/31/15 NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: 1/4/16

SUBSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

Status of Application	
Approved: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Date:	BLLC Initials: _____
Withdrawn: Yes <input type="checkbox"/>	
Date:	BLLC Initials: _____

1. Has the applicant(s) been convicted of a felony, or has been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?  Yes  No If yes, mark applicant and provide explanation in adjacent space provided.

Applicant A  B  C



2. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No If yes, mark applicant and explain.

Applicant A  B  C



3. Has the applicant(s) ever held a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, explain.

Applicant A  B  C



4. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C



5. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which a license has been applied for, granted, and issued?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C



6. Is your spouse or child a licensee, in this jurisdiction or any other, and does he or she have any financial interest in any other alcoholic beverage business?  Yes  No If yes, explain.

Applicant A  B  C



7. Is there now, or will there be, during the continuance of the license applied for, any other person financial interested in said license or business to be conducted thereunder?  Yes  No If yes, explain in the adjacent space provided.



8. Is the licensed premises presently open and operating?  Yes  No If no, please provide information requested in adjacent space provided.

Closure Date:



Explanation:



9. Do any of the applicant(s) have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application?  Yes  No If Yes, please provide information as to the applicant(s) indebted, the amount of indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler in the adjacent space provided.



**10. Please list the following, if applicable, in the spaces provided below:**

Purchase Price of Business	Owner of the Real Property	Cost of the Real Property	Cost of the Business	Cost of the Personal Property	Down Payment provided to seller	Terms for the Balance due
N/A.						

**11. Please list the following information for the Manager of the establishment to be licensed:**

Name	Address	Phone	Email
Kevin Butler	1706 Saddle Dr. Cambrills, Md. 21054.	410-353-7073	KBE Hammsale.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.)

- 1) NAME: Kevin Butler ADDRESS: 1706 Saddle Dr. Cambrills, md. 21054 TITLE: Pres/CEO %OF STOCK HELD RESIDENCE: 60%
- 2) NAME: Andrew Hotchkiss ADDRESS: 5714 Beech Ave. Bethesda, Md. 20911 TITLE: VP %OF STOCK HELD RESIDENCE: 40%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\* Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization. \*\*\*\*\*

*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

 Signature of Applicant A     
  Signature of Applicant B     
 \_\_\_\_\_ Signature of Applicant C

State of Maryland: Anne Arundel County ss  
 THIS CERTIFIES, THAT ON THE 10th OF December 2015  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Kevin Butler and Andrew Hotchkiss

The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

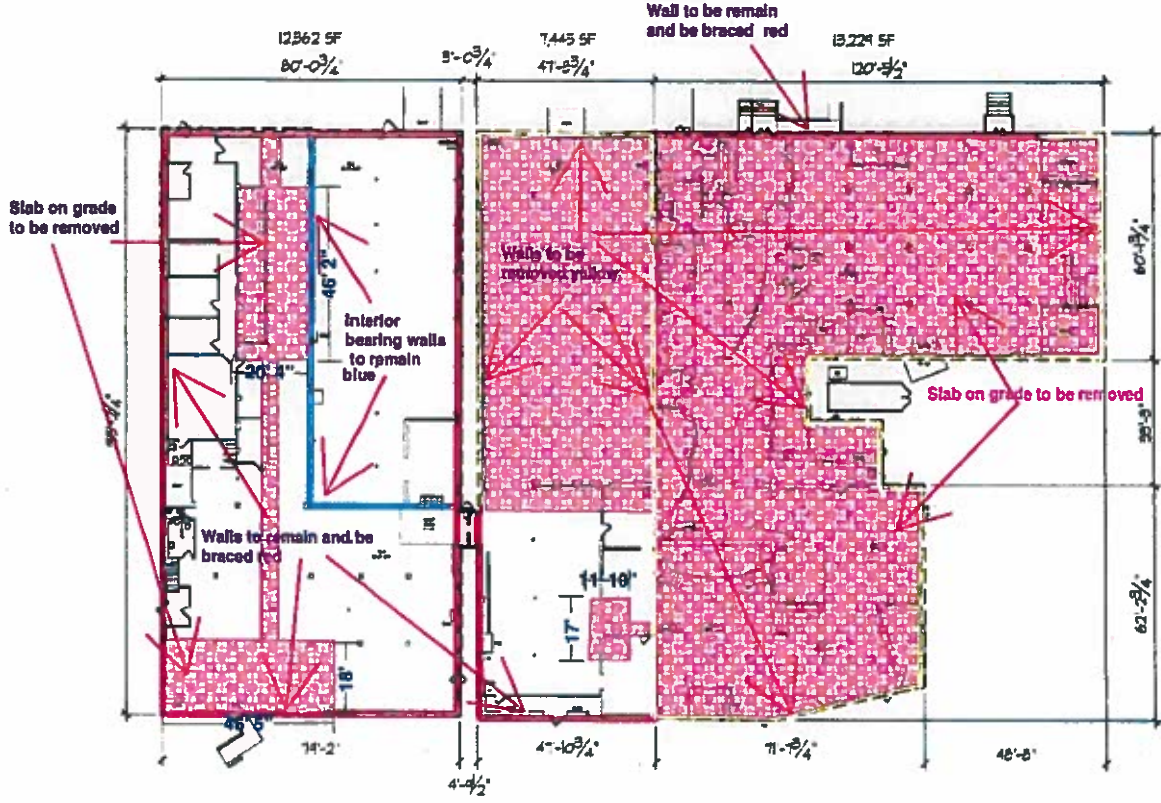
Michael Dacre  
 \_\_\_\_\_  
 Notary Public

(Witness my hand and seal)



**\*Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.\***

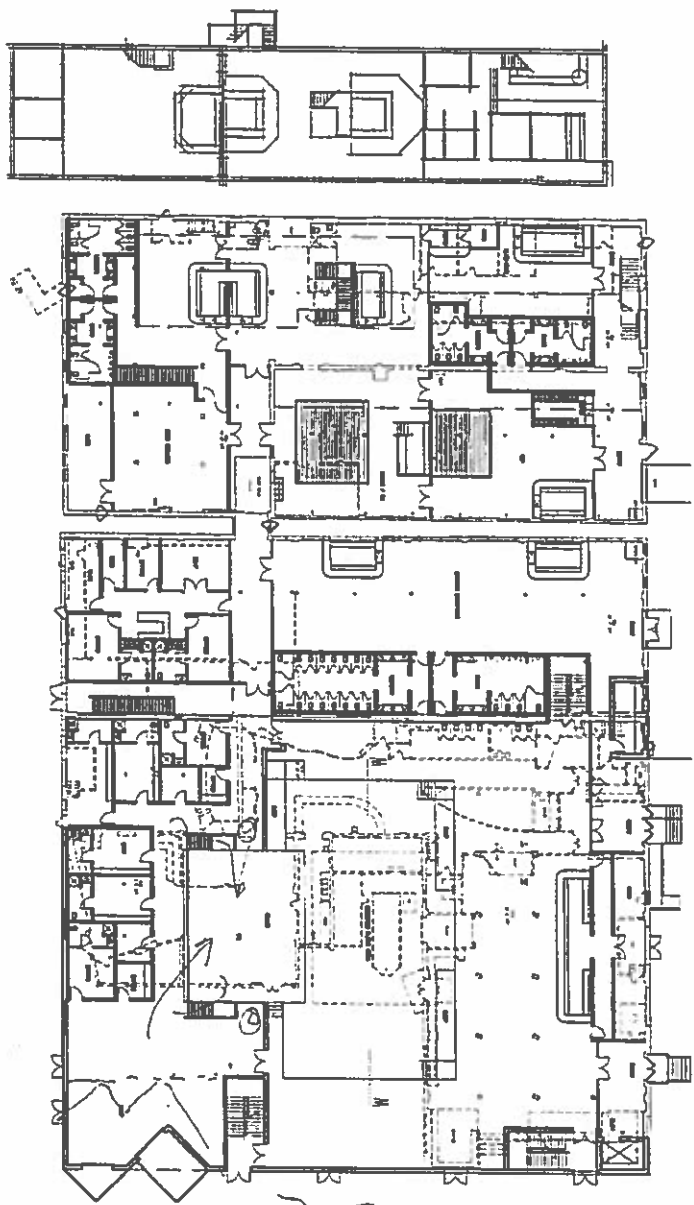




**1300 RUSSELL**  
Baltimore MD

DATE 12.1.13  
DRAWING 08073  
SCALE 1" = 30'  
SHEET SIZE 8 1/2 x 11

EXISTING  
1ST FLOOR  
PLAN  
**EX1**



12,362 SF  
1,445 SF  
13,229 SF

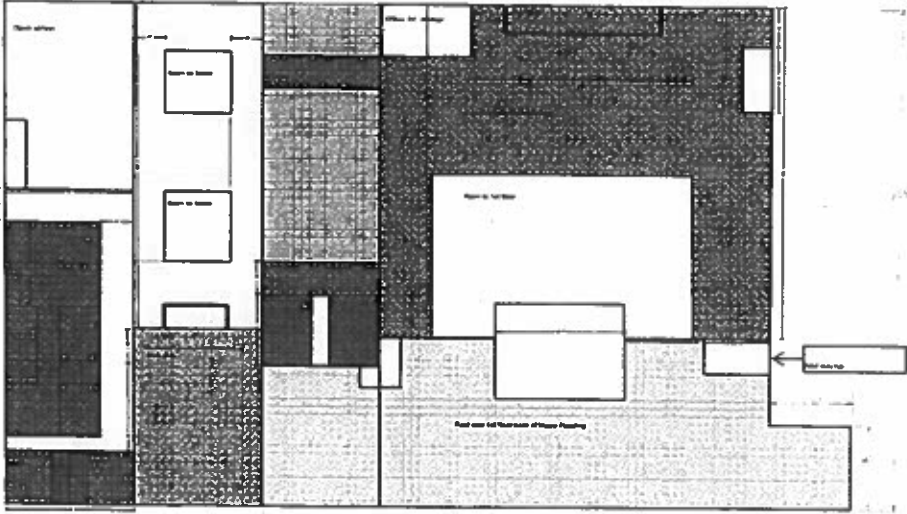
FLOOR PLAN  
SCALE: 1/4" = 1'-0"



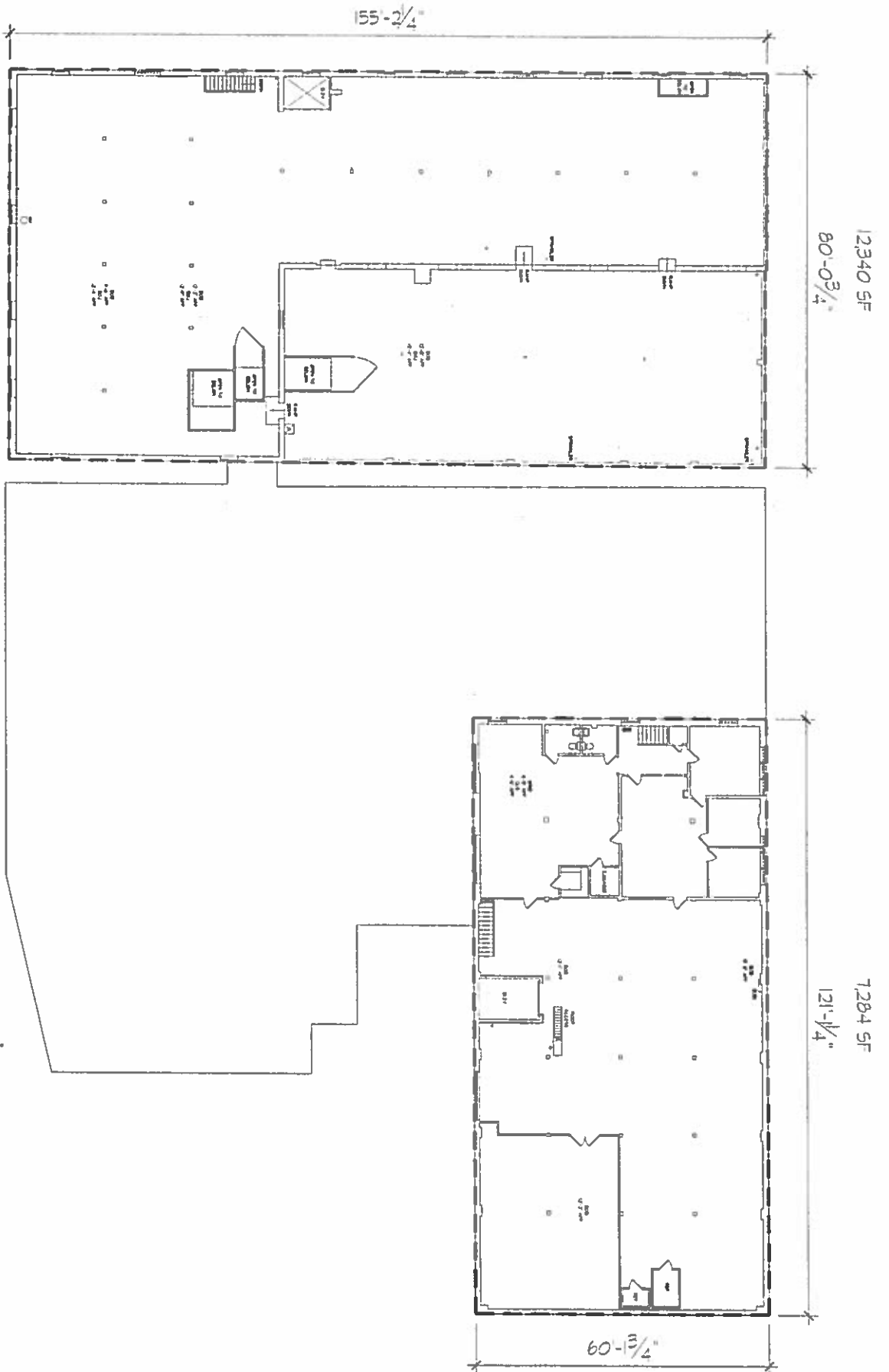
1300 RUSSELL STREET BALTIMORE, MARYLAND  
JULY 28, 2015



- General 1/27/07
- Paper 10/17/07
- Architecture 10/17/07
- Plan 1/18/08
- Coordinate between subgroups 10/17/07
- Review of design documents 1/20/08
- Review 1/27/08
- Final design review 4/1/08
- Final user 4/1/08
- Approved final design review 1/15/08
- Print 1/15/08
- Rev 10/17/07



Preparation: General Note: Please read plan  
 10/17/07 10/17/07 10/17/07 10/17/07 10/17/07 10/17/07 10/17/07 10/17/07 10/17/07 10/17/07



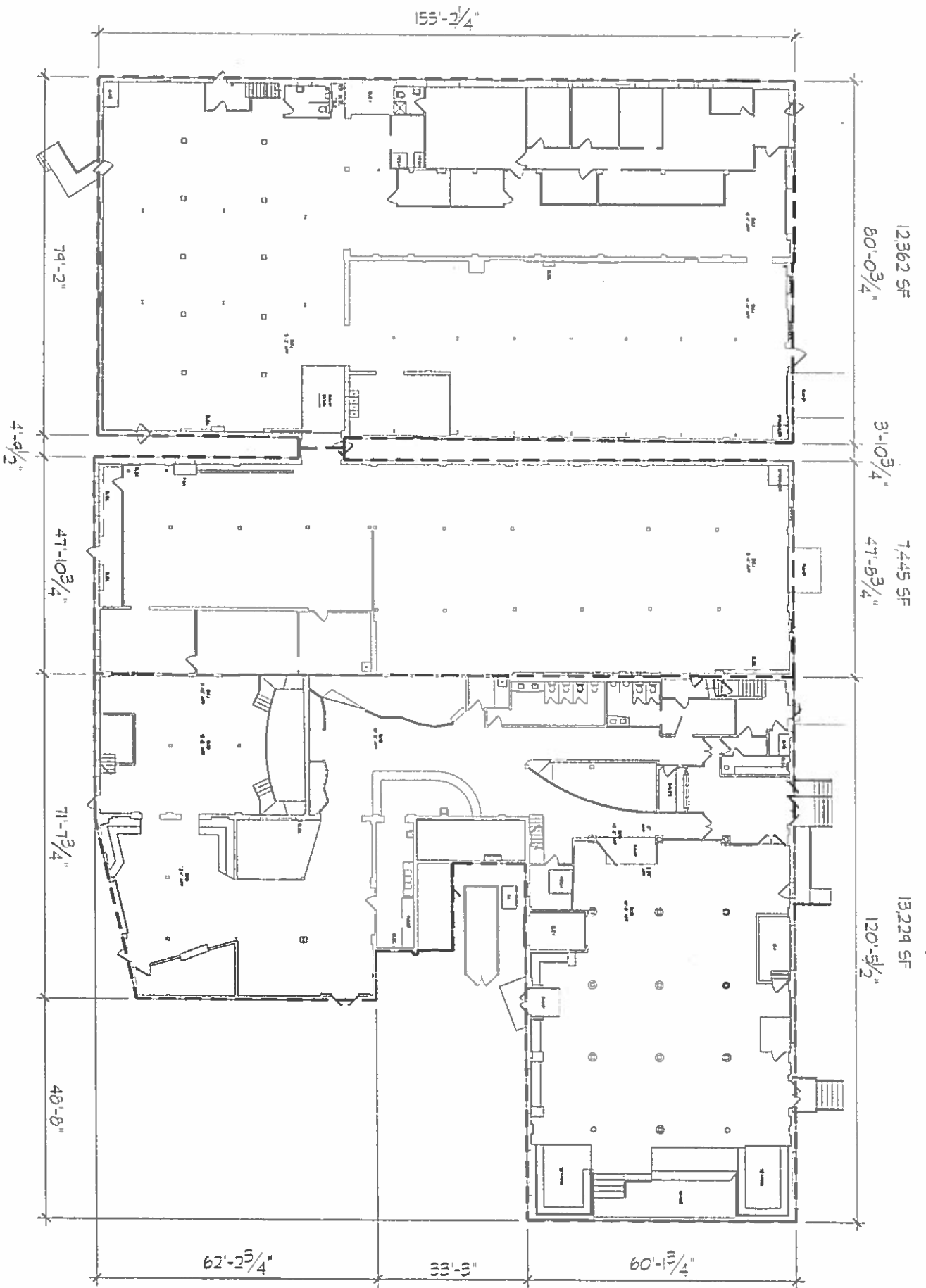
410 466 1034  
**Architectural**  
**Building**  
**Survey's**

**NREB**  
 NATIONAL REGISTERED EXAMINER  
 301 770 8587

**1300**  
**RUSSELL**  
 Baltimore MD

DATE: 12.1.13  
 DRAWING: 05073  
 SCALE: 1" = 30'  
 SHEET SIZE: 8.5 X 11

EXISTING  
 2nd FLOOR  
 PLAN  
**EX2**



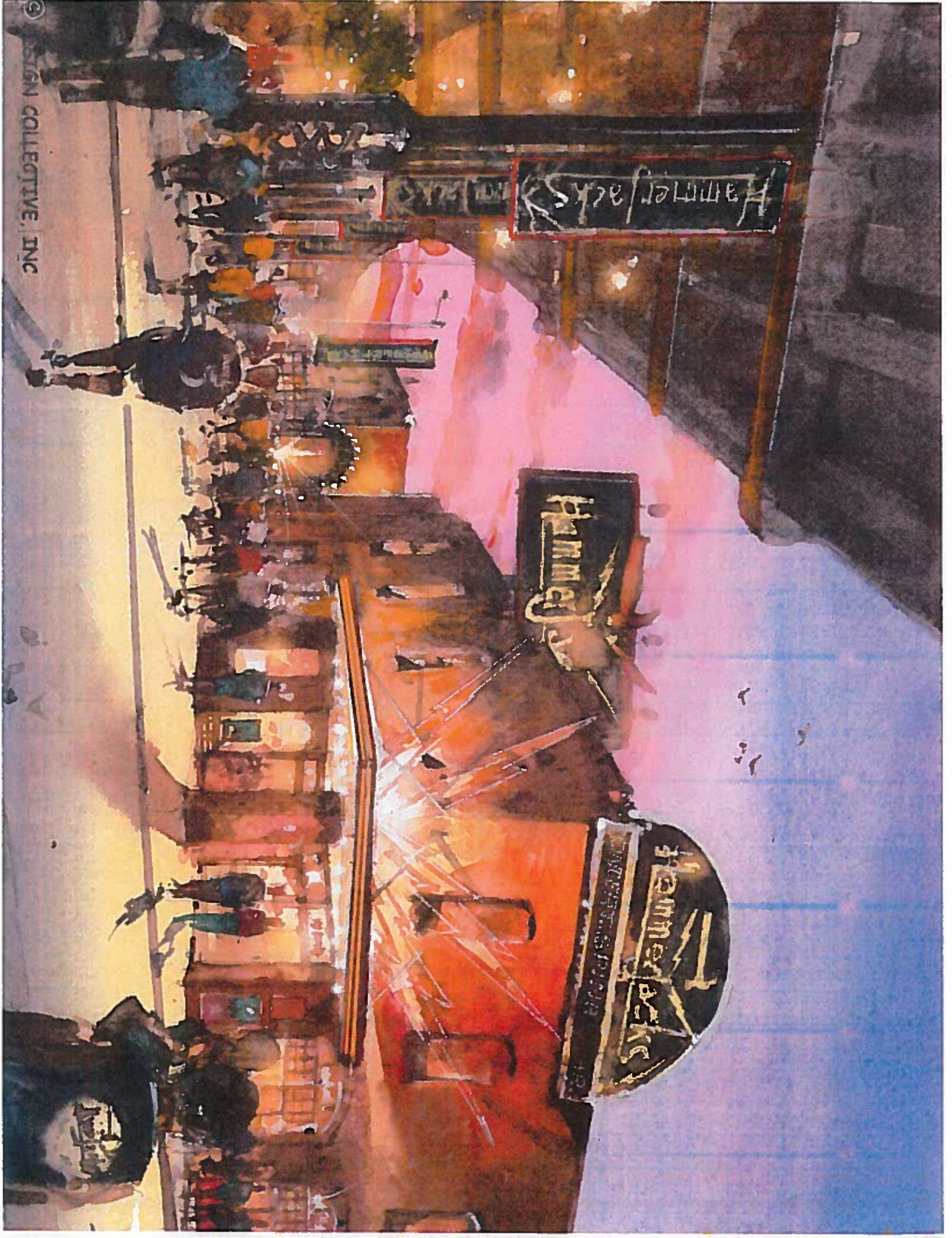
410.466.1034  
**Architectural**  
**Building**  
**Surveys**  
**INC.**

**NREB**  
NATIONAL REGISTER OF EXISTING BUILDINGS  
 301.770.6597

**1300**  
**RUSSELL**  
 Baltimore MD

DATE: 12.1.13  
 DRAWING: 05073  
 SCALE: 1" = 30'  
 SHEET SIZE: 8.5 x 11

EXISTING  
 1ST FLOOR  
 PLAN  
**EX1**



*Our Reputation is Building Every Day!*



October 30, 2015

Revised November 16, 2015

Re: Hammerjack's  
1300 Russell Street, Baltimore, MD

Mr. Butler:

Please accept this letter and the attached proposal by Design Collective, Inc. (DCI) for design services for your exciting project. Morgan-Keller, Inc. (MKI) proposes design and permitting assistance preconstruction services per the following:

Design Collective, Inc. (see attached DCI proposal):	
Architectural	\$301,600.00
Civil Engineering	\$ 61,200.00
Structural Engineering	\$ 44,600.00
MEP Engineering	\$ 74,095.00
Energy Modeling	\$ 8,500.00
<u>Architectural Rendering</u>	<u>\$ 5,000.00</u>
DCI Subtotal	\$494,995.00
MKI Preconstruction Fee (Flat Fee = 3.5%)	\$ 17,325.00
Permitting Assistance	incl
Design Meetings	incl
<u>Budget Preparation and Updating</u>	<u>incl</u>
<b>TOTAL PRECONSTRUCTION SERVICES</b>	<b>\$512,320.00</b>

All other consultant services may be selected a la carte per the attached DCI proposal. Provided Morgan-Keller, Inc. enters into a separate Construction Services agreement, the above Preconstruction Services fee will be voided.

Please sign below and return one copy in acknowledgement and acceptance of this proposal to initiate design work on the above referenced project. Should you have any questions, please do not hesitate to call. THANK YOU FOR THIS EXCITING OPPORTUNITY!

\_\_\_\_\_  
Kevin Butler

Sincerely,

Bryan J. Adgate, LEED AP  
Sr. Pre-Construction Manager

cc: Andy Hotchkiss

# Hammerjacks August Budget - Hammerjacks August Budget

Detail - Without Taxes and Insurance  
 Estimator - Greg Galczynski  
 Project Size - 58323 SF

Group 1 Divisions  
 Group 2 Major ItemCode Groups

Description	Quantity	Unit	Lab Total	Mat Total	Sub Total	Emp Rent Tot	Other Total	Imp Mat Tot	Total Cost
<b>General requirements</b>									
<b>Administrative requirements</b>									
Project Manager MKI	420	hour	34,440.00						34,440.00
Assistant Project Manager MKI	420	hour	19,740.00						19,740.00
Superintendent MKI	35	week	95,200.00						95,200.00
Foreman MKI	16	week	24,320.00						24,320.00
Safety Inspector MKI	64	hour	3,776.00						3,776.00
<b>** Total Administrative requirements</b>			<b>177,476.00</b>						<b>177,476.00</b>
<b>Quality requirements</b>									
Superintendent Mileage MKI	1,400	hour			7,000.00				7,000.00
Project Manager Mileage MKI	420	hour			2,100.00				2,100.00
<b>** Total Quality requirements</b>					<b>9,100.00</b>				<b>9,100.00</b>
<b>Temporary facilities and controls</b>									
Drawing Reproduction Costs MKI	500	sheet			500.00				500.00
Specification Reproduction Costs MKI	3,000	sheet			300.00				300.00
Postage MKI	8	month			4,000.00				4,000.00
Job Site Signs MKI	1	each	152.00					450.00	602.00
JobSite Trailer - Small - 1nd Mod/Demob & Tie Downs	1	1s			459.00				459.00
JobSite Trailer Perral MKI	1	1s			500.00				500.00
JobSite Trailer Steps MKI	2	each	12.67	400.00					412.67
Field Office Supplies MKI	8	month			1,200.00				1,200.00
Temporary Electric Service MKI	1	1s			1,500.00				1,500.00
Temporary Electric Usage MKI	35	week			4,025.00				4,025.00
Temporary Water Service MKI	1	1s			500.00				500.00
Temporary Water Usage MKI	8	month			800.00				800.00
Field Office Water Cooler MKI	8	month			47.60			198.40	246.00
Cell Phone Usage MKI	16	month			3,200.00				3,200.00
Cable, T1 or A/c Card(s) for Computer(s) Network MKI	8	month			800.00				800.00
Temporary Tolets MKI	24	month			3,480.00				3,480.00
Temporary Fee Protection MKI	59,323	sf		474.58					474.58
Temporary Chain Link Fence MKI	650	lf		1,900.00					3,934.05
Temporary Wood Guardrails MKI	220	lf	2,572.31	376.20					2,948.51
<b>** Total Temporary facilities and controls</b>			<b>2,736.97</b>	<b>1,250.78</b>	<b>2,406.60</b>	<b>22,639.05</b>	<b>648.40</b>		<b>29,681.80</b>
<b>Product requirements</b>									



# Hammerjacks August Budget - Hammerjacks August Budget

Group 1: Divisions  
Group 2: Major ItemCode Groups

Dual - Without Taxes and Insurance  
Estimator: Greg Galczynski  
Project Size: \$8323 SF

Description	Quantity	UM	Lab.Total	Mat.Total	Sub.Total	Est.Rent.Tot	Other.Total	Inst.Mat.Tot	TotalCost
Storage Trailer MKI	5	month				300.00			300.00
Mod/Demob Storage Trailer MKI	1	ls	304.00				150.00		454.00
** Total Product requirements			304.00			300.00	150.00		754.00
Execution requirements									
Daily Cleanup MKI - 1 Day/Week	35	week	7,000.00						7,000.00
Dumpster Pkgs MKI	25	each				4,125.00			4,125.00
Dump Fees MKI	100	tons				9,100.00			9,100.00
Permanent Records Management MKI	1	ls				800.00			800.00
Final Cleaning MKI	59,323	sf			14,830.75				14,830.75
Final Aid Equipment	1	ls				200.00			200.00
** Total Execution requirements			7,000.00		14,830.75	2,706.60	14,225.00	648.40	38,055.75
* Total General requirements			187,516.97	1,250.78	14,830.75	46,114.05			253,087.55
<b>Sitework</b>									
<b>Basic site materials and methods</b>									
Layout and Surveys MKI	1	ls			15,000.00				15,000.00
Field Testing and Inspection MKI	1	ls			35,000.00				35,000.00
** Total Basic site materials and methods					50,000.00				50,000.00
<b>Site preparation</b>									
Whole Building Demolition MKI	1	ls			230,000.00				230,000.00
Shoring of Paradox wall	1	LS			123,000.00				123,000.00
** Total Site preparation					353,000.00				353,000.00
<b>Earthwork</b>									
Earthwork Subcontract MKI	1	ls			80,000.00				80,000.00
Exterior Vial Backfill and Compaction MKI	1	cy			5,000.00				5,000.00
** Total Earthwork					85,000.00				85,000.00
<b>Utilities</b>									
Storm water management for redevelopment	1	ls			40,000.00				40,000.00
Foundation Drainage Piping System MKI	1,000	ft			11,000.00				11,000.00
Water System MKI	40	ft			15,000.00				15,000.00
Sandlay Sewer System MKI	40	ft			10,000.00				10,000.00
Grass Interceptor MKI	1	each			15,000.00				15,000.00
** Total Utilities					91,000.00				91,000.00
<b>Bases, ballasts and pavement</b>									
Asphalt Paving Heavy Duty MKI	400	sq			14,397.64				14,397.64

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1 Divisions  
Group 2 Major ItemCode Groups

Detail - Without Taxes and Insurance  
Estimator : Greg Galczynski  
Project Site : 58323 SF

Description	Quantity	UM	Lab Total	Mat Total	Sub Total	Eqpt.Rent.Tot	Other Total	Temp.Mat.Tot	Total Cost
Site Concrete Parking Subcontract MKI	1,200	sf			9,600.00				9,600.00
6" Gravel for Site Concrete Parking MKI	1,200	sf	532.80	482.40		264.00			1,279.20
Parking Signage MKI	10	each			1,200.00				1,200.00
Parking Line Striping MKI	20	each			800.00				800.00
Curb and Gutter MKI	600	ft			7,800.00				7,800.00
Sidewalks MKI	6,231	sf			31,155.00				31,155.00
** Total Bases, ballasts and pavement			532.80	482.40	64,952.64	264.00			66,231.64
Site Improvements and amenities									
Site Amortees MKI trash cans	8	ea	608.00	3,600.00					4,208.00
Fences and gates	1	LS			15,000.00				15,000.00
Temporary Chain Link Fencing MKI	900	ft			3,600.00				3,600.00
Traffic Barricades - Barretts, Cones or Other Devices MKI	1	each			14,000.00				14,000.00
** Total Site Improvements and amenities			608.00	3,600.00	15,000.00	3,600.00	14,000.00		36,808.00
Streetcscope allowance	1	ls			20,000.00				20,000.00
Seeding MKI	1	sf			1,000.00				1,000.00
** Total Planting					21,000.00				21,000.00
* Total Siltwork			1,140.80	4,082.40	679,952.64	3,864.00	14,000.00		703,039.84
Concrete									
Cast In place concrete									
Dumpster pad/ padstands	1	ls			15,907.00				15,907.00
Elevator pits	1	EACH			28,685.00				28,685.00
Footings piers	1	EACH			12,177.00				12,177.00
Footings	1	EACH			83,634.00				83,634.00
Loading dock walls	1	EACH			25,692.00				25,692.00
Spread Footings	1	EACH			58,391.00				58,391.00
Pan filled stairs	1	EACH			16,059.00				16,059.00
Slab on grade	25,035	EACH			165,336.15				165,336.15
Foundation walls to brick walls	1	EACH			119,622.00				119,622.00
Slab on metal deck	23,100	EACH			95,098.08				95,098.08
** Total Cast In place concrete					820,601.23				820,601.23
* Total Concrete					820,601.23				820,601.23
Masonry									
Basic masonry materials and methods									
Exterior walls brick/block/brick	12,572	sf			377,160.00				377,160.00

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1: Divisions  
Group 2: Major ItemCode Groups

Detail - Without Taxes and Insurance  
Estimator: Greg Galczynski  
Project Site: 59323 SF

Description	Quantity	Unit	Lab Total	Mat Total	Sub Total	Est. Grant Tot	Other Total	Total Mat Tot	Total Cost
Interior brick/12"block/sound walkbrick		sf							
Interior 8" block walls	7,396	sf			62,257.70			62,257.70	62,257.70
6 stairs one story	4,704	sf			42,000.13			42,000.13	42,000.13
1 stair two story	2,352	sf			21,000.07			21,000.07	21,000.07
2 elevator shafts	1,500	sf			13,157.85			13,157.85	13,157.85
Clean/repair existing walls	1	sf			180,000.00			180,000.00	180,000.00
Masonry Rebar	12	tons			15,000.00			15,000.00	15,000.00
<b>** Total Basic masonry materials and methods</b>					<b>695,575.75</b>			<b>695,575.75</b>	<b>710,575.75</b>
<b>* Total Masonry</b>					<b>15,000.00</b>			<b>15,000.00</b>	<b>710,575.75</b>
<b>Metals</b>					<b>695,575.75</b>			<b>695,575.75</b>	<b>710,575.75</b>
<b>Structural framing</b>									
Structural Steel Mki roof level	23,100	sf			254,100.00			254,100.00	254,100.00
Structural Steel Mki second floor	16,070	sf			241,050.00			241,050.00	241,050.00
<b>** Total Structural framing</b>					<b>495,150.00</b>			<b>495,150.00</b>	<b>495,150.00</b>
<b>Metal fabrications</b>									
One prt ladder	1	LS			600.00			600.00	600.00
Allowance for rails at floor openings	387	lf			19,350.00			19,350.00	19,350.00
Roof ladder	2	EACH			3,200.00			3,200.00	3,200.00
Steel stair one story	7	sets			70,000.00			70,000.00	70,000.00
Handrails and railings	650	lf			29,250.00		3,532.49	32,782.49	32,782.49
Checked and plate cover	5,886	SCFT			8,641.24		1,091.26	33,276.50	33,276.50
<b>** Total Metal fabrications</b>					<b>8,641.24</b>		<b>4,623.75</b>	<b>159,208.99</b>	<b>159,208.99</b>
<b>* Total Metals</b>					<b>8,641.24</b>		<b>4,623.75</b>	<b>654,358.99</b>	<b>654,358.99</b>
<b>Wood and plastics</b>									
<b>Rough carpentry</b>									
Lumber Hardware Mki	1	ls			10,000.00			10,000.00	10,000.00
Viewing platforms second floor	1,716	sf			25,740.00			25,740.00	25,740.00
Recycled timbers from existing building	1	ls			80,000.00			80,000.00	80,000.00
Temporary Stairs Mki	3	floor			1,199.97			1,199.97	1,199.97
2x6rfl blocking	1,902	BDFT			1,651.70			1,651.70	1,651.70
<b>** Total Rough carpentry</b>					<b>81,651.70</b>			<b>11,199.97</b>	<b>25,740.00</b>
<b>Finish carpentry</b>									
Burn	474	lf			36,024.00			189,600.00	189,600.00
<b>** Total Finish carpentry</b>					<b>36,024.00</b>			<b>189,600.00</b>	<b>189,600.00</b>
<b>Architectural woodwork</b>									
<b>** Total Finish carpentry</b>					<b>36,024.00</b>			<b>189,600.00</b>	<b>189,600.00</b>

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1 Divisions  
Group 2 Major ItemCode Groups

Detail - Without Taxes and Insurance  
Estimator Greg Galczynski  
Project Size 58323 SF

Description	Quantity	UM	Lab.Total	Mat.Total	Sub.Total	Eqm.Rent.Tot	OtherTotal	Time.Mat.Tot	TotalCost
Megaform counters w/ supports	150	LMFT	3,040.01		37,500.00				40,540.01
Bathroom Vanity Cabinets MKI	8	ea	1,216.00		8,000.00				9,216.00
** Total Architectural woodwork			4,256.01		45,500.00				49,756.01
Plastic fabrications									
FRP Walls Material MKI kitchen	1,170	sf			4,680.00				4,680.00
FRP Paneling Labor MKI	1,170	sf	3,510.00						3,510.00
** Total Plastic fabrications			3,510.00		4,680.00				8,190.00
* Total Wood and plastics			125,441.70		15,879.97				141,321.67
Thermal and moisture protection						15,000.00			15,000.00
Waterproofing and dampproofing									
Sheet Membrane Waterproofing MKI one elevators	1	ea			2,250.00				2,250.00
Fluid Applied Air Barrier MKI	12,000	sf			48,000.00				48,000.00
** Total Waterproofing and dampproofing					50,250.00				50,250.00
Thermal protection									
2" rigid insulation sound insulation	7,812	SOFT	567.83		11,054.76				11,622.59
** Total Thermal protection			567.83		11,054.76				11,622.59
Roof and siding panels									
Metal wall panels	11,250	sf			337,500.00				337,500.00
26 ga steel roof panels, finished Standing seam	1,391	Sqft	1,716.35		3,296.95				5,013.30
Snow Guards MKI	1	each							
** Total Roof and siding panels			1,716.35		3,296.95				5,013.30
Membrane roofing									
TPD roofing, 360 mill lily adhered	35,295	sf			247,065.00				247,065.00
** Total Membrane roofing					247,065.00				247,065.00
Flashing and sheetmetal									
Retain metal skylights	1	ls			10,000.00				10,000.00
** Total Flashing and sheetmetal					10,000.00				10,000.00
Joint sealers									
Caulking MKI	1	ls			25,000.00				25,000.00
** Total Joint sealers					25,000.00				25,000.00
** Total Thermal and moisture protection			2,284.29		14,351.71				16,636.00
Doors and windows									
Basic door and window materials and methods									
Doors, Frames & Hardware Material MKI	97	each			97,000.00				97,000.00
** Total Basic door and window materials and					97,000.00				97,000.00

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1 Divisions  
Group 2 Major ItemCode Groups

Dental - Without Taxes and Insurance  
Estimator: Greg Gulczynski  
Project Size: 39,323 SF

Description	Quantity	UM	Lab. Total	Mat. Total	Sub. Total	Eqpt. Rent. Tot.	Other Total	Imm. Mat. Tot.	Total Cost
<b>Metal doors and frames</b>									
Door, Frame and Hardware Installation MKI	97	each	25,802.00						25,802.00
Material Handling Crew MKI	3	week	18,240.00				3,390.00		21,630.00
** Total Metal doors and frames			44,042.00				3,390.00		47,432.00
<b>Specialty doors</b>									
Elect. operated OH door	2	EACH			9,000.00				9,000.00
** Total Specialty doors					9,000.00				9,000.00
<b>Entrances and storefronts</b>									
Aluminum doors	25	ea	50,000.00						50,000.00
Storefronts, Curtnwawl, Glass & Glazing Subcontract MKI	1,883	SF	83,835.00						83,835.00
** Total Entrances and storefronts			133,835.00						133,835.00
<b>Windows</b>									
Aluminum windows	1	LS	50,000.00						50,000.00
** Total Windows			50,000.00						50,000.00
<b>Glazing</b>									
Alum. skylight allowance		SF			3,760.00				3,760.00
Mirrors	376	SF							3,760.00
** Total Glazing					3,760.00				3,760.00
** Total Doors and windows	2	EACH	44,042.00	97,000.00	196,595.00		3,390.00		341,027.00
<b>Finishes</b>									
<b>Plaster and gypsum board</b>									
5/8" gypsum board walls turned 14'	7,574	SF			26,509.00				26,509.00
5/8" walls two side 3 5/8 studs 14'	15,148	SF			68,166.00				68,166.00
5/8" w/ raint gyp bd @ ceiling	3,000	SOFT		1,290.00	12,000.00				13,290.00
5/8" gypsum board @ ceiling	600	SOFT		162.00	2,400.00				2,562.00
** Total Plaster and gypsum board				1,452.00	109,075.00				110,527.00
<b>Tile</b>									
Ceramic Tile Subcontract MKI walls at showers	567	SF			4,800.00				4,800.00
Ceramic tile floor thin set	1,489	SOFT			11,904.00				11,904.00
Quarry tile floor base	232	SF			1,276.00				1,276.00
Quarry tile floors	1,368	SOFT			10,944.00				10,944.00
** Total Tile					28,924.00				28,924.00
<b>Ceilings</b>									
Acoustical Ceiling Tile Subcontract MKI	4,622	SF			9,244.00				9,244.00

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1 Divisions  
Group 2: Major ItemCode Groups

Detail - Without Taxes and Insurance  
Estimator : Greg Galczynski  
Project Size : 58923 SF

Description	Quantity	UM	Lab. Total	Mat. Total	Sub. Total	Eqp. Rent. Tot.	Other Total	Time Mat. Tot.	Total Cost
Acoustical Ceiling Tile Subcontract MKI kitchen	1,308	sf			5,533.97				5,533.97
<b>** Total Ceilings</b>					<b>14,777.97</b>				<b>14,777.97</b>
<b>Floors</b>									
Concrete Polishing MKI	40,668	sf			172,839.00				172,839.00
Wood Flooring Subcontract MKI	742	sf			7,420.00				7,420.00
Wood Flooring Subcontract MKI replace / refresh	4,561	sf			45,610.00				45,610.00
Vinyl composition tile	1,059	SOFT			582.45				1,520.51
Epoxy floor finish	567	SOFT			3,685.50				3,685.50
Caprol MKI	256	sf			7,650.00				7,650.00
<b>** Total Floors</b>					<b>938.06</b>				<b>238,725.02</b>
<b>Paints and coatings</b>									
Paint Subcontract MKI	69,323	sf			74,153.75				74,153.75
<b>** Total Paints and coatings</b>					<b>938.06</b>				<b>74,153.75</b>
<b>Specialties</b>									
<b>Compartments and cubicles</b>									
Floor mounted toilet compartment MKI	41	each			9,916.00				62,557.51
Urinal Screen MKI	11	each			668.80				5,857.48
<b>** Total Compartments and cubicles</b>					<b>10,584.80</b>				<b>68,414.99</b>
<b>Identification devices</b>									
Interior signage	88	EACH			5,984.00				5,984.00
<b>** Total Identification devices</b>					<b>5,984.00</b>				<b>5,984.00</b>
<b>Lockers</b>									
Double bar locker	35	each			1,329.94				6,778.05
<b>** Total Lockers</b>					<b>1,329.94</b>				<b>6,778.05</b>
<b>Fire protection devices</b>									
Fire extinguisher	16	EACH			607.92				3,026.79
Wall mounted fire extinguisher		EACH							
Fire extinguisher cabinet	20	EACH			760.00				2,690.20
<b>** Total Fire protection devices</b>					<b>1,367.92</b>				<b>6,306.99</b>
<b>Partitions</b>									
Operable partitions		sf							
<b>** Total Partitions</b>									
<b>Toilet and laundry specialties</b>									

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1 Divisions  
Group 2 Major ItemCode Groups

Date: - Without Taxes and Insurance  
Estimator : Greg Galczynski  
Project Size : 58323 SF

Description	Quantity	UM	Lab. Total	Mat. Total	Sub. Total	Eqp. Rent. Tot.	Other Total	Imp. Mat. Tot.	Total Cost
Shower doors	8	ea	1,216.00	2,400.00					3,616.00
Total Accessories Material MKI	1	ls		8,500.00					8,500.00
3/8" grab bar	18	EACH	683.98						683.98
4 1/2" grab bar	19	EACH	683.98						683.98
Surface mid double roll toilet paper holder	50	EACH	1,900.15						1,900.15
Surface mounted SMD	31	EACH	1,178.11						1,178.11
Surface mounted paper towel dispenser	20	EACH	760.03						760.03
Liquid soap dispenser	21	EACH	797.98						797.98
Mop jack	4	EACH	152.01						152.01
Coal Hook MKI	41	each	760.00						760.00
Framed mirror	8	EACH	304.02						304.02
** Total Toilet and Laundry specialties			8,438.27	10,900.00					19,338.27
* Total Specialties			21,718.93	85,101.37					106,820.30
Equipment									
Loading dock equipment									
Dock leveler	2	EACH			8,000.00				8,000.00
Dock bumpers	4	EACH			400.00				400.00
** Total Loading dock equipment					8,400.00				8,400.00
Food service equipment									
Food service equipment allowance bar sinks	1	ALLO			30,000.00				30,000.00
Food service equipment allowance cooler	1	ALLO			32,000.00				32,000.00
Food service equipment allowance kitchen	1	ALLO			200,000.00				200,000.00
** Total Food service equipment					262,000.00				262,000.00
* Total Equipment					270,400.00				270,400.00
Special construction									
Fire suppression									
Fire Protection Subcontract MKI	59,323	sf			177,969.00				177,969.00
Backflow Preventer MKI	1	each			7,000.00				7,000.00
** Total Fire suppression					184,969.00				184,969.00
* Total Special construction					184,969.00				184,969.00
Conveying systems									
Elevators									
2 story	1	ea			45,000.00				45,000.00
** Total Elevators					45,000.00				45,000.00
* Total Conveying systems					45,000.00				45,000.00
Mechanical									

# Hammerjacks August Budget - Hammerjacks August Budget

Group 1 Divisions  
Group 2 Major Item/Code Groups

Detail - Without Taxes and Insurance  
Estimator - Greg Golezynski  
Project Size 59323 SF

Description	Quantity	UM	Lab Total	Mat. Total	Sub-Total	Eqm.Rentl.Tot	Other Total	Trn.Mat.Tot	Total Cost
<b>Plumbing fixtures and equipment</b>									
Plumbing Subcontract MKI	135	ls			413,915.09				413,915.09
Gas Piping MKI	1	ls			35,000.00				35,000.00
Dining/Lounge Electric Hi-Lo Wall Hung Cnctd	4	EACH	1,725.00	4,128.67					5,853.67
Water closet	49	EACH	29,964.48	44,100.00					74,064.48
Urinal	14	EACH	2,672.50	14,000.00					16,672.50
Lavatory	45	EACH	8,517.60	11,751.57					20,269.17
Showers	8	EACH	1,223.04	2,000.00					3,223.04
Mop sinks	4	EACH	920.96	2,164.00					3,084.96
Bar sink faucets	11	EACH	3,363.36	5,660.73					9,024.09
Domestic water heaters 100 kitchen	1	ea			7,800.00				7,800.00
Domestic water heaters 75 gal dr/spot/co	2	EACH			6,500.00				6,500.00
Domestic water heaters 30 gal gang balls	6	EACH			9,000.00				9,000.00
<b>** Total Plumbing fixtures and equipment</b>			<b>48,286.95</b>	<b>83,804.87</b>	<b>472,215.09</b>				<b>884,307.01</b>
<b>HVAC equipment</b>									
HVAC Subcontract MKI	180	tons			900,000.00				900,000.00
Testing and Balancing	1	ts			20,000.00				20,000.00
Automatic Temperature Controls MKI	1	ts			40,000.00				40,000.00
<b>** Total HVAC equipment</b>					<b>960,000.00</b>				<b>960,000.00</b>
<b>Air distribution</b>									
Fans for main open areas 20,000 CFM ea	4	ea			36,000.00				36,000.00
Ceiling bathroom Exhaust fan gang baths	8	Each	216.85	419.64	13,600.00				14,236.29
Ceiling bathroom Exhaust fan small bath	10	Each	6,000.00	5,000.00					11,000.00
<b>** Total Air distribution</b>			<b>6,216.85</b>	<b>5,419.64</b>	<b>49,600.00</b>				<b>61,236.29</b>
<b>* Total Mechanical</b>			<b>54,503.80</b>	<b>89,224.61</b>	<b>1,481,815.09</b>				<b>1,825,543.30</b>
<b>Electrical</b>									
<b>Power distribution equipment</b>									
Electrical Subcontract MKI	59	323 sf			590,002.83				590,002.83
<b>** Total Power distribution equipment</b>					<b>590,002.83</b>				<b>590,002.83</b>
<b>* Total Electrical</b>			<b>446,227.59</b>	<b>347,489.30</b>	<b>6,792,082.50</b>	<b>21,570.60</b>	<b>68,127.80</b>	<b>648.40</b>	<b>7,883,128.19</b>
<b>Total Direct Cost</b>									



**Estimate Summary**

**Hammerlocks August Budget**

Morgan-Keller, Inc.  
70 Thomas Johnson Drive - Suite 200  
Frederick  
MD

Bid date 11/24/2015

\$8,323 SF

142.9154

Direct costs	%	Labor	Material	Equipment	Subcontract	Temp Man	Equip Rental	Other	Totals
Baso labor		\$446,228	\$347,489	\$7,000	\$6,792,083	\$648	\$21,571	\$68,128	\$7,683,126
Labor manhours		5,030							\$20,848
Material sales tax	6.00%		\$20,848						\$420
Equipment Surcharge	6.00%			\$420					\$420
<b>Gross cost</b>		<b>\$446,228</b>	<b>\$368,317</b>	<b>\$7,420</b>	<b>\$6,792,083</b>	<b>\$648</b>	<b>\$21,571</b>	<b>\$68,128</b>	<b>\$7,704,394</b>
Builder's Risk Insurance	0.15%								\$12,717
Overall									
Overhead	3.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	\$296,736
Profit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	\$0
Performance Bond		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,908
General Liability Insurance	0.25%								\$21,195
Contingency	5.00%								\$385,220
<b>Total</b>									<b>\$8,478,171</b>
<b>Project total</b>									<b>\$8,478,171</b>

# DESIGN COLLECTIVE

ARCHITECTURE PLANNING INTERIORS  
LANDSCAPE ARCHITECTURE GRAPHICS

RETAIL  
MIXED-USE  
URBAN DESIGN



*Proposal for Architectural Design Services*

**Hammerjacks**  
Baltimore, Maryland

October 30, 2015

[WWW.DESIGNCOLLECTIVE.COM](http://WWW.DESIGNCOLLECTIVE.COM)

601 East Pratt Street, Suite 300  
Baltimore, Maryland 21202  
Tel 410 685 6533 Fax 410 539 6242



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October 30, 2015

C/O Ken Kolb, Senior Associate - LEED AP, CM-BIM  
Morgan Keller Construction

RE: Architectural Concept Design Services Proposal  
Hammerjacks Concert Venue and Bar  
Baltimore, Maryland

Dear Mr. Kolb:

At the request of Ken Kolb of Morgan Keller Construction, we are providing our proposal to provide architectural design services for the above referenced project. We thank you again for this opportunity.

## I. OUTLINE PROJECT SCOPE

A. Site location: 1310 Russell St, Baltimore, MD 21230. Current property is zoned M2-3 INDUSTRIAL DISTRICT. We understand that Hammerjack's Entertainment Group has had conversations with the City; we would need to confirm any agreements to fully include the proper scope and schedule. The following scope does not include services for the zoning variance.

### B. Project Parameters:

- The Project consists of approximately 48,000 SF of existing and proposed entertainment nightclub use. We understand the design objective to be the creation of the original Hammerjack's Club and play on the industrial aesthetic present in the existing building. Other local brands will be incorporated into the project such as Little Tavern and others. The project will be delivered via design build delivery method.
- The existing space, previously occupied by industrial and testing companies is currently vacant. Lot 1300 will be maintained and used for bar and restaurant, while 1310 would be demolished and a new venue building erected within the footprint. A beer garden outdoor space would be created between the two volumes. Truck service would be along the concert venue adjacent to the railway. Morgan Keller has prepared some sketches that have been reviewed in generation of this scope of work.
- Parking – Limited onsite parking would be provided, a shared parking agreement with parking authority controlling MT Bank Stadium Lots is to be considered to address venue parking.

## II. SCOPE OF SERVICES

The scope of services that follows only addresses the redevelopment of the existing building and the new construction listed above. Project will be design build with Morgan Keller Construction. Basic Services are outlined below and within the individual consultant proposals.

A. SCHEMATIC DESIGN

The extent of the concept as provided to the design team is the basis for the schematic design. Design Collective will coordinate and lead the team, including Consultant team and Owner's representation, in the design and documentation effort.

PROJECT ADMINISTRATION

Project management to schedule, coordinate and record meetings (5 in phase)

ARCHITECTURE AND INTERIOR DESIGN

1. Lead meetings with Owner and team
2. Design elevations and exterior spaces
3. Prepare architectural building plans
4. Coordinate preliminary space required for engineering systems and distribution.
5. Identify potential materials, systems and equipment and their quality standards consistent with the conceptual design and budget.
6. Concept presentation to UDARP, if required, by site plan submission and SPRC.

COORDINATE CONSULTANTS

1. Morris Richie Associates – CIVIL
2. McLaren Engineering – STRUCTURAL
3. JENNERIK – MEP
4. Savoy Brown - FOOD SERVICE
5. Integration Factory AV CONSULTANT

SUBMISSIONS

1. Drawing package
2. Design Narrative including Mechanical, Electrical, Plumbing, Structural and Lighting.
3. LEED Checklist or IGCC checklist
4. All files will be transmitted electronically to the Owner. Design Collective will print limited sets for the owner (2 sets)

B. DESIGN DEVELOPMENT

The design team will work with the Client and Design Team to coordinate, design and document the venue, bar and exterior spaces. Team will work on developing design and attaining approval from the Owner and key stakeholders. Design Collective will coordinate and lead the team including Consultant staff, in the design and documentation effort.

PROJECT ADMINISTRATION

Project management to schedule, coordinate and record meetings (4 in phase)

ARCHITECTURE AND INTERIOR DESIGN

1. Hold meetings with Consultant and Owner
2. Refine interior elevations
3. Refine building plans
4. Prepare large scale plans indicating kitchen and bar layout
5. Typical interior sections and details
6. Coordinate preliminary space required for engineering systems distribution
7. Identify potential materials, systems and equipment and their quality standards consistent with the conceptual design and budget
8. Technical review of documents
9. Assist in development of package for steering committee review
10. Preliminary outline specification
11. Meet with City fire marshal - John Car
12. Present to UDARP, if required, by site plan submission and SPRC.

#### SUBMISSIONS

1. Drawing package – plans, sections, elevations, details and preliminary schedules
2. Outline specification
3. All files will be transmitted electronically to the Owner and CM. Design Collective will print limited sets for the owner (2 half size sets and 2 project manuals).

#### RENDERING – ALTERNATE 1

1. Coordinate Marketing water color for concept during Schematic Design
2. Coordinate and produce three principal views; one exterior and two interior at the end of Design Development

#### C. CONSTRUCTION DOCUMENTS

The design team will take the approved Design Development Package and document the design for permitting and construction. The team will prepare drawings and specifications signed and sealed for the City of Baltimore and in compliance with IGCC standard or LEED equivalent. The design team has not included fee for the submission of the documents for permit. It is assumed that the contractor will apply for all permits required for the work.

#### PROJECT ADMINISTRATION

1. Project management to schedule, coordinate and record meetings.
2. Project Manager to identify significant issues affecting the project determines resolution responsibility, schedule meetings, review schedule and budget status, etc.

#### ARCHITECTURE AND INTERIOR DESIGN

1. Preparation of Final architectural drawings and specifications based on approved design development documents.
2. Coordination of architectural and engineering systems.

#### PROJECT MANUAL AND TECHNICAL SPECIFICATIONS

1. Development and preparation of the conditions of the contract (general, supplementary, and other conditions).
2. Development and preparation of the architectural specifications

#### SUBMISSIONS

1. 50% Construction Drawings
2. Final Construction Documents for bidding and permit.
3. We will provide drawings and specifications for bid. These drawings will also serve as the Construction set. All files will be transmitted electronically to the CM. Design Collective will print limited sets (2) for the owner.

#### D. BIDDING AND NEGATION (Alternate Service)

The A/E will deliver its services and documents for new construction assuming one general bid package and one bid process. The A/E will attend two pre-bid meetings for architecture, and two for MEP. Services or documentation for multi-step bidding is not included except for an Early Demolition Package, which is anticipated to be issued before the completion of the DD Phase. Demolition is anticipated to begin approximately by the end of DD Phase.

1. Issue reproducible documents to Client.
2. Evaluate alternates or substitutions, and review bids.
3. Coordination production of addenda and clarification documents.

- E. **CONSTRUCTION ADMINISTRATION (Alternate Service)**  
The A/E will consult with Client as construction progresses and assist in preparing instructions to the Construction Manager.

**SHOP DRAWINGS, SUBMITTALS AND SAMPLES**

1. Processing of submittals, including receipt, review of, and appropriate action on shop drawings, product data, samples and other submittals required by the contract documents.

**CONSTRUCTION PROGRESS MEETINGS**

1. Attend project meetings twice per month. Meeting minutes will be recorded by CM.
2. A/E field representatives will visit site concurrent with progress meetings, to review progress of the work and respond to contractors' questions.
3. Prepare field observation reports indicating general observations, when necessary.

**SUPPLEMENTAL DOCUMENTATION**

1. Interpret requirements of the Contract Documents and make judgment, regarding claims made by Client or CM relating to execution and progress of construction.
2. Preparation of supplemental drawings, specifications and interpretations in response to requests for clarification by Contractor.

**REVIEW OF CHANGE ORDER REQUESTS**

1. A/E will assist Client in determining whether scope of change order is appropriate.
2. Evaluate substitutions to determine quality of material or item and impact on design.

**PROJECT CLOSEOUT**

1. Punch list with Client representative to verify conformity of work to the Contract Documents.
2. Inspection upon notice by CM that work is ready for inspection and acceptance.
3. Notification to Owner and CM of deficiencies found in follow-up inspections, if any.
4. Issue substantial and final completion certificates.

III. **Design Collective Staffing**

Principal - in - Charge of Project: Fred Marino, AIA  
Project Manager: Matt Herbert, AIA, NCARB, LEED AP  
Project Architect: Nicky Lubis

IV. **Schedule**

Refer to the schedule below for design and anticipated construction durations.

Schematic Design	8 weeks
Design Development	6 weeks
Construction documentation	10 weeks
Bidding and Negotiation	4 weeks
Construction Duration	8 months Per Morgan Keller Estimates

V. **Compensation**

**A. BASE FEE**

Design Collective Inc. proposes to perform the above stated scope of basic services (with the assumptions made herein as to program and scope) for a lump sum fee presented on the following spread sheet.



<b>Fee Summary</b>				
<b>PHASE: BASIC SERVICES</b>				
Fee break down	Schematic Design	Design Development	Construction Documents	Total
<b>Design Collective</b>	\$76,160.00	\$80,560.00	\$144,880.00	\$301,600.00
Architectural				
<b>TBD</b>	\$12,240.00	\$18,360.00	\$30,600.00	\$61,200.00
Civil Engineering				
<b>McLaren Engineering</b>	\$11,300.00	\$12,800.00	\$20,500.00	\$44,600.00
Structural				
<b>Jennerik Engineering</b>	\$8,950.00	\$16,195.00	\$48,950.00	\$74,095.00
MEP				
<b>Jennerik Engineering</b>	\$0.00	\$8,500.00	\$0.00	\$8,500.00
Energy Modeling				
<b>TOTALS</b>	<b>\$108,650.00</b>	<b>\$136,415.00</b>	<b>\$244,930.00</b>	<b>\$489,995.00</b>

<b>Alternate Construction Services</b>				
Alternate Consultant services	Schematic Design	Design Development	Construction Documents	Total
<b>Integration Factory</b>	\$0.00	\$25,000.00	\$45,000.00	\$70,000.00
Audio Visual				
<b>TBD</b>	\$0.00	\$5,000.00	\$12,000.00	\$17,000.00
Lighting				
<b>Savoy Brown</b>	\$12,000.00	\$12,000.00	\$12,000.00	\$36,000.00
Food Service				

Construction Activities	Bidding Negotiation	Construction Administration	Total
<b>Design Collective</b>	\$14,920.00	\$47,100.00	\$62,020.00
Architectural			
<b>McLaren Engineering</b>	\$0.00	\$10,300.00	\$10,300.00
Structural			
<b>Jennerik Engineering</b>	\$9,950.00	\$16,690.00	\$26,640.00
MEP			
<b>Savoy Brown</b>	\$5,000.00	\$4,000.00	\$9,000.00
Food Service			
<b>TOTALS</b>	<b>\$29,870.00</b>	<b>\$78,090.00</b>	<b>\$107,960.00</b>

<b>Design Collective</b>	<b>\$5,000.00</b>
Architectural rendering	

<b>TBD</b>	<b>\$20,000</b>
Submission of Developer's agreement	

**B. EXCLUSIONS**

1. We exclude geotechnical engineering services.
2. Services related to the selection, specification, or purchase and delivery of furniture, loose building equipment or furnishings, loose scientific equipment, accessories and art-work is not included.
3. Phased construction documentation and fast track package delivery is excluded.
4. The A/E has not included services or expenses for any physical, structural, mechanical or electrical testing which may be required as a result of observations of the A/E or the requirements of the design. Examples of such tests include load testing, petrographic analysis, core drilling, and waste pipe tests. Also, the A/E's time for administering or observing such tests is not included.
5. The A/E will not be responsible for the discovery, handling, or removal of hazardous materials. The owner will provide the A/E with any information it may have regarding the presence and location of any such materials. This proposal assumes the most efficient method to accomplish the survey, measuring and documentation, which is to provide it as a continuous effort over several days. Therefore, we have assumed that all asbestos abatement in areas that the A/E will be required to survey will be removed or be in a safe condition prior to the time of the survey to avoid possible exposure to the A/E's team members.

**C. REIMBURSABLE EXPENSES**

Reimbursable expenses will include printing and reprographic services, delivery, courier and shipping services, architectural materials and supplies for presentations, photographs, renderings, travel expenses, parking and mileage.

Reimbursable expenses are in addition to the contract amount and will be billed on a monthly basis at 1.1 final costs.

**D. HOURLY RATES**

If any services are requested to be performed on an hourly basis, they shall be performed at the rates of Two Hundred Seventy-five Dollars (\$275.00) per hour for Senior Partner, Two Hundred Thirty-five Dollars (\$235.00) per hour for Partner, Two Hundred Thirty-Five Dollars (\$235.00) per hour for Principal, One Hundred Ninety Dollars (\$190.00) per hour for Senior Associate, One Hundred Sixty Dollars (\$160.00) per hour for Associate, One Hundred Thirty-five Dollars (\$135.00) per hour for Designer III, One Hundred Ten Dollars (\$110.00) per hour for Designer II, and Ninety-Five Dollars (\$95.00) per hour for Designer I and Seventy-Two Dollars (\$72.00) per hour for Administrative time.

Hopefully anticipating a favorable response, I remain.

Sincerely,

Matthew T. Herbert, AIA, NCARB, LEED AP  
Senior Associate

Accepted : \_\_\_\_\_ (Seal)

Date: \_\_\_\_\_

DESIGN COLLECTIVE, INC.  
STANDARD CONTRACT TERMS AND CONDITIONS

1. DUTIES AND STANDARD OF CARE:

Design Collective, Inc., the "Architect," agrees to provide those professional services, including architectural design and construction documents as well as consultations as agreed to in the scope of services. Additional services may be performed if requested, subject to an agreed-upon revision in the scope of services and authorized additional compensation. Services will be performed in accordance with generally accepted principles of architectural practice and in a manner consistent with the level of professional care and skill ordinarily exercised by members of the architectural profession for similar projects. No other warranty, expressed or implied, is made. The other party to this agreement will be termed "Client", and will have various duties and responsibilities as outlined in the Contract. Client shall communicate these standard contract terms and conditions to each and every third party to whom the Client transmits any part of the Architect's plans and/or specifications.

2. EARLY BID DOCUMENTS/FAST TRACK PROJECTS:

When the Client requests submission of early bid documents, it is acknowledge that the Architect's drawings are issued to contractors for pricing or bid purposes in advance of full completion of construction documents by the Architect. The Client agrees to hold the Architect harmless from additional construction costs arising from subsequent revisions, addenda, and corrections to the architectural drawings, made in order so as to conform same to the final drawings.

3. HIDDEN CONDITIONS

The Instruments of Service are based on observable conditions. A condition is hidden if it is concealed by existing finishes or cannot be investigated by reasonable visual observation. In the event Architect, in the performance of the services, uncovers a hidden condition, Architect shall not be responsible for costs associated with repairing, restoring, removing or otherwise correcting said condition. Architect shall have no responsibility for hidden conditions or any subsequent damage to persons or property related to any hidden conditions.

4. CONSTRUCTION COST ESTIMATES:

Since the Architect has no control over the cost of labor, materials, or equipment, or over the contractor's method of determining prices, or over competitive bidding or market conditions, his opinions of probable construction cost are made on the basis of his experience and qualifications. These opinions when rendered, represent his best judgment as a design professional familiar with the construction industry, and are not to be construed as a guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost rendered by him. If the owner wishes greater assurance as to the construction cost, he shall employ an independent cost estimator.

#### 5. OWNERSHIP AND REUSE OF DOCUMENTS:

It is acknowledged that the architectural plans and specifications are instruments of professional service and the Architect shall retain copies of drawings for the project. The Drawings and Specifications shall not be used by the Owner on other projects. The Owner does not have the right to use or modify the Drawings and Specifications to complete this Project with another architect without further permission from or further compensation to Design Collective. If the Owner so elects to use or modify the contract documents with the permission of and appropriate compensation to Design Collective, the Owner hereby agrees to indemnify and hold harmless Design Collective from and against liability for any and all claims, losses, damages and expenses arising from or associated with this use.

#### 6. INVOICE PAYMENTS:

The Architect will submit invoices to the Client monthly and a final bill upon completion of services. Invoices will show charges on the basis of services performed during the preceding month. A separate invoice will show reimbursable expenses due. Unless disputed in writing by Owner, payment is due upon presentation of invoice and is past due thirty days from invoice date.

Unless disputed in writing by owner, failure of Owner to make payments to Architect in accordance with this Agreement shall be considered substantial nonperformance and is sufficient cause for Architect to either suspend or terminate services.

A carrying charge of ten percent (10%) per annum, compounded monthly, will be assessed against all past due invoices. Unless disputed in writing by Owner, if payment of services is not made within forty-five (45) days of the receipt of an invoice, the Architect may withhold or withdraw documents from the Owner or appropriate governmental authorities or withhold cooperation necessary to acquire building permits. It is further agreed that in the event a lien or suit is filed to enforce overdue payments under this agreement, the prevailing party, whether Client or Architect, is entitled to legal costs, including reasonable attorney's fees.

#### 7. TERMINATION OF AGREEMENT:

The obligation to provide further services under this agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the either party to perform in accordance with the terms of this agreement through no fault of the terminating party. Unless disputed in writing by the Owner, the Architect shall be compensated by the Client for all services performed and Reimbursable Expenses incurred up to and including the termination date.

8. PROJECT SUSPENSION OR ABANDONMENT:

If the project is suspended or abandoned in whole or in part through no fault of the Architect, the Architect shall be compensated for all services performed prior to receipt of written notice from the Client of such suspension or abandonment, together with any reimbursable expenses then due.

9. SEVERABILITY:

In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in full force and effect, and binding upon the parties hereto. The terms of paragraphs 4 and 5 shall survive termination of this agreement.

10. INSURANCE/LIABILITY LIMITATION:

The Architect represents that it and its agents, employees and consultants employed by it, is and are protected by workman's compensation insurance, and the Architect has such coverage under public liability and property damage insurance policies to protect itself from claims arising from work performed under this agreement. Also, the Architect represents that it maintains professional liability insurance for protection from claims arising out of performance of professional services caused by any negligent error, omission or act from which the insured is legally liable. Certificates in evidence of policies of insurance will be provided to the Client upon request. The Architect shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance, not including consultants. Limitations on liability provided in the Agreement are business understandings between the parties and shall apply to all theories of liability, including breach of contract or warranty, tort including negligence, strict or statutory liability, or any other cause of action. No employee or agent of the Architect shall have any individual professional liability in addition to, or in excess of, the Architects liability under these standard contract terms and conditions. Damages recoverable from the Architect, in the case of omissions, shall be limited to the direct extra cost to the client of necessary corrective work. Recovery for any consequential damages, for delay, impact, interference or inefficiency is expressly waived.

11. MEDIA ACKNOWLEDGEMENT:

The Owner hereby grants authorization to Design Collective, Inc. or its agent to photograph both the interior and the exterior of the project, as applicable, at a mutually agreed upon time; however agreement may not be unreasonably withheld so as to eventually prevent the project from being photographed.

12. Consent to Jurisdiction and Waiver of Jury Trial:

The Parties hereby agree to submit to the jurisdiction of the State of Maryland for the purposes of all legal proceedings arising out of or relating to this agreement and/or the transactions contemplated hereby. Each of the Parties hereby waives any right it may have to a jury trial in any suit, action or proceeding existing under or relating to the Agreement.

13. LEED Services:

The Architect shall perform a LEED certification viability analysis, or its equivalent, by the completion of the Schematic Design Phase of the Project. The analysis shall recommend an appropriate rating system and determine the viability of certification and certification level based upon program and scope of construction. LEED documentation services, or its equivalent, shall be an additional service. As the Architect, Design Collective, Inc. does not warrant, guarantee or represent that this Project will ultimately obtain LEED Certification or equivalent certification at any level.



## RELEVANT EXPERIENCE

## EXPERIENCE & RELATIONSHIPS

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Over the last 35 years, Design Collective has completed over 10 million SF of mixed-use space throughout Baltimore Maryland. Our client portfolio includes an array of nationally-recognized mixed-use developers as well as public-sector agencies and institutions. Through this experience, we have successfully guided hundreds of projects varying in scale through Baltimore City site plan and building plan review process. Our team is extremely adept at reviewing plans, supporting negotiations, resolving disputes and revising construction drawings to satisfy City planning, licensing and permit officials in a timely manner.

## ENTERTAINMENT/RETAIL EXPERIENCE

- Ballpark Village, St Louis
- iXfinity Live
- The Park at Rosemont
- Woodbine Live
- Power Plant
- Daytona Live
- Austin Grill
- Boyu Restaurant
- PRIME OUTLETS QUEENSTOWN, Queenstown, MD
- PRIME OUTLETS HAGERSTOWN, Hagerstown, MD
- PRIME OUTLETS, GROVE CITY, Grove City, PA
- PRIME OUTLETS, WILLIAMSBURG, Williamsburg, VA
- PRIME OUTLETS ELLENTON, Ellenton, FL
- PRIME OUTLETS FLORIDA CITY, Florida City, FL
- PRIME OUTLETS GULFPORT, Gulfport, MS
- PRIME OUTLETS, JEFFERSONVILLE, Jeffersonville, OH
- PRIME OUTLETS, HUNTLEY, Huntley, IL
- THE SPORTS COURT AT TANGER OUTLETS, San Marcos, TX
- CLINTON CROSSING PREMIUM OUTLETS, Clinton, CT
- PUERTO RICO PREMIUM OUTLETS, Barceloneta, PR
- OUTLETS AT CASTLE ROCK, Castle Rock, CO
- BEND FACTORY STORES, Bend, OR
- CAMARILLO PREMIUM OUTLETS, Camarillo, CA
- CORAL ISLE FACTORY SHOPS, Coral Isle, FL
- PRIME OUTLETS, PLEASANT PRAIRIE, Kenosha, WI
- GAINESVILLE OUTLET SHOPS, Gainesville, TX
- CAROLINA PREMIUM OUTLETS, Smithfield, NC
- PRIME OUTLETS SAN MARCOS, San Marcos, TX
- OAK CREEK FACTORY OUTLET, Sedona, AZ
- WOODBURN COMPANY STORES, Woodburn, OR
- OUTLETS AT ANTHEM, Phoenix, AZ
- THE SECAUCUS OUTLETS, Secaucus, NY



EXPERIENCE & RELATIONSHIPS



\* Image Courtesy of The Cordish Companies

Ball Park Village



The Park at Rosemont



\* Image Courtesy of The Cordish Companies

Xfinity Live



## PHILLY LIVE!

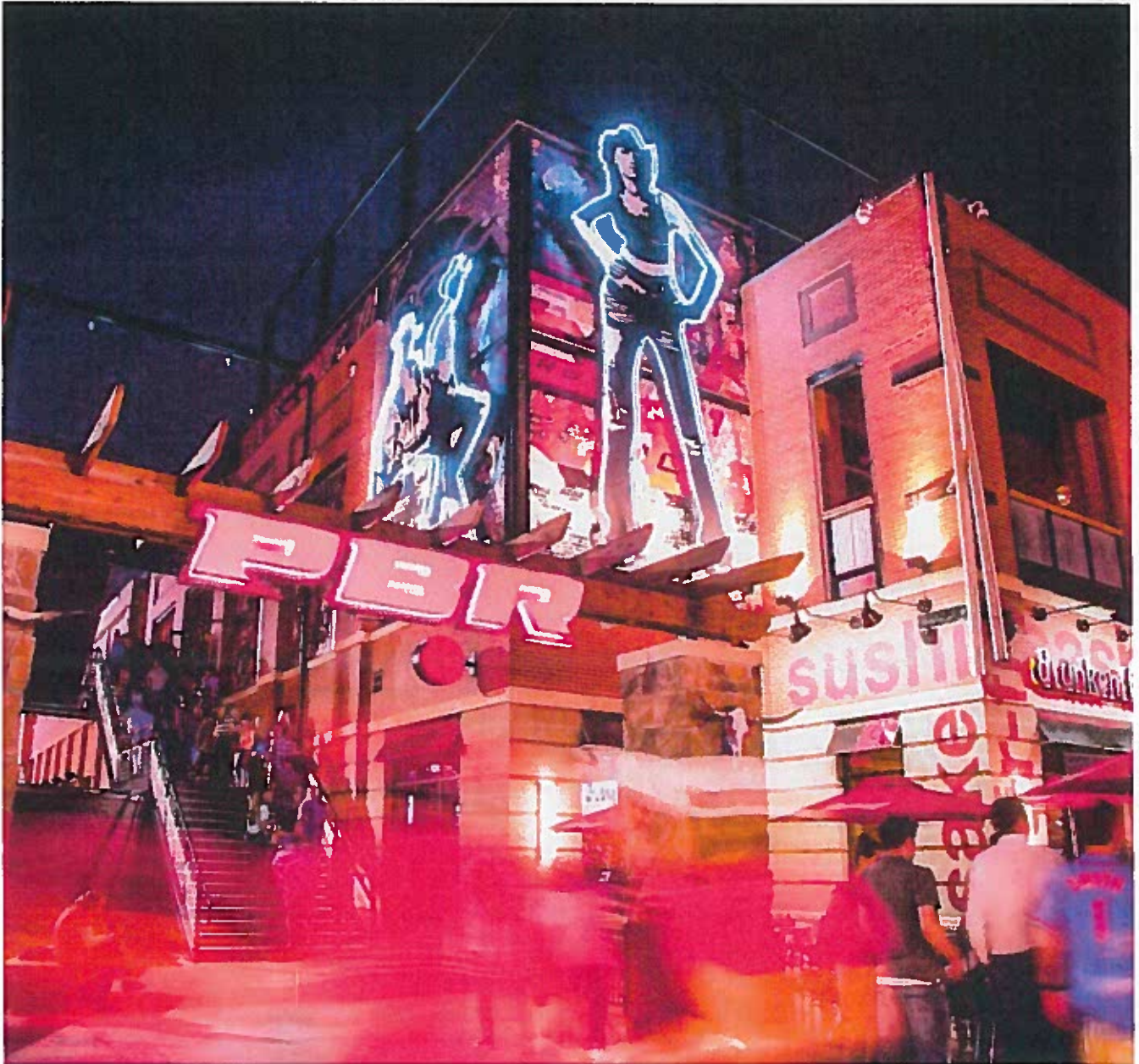
Philadelphia, Pennsylvania

- 300,000 SF mixed-use entertainment destination
- Sports anchored - located between the city's two stadiums - the Wachovia center, which is home to the 76ers basketball and Flyers hockey teams, and the Spectrum
- 68,000 SF retail, 50,000 SF office, 450 residential units, a 200-room hotel, a 14-screen 65,000 SF cinema, 68,500 SF club/entertainment

DESIGN COLLECTIVE



\* Image Courtesy of The Cordish Companies



## BALLPARK VILLAGE

St. Louis, Missouri

- 130,000 Sf of entertainment destination
- Located adjacent to the Cardinals Stadium, project consists of Cardinals Nation, Budwiser Brewhouse, PBR, Fox Midwest Live and other restaurants and food stalls.



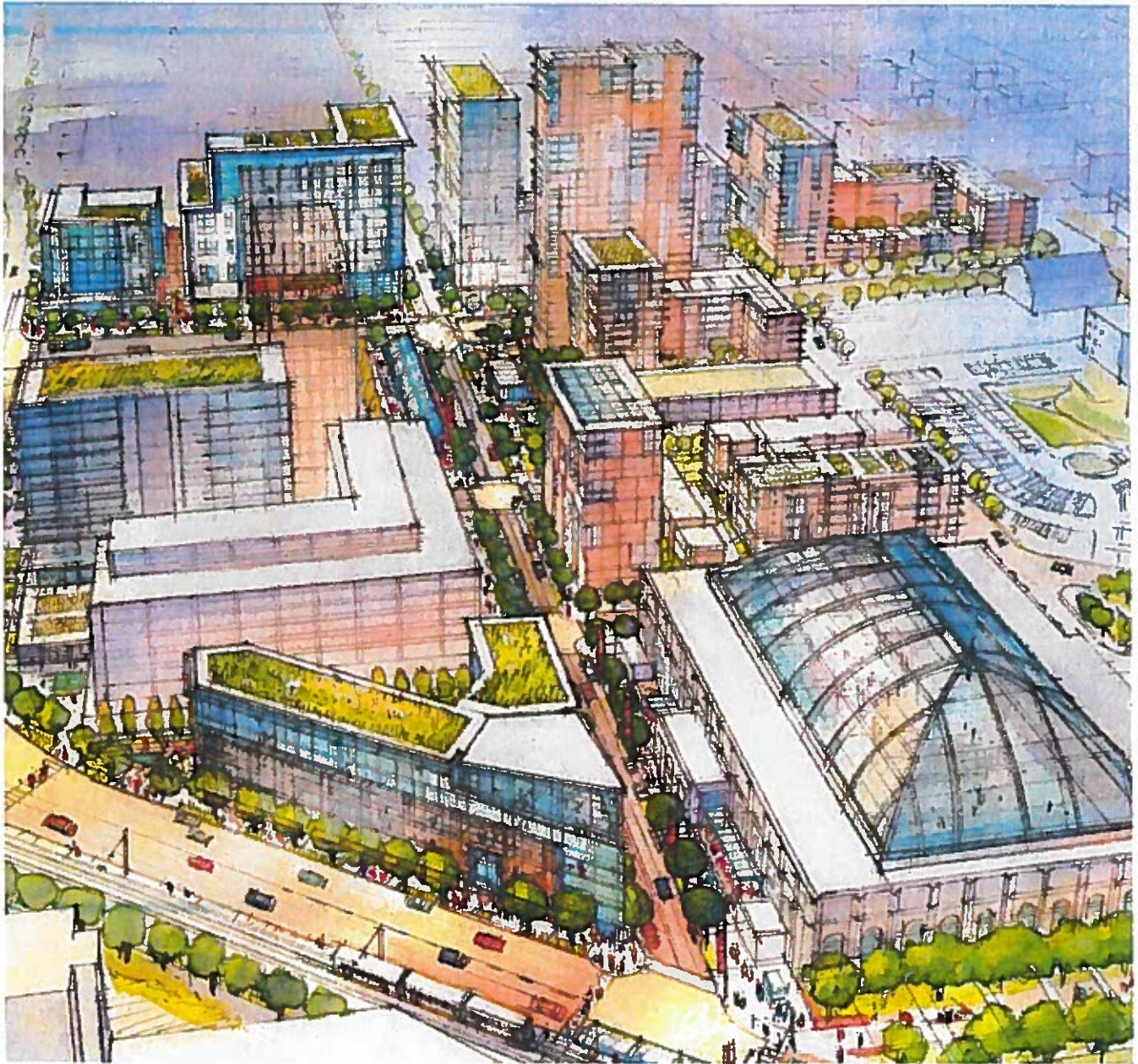
\* Image Courtesy of The Cordish Companies | 17



## POWER PLANT Baltimore, MD

- Architecture, interior design for base building adaptive use
- 150,000 SF mixed-use development
- Retail, entertainment, office building
- Pier IV Office: Conceptual architectural design
- Award-Winning Design





## STATE CENTER Baltimore, Maryland

- 30-acre transit-oriented village
- Phase I Development includes two new office buildings totaling 500,000 sf of office space, 70,000 sf of street-level retail and a 1,000 space parking garage
- Client: State of Maryland
- Phase I Cost: \$215 million
- Award-Winning Design
- Redevelopment of existing Armory into retail venue





## HOUSTON BAYOU HOUSTON, TEXAS

- Design Collective redeveloped the abandoned Albert Thomas Convention Center into an urban entertainment complex which physically links the Central Business District and the Cultural Center
- Bayou Place offers over 150,000 SF of day and night-time entertainment uses including an art house, eight-screen movie theater, a 2,800-seat concert performance hall, and several restaurants, clubs and other retail outlets.

DESIGN COLLECTIVE





**ROTUNDA**  
 Baltimore, Maryland

- Architecture, interior design,
- landscape architecture
- 24-story high-rise residential
- apartment building, 305 marketrate
- rental units, amenities,
- fitness center and 430-space
- structured parking garage
- 10-story condo/hotel , 44 condo
- units and 120-room hotel
- First and second level retail
- and office; 275,000 SF retail;
- 140,000 SF office
- Shared underground parking
- deck, 536 spaces
- Urban in-fill development
- Cost: \$150M

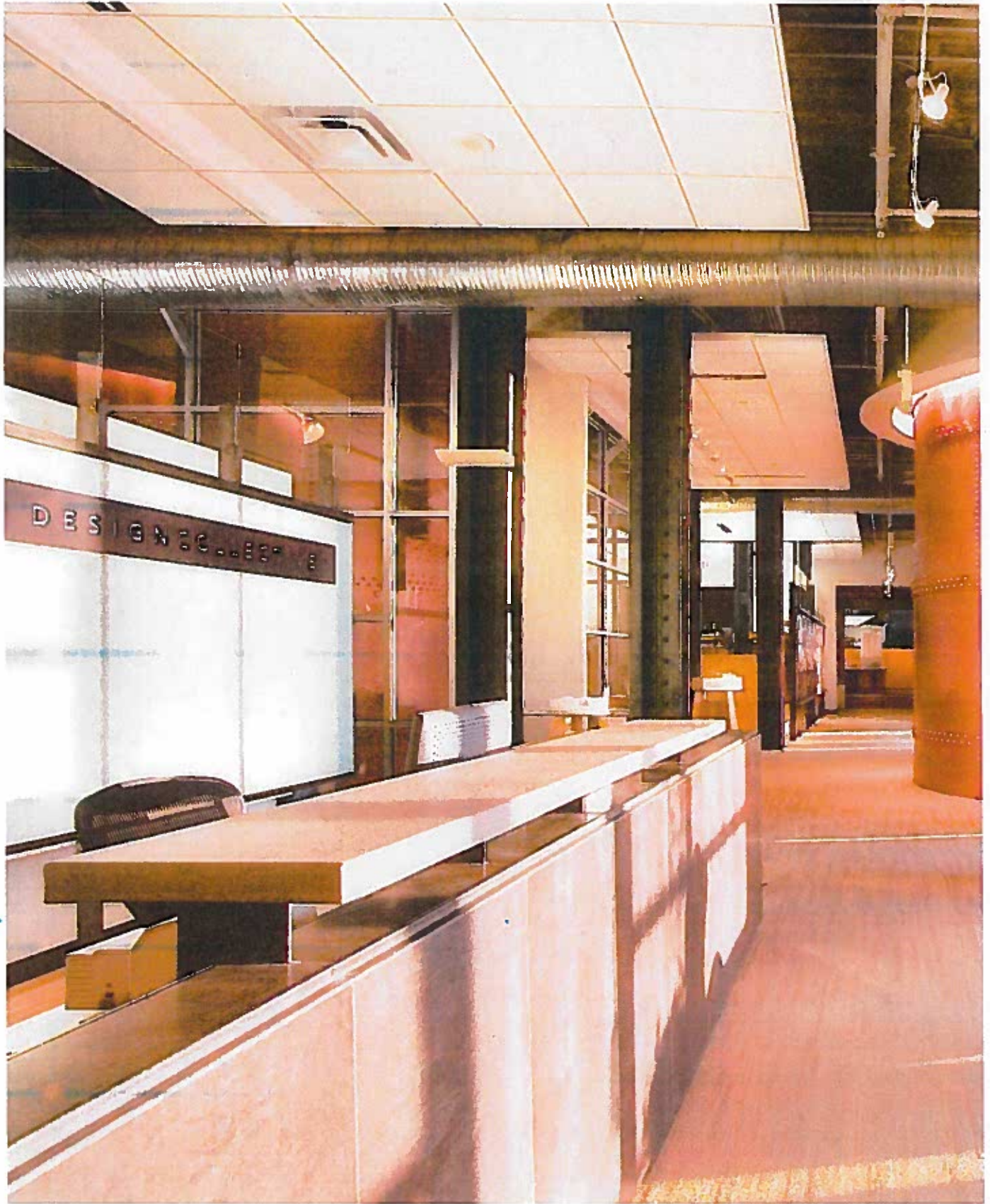








## PROJECT TEAM



DESIGN COLLECTIVE

### HISTORY

Founded in 1978, the firm has grown from a sole practitioner to 2 offices and 75 employees. The company was founded in Columbia, Maryland and has practiced for over 30 years in the State of Maryland, with our principal office located in Baltimore's Inner Harbor.

From our offices in Baltimore and Durham, North Carolina, we are working with academic institutions, public and private development groups all over the country. Through this experience, we have become very adept at identifying and working with the best local, regional and national consultants that offer the most innovative or relevant experience for each project.

### DESIGN COLLECTIVE DIFFERENCE

At Design Collective our ability to seamlessly integrate complex combinations of residential, commercial, retail and entertainment while simultaneously creating vibrant places has resulted in the success of our many mixed use projects. In cities like Baltimore, Philadelphia, Charlotte, Austin, Cincinnati and abroad, these projects have served as catalysts to revitalize and energize surrounding neighborhoods.

The success of a retail development depends on its visibility, accessibility, parking and merchandising strategy. Designing more than 1.5 million SF of retail space each year, our portfolio is composed of neighborhood centers, town centers, main street retail, specialty retail centers, and mixed-use urban entertainment centers. Our experience in retail, together with our residential, office and mixed-use planning, affords us the ability to carefully synthesize potential issues, vertically integrate mixed uses and develop creative, implementable and practical solutions to all of our projects.

Our team:

Architecture and interiors	Design Collective
Landscape architecture	Design Collective
Civil Engineering	Morris and Richie
Structural Engineering	McLaren Engineering
Mechanical, Electrical and Plumbing	Jennerik Engineering
Food Service	Savoy Brown
AV/Technology	Integration Factory
Lighting	TBD



DESIGN COLLECTIVE

**Violations:****Licensee:** Sierra Dennison and Vincent Griffin

GM Holdings, T/A Lust

408 East Baltimore Street

Adult Entertainment and Class BD7

**Violation of Rule 14 Adult Entertainment – Preventing Nuisances – November 21, 2015–** At approximately 12:10 am Baltimore City Police and Inspector Chrissomallis responded to the establishment for a physical altercation. Upon arrival, police determined that the establishment staff was attempting to exit a patron, Mr. Ridley, when he threw a bottle at the head of a dancer. The bottle struck the dancer who had to be taken to the hospital. Inspector Chrissomallis personally observed the establishment in a state of chaos: dancers were being aggressive almost starting fights between each other and dancers were being aggressive toward police officers openly cursing and attempting to instigate physical altercations.

**Violation of Rule 3.12 – Public Welfare – November 21, 2015–** At approximately 12:10 am Baltimore City Police and Inspector Chrissomallis responded to the establishment for a physical altercation. Upon arrival, police determined that the establishment staff was attempting to exit a patron, Mr. Ridley, when he threw a bottle at the head of a dancer. The bottle struck the dancer who had to be taken to the hospital. Inspector Chrissomallis personally observed the establishment in a state of chaos: dancers were being aggressive almost starting fights between each other and dancers were being aggressive toward police officers openly cursing and attempting to instigate physical altercations.

**Violation of Rule 3.03 (c) – Records – November 21, 2015–** At approximately 12:10 am Baltimore City Police and Inspector Chrissomallis responded to the establishment for a physical altercation. During the investigation, Inspector Chrissomallis requested employee records for the dance staff and security staff. As per Inspector Chrissomallis, the establishment lacked records for a security guard and the dancer that was injured by the bottle.

**License History:**

10/8/2015 Public Hearing re: Violation of rule 4.18, Violation of AE Code 9-Charges Combined GUILTY (3-0 vote) \$500 fine + \$125 admin Fee -\$625 Total

02/27/2014 Public Hearing re: Violation of Rule 3.02 Article 2B Section 12-203.1-Violation of Adult Entertainment Rule 8 (a) Dismissed Violation of Rule 3.02 Dismissed Violation of Rule 4.18 Guilty (no fine assessed) Violation of Rule 3.03(b) Dismissed Violation of Adult Entertainment Rule 8(a)& (c) Dismissed Violation of Rule 3.02 Dismissed Violation of Rule 3.03(b) Dismissed Violation of Rule 3.02 Dismissed Violation of Adult Entertainment Rule 8(a) & (c) Dismissed Violation of Rule 4.17(a) Guilty(no fine assessed) Violation of Rule 4.18 Guilty (no fine assessed) Board unanimously voted to suspend liquor license for the entire month of April. Suspension begins April 1, 2014

04/19/2012 Public Hearing re: Protest of Renewal. Board DISMISSED protest; renewed license.

01/26/2012 Public Hearing re: VIOLATIONS OF Adult Entertainment Rules 2 & 8(a) Violation of Article 2B section12-108(d) & Rule 418. DISMISSED BCPD FAILED TO APPEAR.

12/1/2011 Public Hearing re: Violation of Adult Entertainment Rule 2 & Rule 8(a). Violation of Article 2B section 12-108(d) & Rule 4.18. POSTPONED.

11/3/2011 Public Hearing re: Violation of Adult Entertainment Rule 2 underage dancers. Violation of Adult Entertainment Rule 8(a) employee records. Violation of Article 2B section 12-108(d) underage possession. Violation of Rule 4.18 illegal conduct. POSTPONED.

**Board Decision:**

## Board of Liquor License Commissioners

For Baltimore City

231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258



### INVESTIGATION REPORT

Location Address:	408 BALTIMORE STREET EAST 21202
Licensee Information (Trade Name):	LUST
Corporation Name	GM HOLDINGS, INC.
License Type:	Adult Entertainment
Owner Email:	<input type="text"/>
Contact:	<input type="text"/>
Bouncer/Security Name (if applicable):	<input type="text"/> D.O.B. <input type="text"/>
Incident Date/Time:	11/21/2015 <input type="text"/> 10:58:04 AM

#### Report Facts:

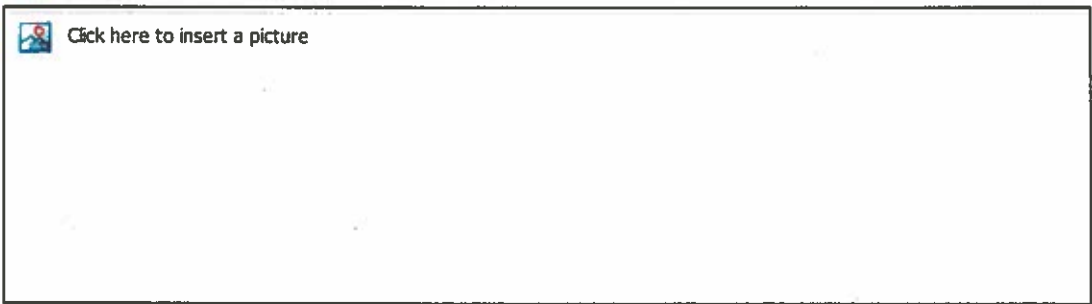
I Inspector Chrissomallis while on Duty on Saturday November 21, 2015 at approx. 0010hrs. while parked directly across from the establishment known as Club Lust located at 408 East Baltimore Street in the City of Baltimore and the State of Maryland I observed several security personnel escorting out a few customers from the club. After the customers were outside security and customers became involved in a physical altercation that was quickly stopped by Baltimore City Police that was already on scene. After security told police that one of customers had thrown a bottle and hit a dancer in the face I along with BCPD entered establishment. Once inside BCPD along with Medics located the injured dancer upstairs in the changing room. There was chaos inside the club with several dancers being very aggressive toward each other and law enforcement. At this time I asked for employee records to verify the age of the dancers working that night and to verify the age and identity of the dancer who was injured. The establishment did have records for the majority of the dancers and security with the exception of one security guard, the dancer that was injured (later identified by BCPD as one Ms. Taylor). And another dancer that that was being aggressive and belligerent during the investigation which was only identified as one "Princess". After interviewing the security manger Mr. Antwan Marcellus and speaking with the officers that had interviewed the male that assaulted Ms. Taylor later identified by BCPD as Mr. Ridley that had admitted to police that he had thrown the bottle that struck Mrs. Taylor and witnessing the activities and behavior while inside the club I violated the establishment with:

Rule: 3.12 Public Welfare

Rule: 3.03 Records.

Disregard any dates and times in the heading of this report. All dates and times listed in the body of report are accurate.

Photos Taken:



Attach Additional Photos

**Report Prepared By:**

Inspector(s)

Submission Date

i:\0#.w\|baltimore\john.chrissomalliss

12/14/2015

Submit





1 Crime / Incident <b>Agg. Assault</b>	Attempt <input type="checkbox"/>	2 Complaint Number <b>1-151109271</b>
3 Location of Offense / Incident (Street Address, Zip) <b>408 E. Baltimore St</b>		Page <b>1</b> of <b>1</b>
4 Original Report Date / Time <b>11/21/2015 0031 hrs</b>		5 Date / Time of This Report <b>11/21/2015 0031 hrs</b>

Arrest       Case Disposition

Person     Property     Miscellaneous     Vehicle     Custody

6 Unit <b>1A38</b>	7 Post of Occurrence <b>CD1</b>	8 Reporting Area	9 Street Code	10 CAD Number <b>0031</b>	11 Crime Code	12 Crime Classification	13 Follow-up <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14 Seized Evidence / Submitted Property Involved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15 Case Status <input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed		16 Case Disposition <input type="checkbox"/> Not Cleared <input checked="" type="checkbox"/> Cleared		17 Multiple Clearance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		18 Related Case/Complaint Numbers		

19 Complainant/Victim Name (Last, First, MI), or Firm Name if Business <b>Taylor, Courtney Tyree</b>	Residence / Address (Include City, County, State, Zip) <b>4004 Oakford Ave, Baltimore MD 21215</b>	Sex <b>F</b>	Race <b>B</b>	Age <b>21</b>	DOB <b>08/13/1994</b>
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21 Arrestee/Defendant Name <b>Ridley, Terrell Brian</b>	Nickname(s)	Address <b>821 E 41st, Street, Baltimore MD 21218</b>
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Sex <b>M</b>	Race <b>B</b>	Age <b>28</b>	Date of Birth <b>12/31/86</b>	Height <b>6'03"</b>	Weight <b>172</b>	Additional Physical Descriptors
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Warrant Number	Arrest Number <b>15175789</b>	Soundex Number <b>R340789098998</b>	SID Number	Custody Number
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22 Charges	Primary Charge <b>Assault 1st Degree 1 1420</b>	Disposition <b>Arrested</b>
Additional Charge <b>Assault 2nd degree 1 1415</b>	Disposition <b>Arrested</b>	Additional Charge
Additional Charge	Disposition	Additional Charge
Additional Charge	Disposition	Additional Charge
Additional Charge	Disposition	Additional Charge

23 Court Date	Court Location	Trial Date	Trial Time	Case Number
Judge	Assistant State's Attorney			

24 Arresting Officer Name <b>P/O Axenti, R</b>	Sequence Number <b>1914</b>	Assignment <b>Central District</b>
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25 Summoned Officers Name	Sequence Number	Assignment
Name	Sequence Number	Assignment
Name	Sequence Number	Assignment
Name	Sequence Number	Assignment



26 Narrative

The above listed suspect was arrested and transported to C.B.I.F under BIN# 1590477BC  
AR # 15175789

Continued

27 Reporting Officer Name (PRINT CLEARLY) <b>P/O Axenti, R</b>	Sequence No. <b>1914</b>	Assignment <b>Central District</b>	Signature
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28 Approving Supervisor Rank and Name <b>Sgt. Wilson</b>	Sequence No. <b>14510</b>	Assignment <b>Central District</b>	Signature
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29 RMS Data Entered By	Sequence No.	Date	Time	30 Reviewer	31 Approved By	32 Referred To
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**REPORT SHOULD BE TYPED OR LEGIBLY PRINTED IN BLACK INK**

POLICE DEPARTMENT  
BALTIMORE, MARYLAND

1 Crime / Incident <b>Agg. Assault</b>	Attempt <input type="checkbox"/>	2 Complaint Number <b>1-151109271</b>
3 Location of Offense / Incident (Exact Street Address) <b>408 E. Baltimore St</b>		
4 Date / Time Occurred <b>11/21/2015 0010 hrs</b>		5 Date / Time Reported <b>11/21/2015 0010 hrs</b>
11 Location Given by Dispatcher <b>408 E. Baltimore St</b>		12 Companion Report No.
18 Describe Location of Offense or Type of Premise <b>Club Lust</b>		19 Reported by Crime Watcher <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Person     Property     Vehicle     Miscellaneous

Domestic Related     Gang Related     Juvenile Related     Hate Crime

6 Unit <b>1A38</b>	7 Post of Occurrence <b>CD1</b>	8 Reporting Area	9 Street Code	10 CAD Number <b>0031</b>
13 Case Status <input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed	14 Case Disposition <input checked="" type="checkbox"/> Cleared <input type="checkbox"/> Not Cleared	15 Follow-up <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	16 Crime Code	17 Crime Classification

20 Complainant / Victim Name (Last, First, MI), or Firm Name if Business <b>Taylor, Courtney Tyree</b>	Residence / Address (Include City, County, State, Zip) <b>4004 Oakford Ave, Baltimore MD 21215</b>	Sex <b>F</b>	Race <b>B</b>	Age <b>21</b>	DOB <b>08/13/94</b>
Where Employed or School Attending (Include City Located) <b>Club Lust</b>	Occupation <b>Dancer</b>	Hours of Employment <b>Varies</b>	Residence Phone <b>(212)4333870</b>	Other Phone	Sobriety <b>sbr</b>

21 Injuries and Location on Body <b>laceration to her right eye</b>	Victim's Condition <b>Fair</b>	Victim Hospitalized <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Facility <b>University of Maryland</b>	22 Victim / Assailant Relationship <b>Stranger</b>	23 Current / Former Cohabitant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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24 Reporting Person Name (Last, First, MI) <b>Same as # 20</b>	Sex	Race	Age	DOB	Address (Include City, County, State, Zip)	Residence Phone	Other Phone
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25 Witness Parent/Guardian Name (Last, First, MI)	Address (Include City, County, State, Zip)	Residence Phone	Other Phone
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26 Suspect Name (Last, First, MI) <b>Ridley, Terrell Brian</b>	Address (Include City, County, State, Zip) <b>821 E 41st Street, Baltimore MD 21218</b>	Sex <b>M</b>	Race <b>B</b>	Age <b>28</b>	DOB <b>12/31/1986</b>	Height <b>6'03"</b>	Weight <b>172</b>
Complexion <b>dark</b>	Hair Color/Length/Style <b>black</b>	Hat	Eyes	Facial Hair	Teeth	Shirt/Coat	
Pants	Shoes	Additional Descriptors (Tattoos, Piercings, Scars, Marks, Accent, etc.)				Arrest Number <b>15175789</b>	

27 Trademarks of Suspect(s) (Action / Conversation) <b>Threw a glass bottle at victim</b>	28 Point of Entry <b>N/A</b>	29 Location Last Seen <b>Arrested</b>	30 Manner of Escape <b>Arrested</b>	31 Direction of Escape <b>Arrested</b>
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32 Weapon / Means of Attack <b>Glass bottle</b>	33 Method Used to Commit Crime <b>Agg. Assault</b>	34 Type of Property Taken <b>N/A</b>	35 Total Loss Value <b>N/A</b>
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36 Vehicle Information	Suspect <input type="checkbox"/> Victim <input type="checkbox"/> Stolen <input type="checkbox"/> Towed <input type="checkbox"/> Other <input type="checkbox"/>	Tag Number <b>N/A</b>	State	Expiration	Vehicle Year	Make	Model	Body Style/Color	Mileage
Vehicle Identification Number (VIN)		Ignition Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Keys in Ignition <input type="checkbox"/> Yes <input type="checkbox"/> No	Doors Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Windows Closed <input type="checkbox"/> Yes <input type="checkbox"/> No	Radio in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Battery in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Spare Tire in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Tunk Locked <input type="checkbox"/> Yes <input type="checkbox"/> No

37 Registered Owner Name (Last, First, MI)	Sex	Race	Age	DOB	Address (Include City, County, State, Zip)
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38 Recovered by	39 Method of Theft	40 Evidence of Stripping / Tampering	41 Repo. Check <input type="checkbox"/> Yes <input type="checkbox"/> No	42 Tow List Check <input type="checkbox"/> Yes <input type="checkbox"/> No	43 Owner Notified <input type="checkbox"/> Yes <input type="checkbox"/> No
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44 Tow Information	Location Towed From	Location Towed To	Towed by	Tow Truck Operator Signature
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45 Detective Notified <b>N/A</b>	Sequence No.	Assignment	Unit Number	Date	Time	46 Medical Examiner Notified	Date	Time
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47 Crime Lab Technician Name <b>N/A</b>	Unit Number	Time	48 Hot Desk Person Notified	Time
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49 Communications Supervisor Notified <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	50 Citywide Broadcast <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Time	51 Victim Assistance/Incident Information: Explain Form(s) Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>309 Provided</b>
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Conf'd Sections Narrative: (1) Continuation of any preceding items. (2) Property Listing, to include property taken and seized/forfeited evidence/property, list property inventory number(s) when applicable. (3) Describe details of incident. Include all steps taken in preliminary investigation. (4) List all additional notifications, including name, agency or assignment, unit number, telephone number, date, time. (5) List all arrests, including Arrest Numbers and charges.

On 11/21/2015 at 0010 hrs, this officer responded to 408 E. Baltimore St (Club Lust) for a fight in progress in the club.

Upon arrival, this officer observed an unknown B/M later identified as Terrell Brian Ridley DOB 12/31/1986 being followed out of the club by several patrons yelling "he hit her, he hit her!" At that time, this officer stopped Mr. Ridley while attempting to further investigate the incident. This officer then spoke to several unknown individuals who stated that Mr. Ridley struck a B/F later identified as Courtney Tyree Taylor with a glass bottle who was still in the club in need of medical attention. This officer then detained Mr. Ridley and proceeded to make entry into the club in order to locate any victims while calling for a medic.

Continued

53 Reporting Officer Name (PRINT CLEARLY) <b>P/O Axenti, R</b>	Sequence No. <b>1914</b>	Assignment <b>Central District</b>	Signature
54 Approving Supervisor Rank and Name <b>Sgt. Wilson</b>	Sequence No. <b>4540</b>	Assignment <b>Central District</b>	Signature
55 RMS Data Entered By	Sequence No./Date	Time	56 Reviewer
			57 Referred To

POLICE DEPARTMENT  
BALTIMORE, MARYLAND

1 Crime / Incident <b>Agg. Assault</b>		Attempted <input type="checkbox"/>	Complaint Number <b>1-151106271</b>
3 Location of Offense / Incident (Street Address, Zip) <b>408 E. Baltimore St, Baltimore MD 21201</b>			Page <b>2</b> of <b>2</b>
4 Date / Time of This Report <b>11/21/2015 0010 hrs</b>		5 Arrest / Custody Number <b>15175789</b>	
6 Unit <b>1A38</b>		7 Post of Occurrence <b>CD1</b>	8 Reporting Area
9 Street Code <b>0031</b>	10 CAD Number	11 Original Report Date / Time <b>11/21/2015 0010 hrs</b>	
12 Offense / Incident Changed From		13 Case Status <input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed	14 Multiple Clearance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15 Case Disposition <input checked="" type="checkbox"/> Cleared <input type="checkbox"/> Not Cleared		16 Follow-up <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17 Crime Code		18 Crime Classification	
19 Complainant / Victim Name (Last, First, MI), or Firm Name if Business <b>Taylor, Courtney Tyree</b>		Residence / Address (include City, County, State, Zip) <b>4004 Oakford Ave, Baltimore MD 21215</b>	Sex <b>F</b> Race <b>B</b> Age <b>21</b> DOB <b>08/13/1994</b>

Continuation

Follow Up

Person  Property  Miscellaneous  Vehicle  Missing Person  Custody

20 Copies Forwarded To	
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Conf'd Sections Narrative: (1) Continuation of any preceding forms. (2) Property Listing, to include property taken and seized/submitted evidence/property, list property inventory number(s) when applicable. (3) Record all activity and all developments in case subsequent to last report. Include names and arrest numbers of all persons arrested. Explain any crime/incident classification change. (4) List all additional notifications, including name, agency or assignment, unit number, telephone number, date, time. (5) Recommend case status when applicable. (6) If Multiple Clearance, include all affected complaint/case numbers.

This officer was able to locate Ms. Taylor on the third floor of the club, and was brought downstairs to be treated by Medic # 1 who was already on scene. Medic # 1 transported Ms. Taylor to University of Maryland Hospital for treatment for her injuries to her right eye.

My investigation revealed that Ms. Taylor sustained three small laceration around her right eye with visible glass still inside, which was later removed by the medics in the ambulance. A picture of Ms. Taylor's injuries was taken using this officer's pocket cop. Ms. Taylor stated that the only thing she remembers was that she was inside of the club when a fight began and a glass bottle struck her in the face. Ms. Taylor could not tell this officer who threw the bottle. This officer then made contact with the security officer from inside of the establishment (Club Lust) identified as Antwan Marcellus Hubbard M/B who reported that he attempted to escort Mr. Ridley out of the club because he was no longer purchasing drinks for the girls, when Mr. Ridley picked up a carona glass beer bottle from the bar and threw same across the bar which struck Ms. Taylor in the eye causing the bottle to break. No pictures of the bottle could be taken, as the employee already cleaned it up prior to my arrival. Mr. Ridley admitted that he threw the bottle across the club, but did not intent to hit Ms. Taylor. Mr. Ridley was then placed under arrest and transported to C.B.I.F for processing. All events occurred in Baltimore City State of Maryland.

Continued

21 I affirm and declare that the statements above are true to the best of my knowledge: Reporting Person's Signature \_\_\_\_\_ Date \_\_\_\_\_

22 Reporting Officer Name (PRINT CLEARLY) <b>P/O Axenti, R</b>	Sequence No. Assignment <b>1914 Central District</b>	Signature 
23 Approving Supervisor Rank and Name <b>Sgt. Wilson</b>	Sequence No. Assignment <b>1510 Central District</b>	Signature 

24 RMS Date Entered By	Sequence No.	Date	Time	25 Reviewer	26 Referred To
------------------------	--------------	------	------	-------------	----------------

**REPORT SHOULD BE TYPED OR LEGIBLY PRINTED IN BLACK INK**



## Liquor Board System

Version 1.0

Annual-Renewal ▾ | License-Transfer ▾ | One-Day ▾ | Add New License ▾ | Query ▾ | Help ▾

### License Detail

[<< Go Back](#)

#### License Info

License Num: **LBD7 290**      Cert Num: **0777**      Fee: **\$1,320.00**      Status: **Re-opened**  
 License Date: 5/1/2015      License Year: 2015  
 CR Number: 12188996  
 Payment Date: 05-15-15

2014 - 2015 TPP Paid  Y2015 Trader's License  Y

### Add Adult Entertainment License

#### Location

Corp Name: **GM HOLDINGS, INC.**  
 Trade Name: **LUST**  
 Zone Code: 26  
 Phone: 410-605-2960

Block Num: 408  
 City: BALTIMORE

Street: BALTIMORE STREET EAST  
 State: MD      Zip: 21202

CR Number: 12188996

Portion of Business Used:

USE FIRST & SECOND FLOORS OF PREMISES AS A TAVERN/ADULT ENTERTAINMENT BUSINESS & BASEMENT FOR STORAGE

Restriction:

NACHKAC WILSON BARRED FROM PREMISES IN ANY CAPACITY.

#### License Owners

First Name	Last Name	Street	City	State	Zip
SIERRA N.	DENNISON	20 PAULA PLACE #102	BALTIMORE	MD	21237
VINCENT S.	GRIFFIN	4631 CHATFORD AVENUE	BALTIMORE	MD	21206

#### Comments

Date	Comment
------	---------

Date	Comment	Action
03/11/2014	02/27/2014 Public Hearing re: Violation of Rule 3.02 Article 2B Section 12-203.1-Violation of Adult Entertainment Rule 8 (a) Dismissed Violation of Rule 3.02 Dismissed Violation of Rule 4.18 Guilty (no fine assessed) Violation of Rule 3.03(b) Dismissed Violation of Adult Entertainment Rule 8(a) & (c) Dismissed Violation of Rule 3.02 Dismissed Violation of Rule 3.03(b) Dismissed Violation of Rule 3.02 Dismissed Violation of Adult Entertainment Rule 8(a) & (c) Dismissed Violation of Rule 4.17(a) Guilty(no fine assessed) Violation of Rule 4.18 Guilty (no fine assessed) Board unanimously voted to suspend liquor license for the entire month of April. Suspension begins April 1, 2014	Delete
06/15/2012	6/14/2012 Public Hearing re: VIOLATION of Rule 4.18 Illegal conduct. POSTPONED.	Delete
05/07/2012	4/19/2012 Public Hearing re: Protest of Renewal. Board DISMISSED protest; renewed license.	Delete
02/03/2012	1/26/2012 Public Hearing re: VIOLATIONS OF Adult Entertainment Rules 2 & 8(a) Violation of Article 2Bsection12-108(d) & Rule 418. DISMISSED BCPD FAILED TO APPEAR.	Delete
12/05/2011	12/1/2011 Public Hearing re: Violation of Adult Entertainment Rule 2 & Rule 8(a). Violation of Article 2B section 12-108(d) & Rule 4.18. POSTPONED.	Delete
11/14/2011	11/3/2011 Public Hearing re: Violation of Adult Entertainment Rule 2 underage dancers. Violation of Adult Entertainment Rule 8(a) employee records. Violation of Article 2Bsection 12-108(d)underage possession. Violation of Rule 4.18 Illegal conduct. POSTPONED.	Delete
02/04/2010	02/03/10 \$5000 PAID IN LIEU OF 12/10/09 SUSPENSION #70747.BALANCE \$5000	Delete
01/21/2010	1/11/10 \$5000 FINE PAID IN FULL #70634	Delete
01/21/2010	1/10 Transfer of Ownership of liquor license and adult license, BD7-BWL, Brian M. Hollywood, Wanda Nash, GM Holdings, Inc.	Delete
01/21/2010	12/10/09 Public Hearing re: Violation of Adult Ent.rule 7,3(A),5(B)(2),rule 6 and rule 4.18. DECISION: RULE 7 GUILTY \$500,RULE 3(a) GUILTY \$500,RULE 5(b)(2) GUILTY \$500,RULE 6 GUILTY \$500 AND RULE 4.18 GUILTY \$3000.FINE \$5000 PLUS 10 DAYS MANDATORY SUSPENSION. EFFECTIVE 2/1/10 THRU 2/10/10 WAIVED \$125 ADM.FEE	Delete

Print History (Print Card)

License num: LBD7 290  
Trade Name: LUST

Address: 408 BALTIMORE STREET EAST

Comment:

Add Comment

Hold Info



**Violations:****Licensee(s):** Erika Pair

411 East LLC, T/a Red Room

411 East Baltimore Street

Adult Entertainment and Class BD7

**Violation of Rule 14 Adult Entertainment – Preventing Nuisances – November 26, 2015-** At approximately 10:17 pm Baltimore City Police responded to the establishment for an assault call for service. Upon arrival, police observed an individual lying in a pool a blood. Investigation revealed that the an employee of the establishment, a Mr. Javier Reyes, had an argument with the victim over payment. During the argument Mr. Reyes stabbed the victim while in the establishment with a knife. Mr. Reyes then discarded the knife on the scene and left the establishment. The victim was taken to the hospital. Police conducted a search for Mr. Reyes and found him close to the establishment. A search of Mr. Reyes' person revealed illegal narcotics and illegal paraphernalia. Mr. Reyes was arrested and subsequently charged with 1st Degree Assault.

**Violation of Rule 3.12 – Public Welfare – November 26, 2015-** At approximately 10:17 pm Baltimore City Police responded to the establishment for an assault call for service. Upon arrival, police observed an individual lying in a pool a blood. Investigation revealed that the an employee of the establishment, a Mr. Javier Reyes, had an argument with the victim over payment. During the argument Mr. Reyes stabbed the victim while in the establishment with a knife. Mr. Reyes then discarded the knife on the scene and left the establishment. The victim was taken to the hospital. Police conducted a search for Mr. Reyes and found him close to the establishment. A search of Mr. Reyes' person revealed illegal narcotics and illegal paraphernalia. Mr. Reyes was arrested and subsequently charged with 1st Degree Assault.

**License History:**

01/30/2014 Public Hearing re: Violation of rule 4.17(a), Violation of Rule 4.18. Board granted postponement at licensee request (due to absence of Commissioner Smith) No further postponement will be granted.

3/24/11 Public Hearing re: Violation of Rule 4.18 (solicitation) NOT GUILTY

08/16/10 \$100 APPEAL FILED #74687

07/15/10 Public Hearing re: Violation of adult entertainment rule 5, & 6, 8 and rule 4.18.DECISION: A/E RULE 5 GUILTY \$2000,RULE 6 GUILTY \$2000,RULE 8 \$25 AND RULE 4.18 GUILTY NO FINE WAIVED \$125 ADM.FEE.FINE \$4025(30 DAYS TO PAY)

**Board Decision:**



INCIDENT REPORT  
Form 04/008  
1186-26-46

POLICE DEPARTMENT  
BALTIMORE, MARYLAND

Person  Property  Vehicle  Miscellaneous  
Domestic Related  Gang Related  Juvenile Related  Hate Crime

6 Unit: 1C14 7 Post of Occurrence: CD1 8 Reporting Area: 9 Street Code: 10 CAD Number: 2233  
13 Case Status:  Open  Closed 14 Case Disposition:  Cleared  Not Cleared 15 Follow-up:  Yes  No 16 Crime Code: 17 Crime Classification:

11 Location of Offense / Incident (Exact Street Address): 411 1/2 E Baltimore St.  
12 Companion Report No.:  
18 Describe Location of Offense or Type of Premise: Club/Bar  
19 Reported by Crime Watcher:  Yes  No

20 Complainant / Victim: Name (Last, First, MI), or Firm Name if Business: Salome, Augustine  
Residence / Address (Include City, County, State, Zip): 5640 Stevens Forest Rd Columbia, MD 21045  
Sex: M Race: H Age: 31 DOB: 5-19-84

21 Injuries and Location on Body: Back of Left Shoulder, Stab Wound  
Victim's Condition: Stable  
Victim Hospitalized:  Yes  No  
Facility: University of MD  
22 Victim / Assailant Relationship: None  
23 Current / Former Cohabitant:  Yes  No

24 Reporting Person: Name (Last, First, MI): S/A # 20  
Sex: Race: Age: DOB: Address (Include City, County, State, Zip): Residence Phone: Other Phone:

25 Witness Parent/Guardian:  Name (Last, First, MI): Cassidy, Thomas Spencer  
Address (Include City, County, State, Zip): 17320 Falls Rd Upperco, MD 21155  
Residence Phone: (443)240-6552 Other Phone:

26 Suspect: Name (Last, First, MI): Reyes, Javier  
Address (Include City, County, State, Zip): 7443 Lawrence Rd Balt, MD 21222  
Sex: M Race: H Age: 47 DOB: 4-4-68 Height: 5'5" Weight: 216  
Complexion: Light Skin Hair Color/Length/Style: Long Eyes: Brown Facial Hair: Teeth: Shirt/Coat: Shoes: Additional Descriptors (Tattoos, Piercings, Scars, Marks, Accent, etc.): Arrest Number: 15178289

27 Trademarks of Suspect(s) (Action / Conversation): Stabbed Victim with folding knife  
28 Point of Entry: N/A  
29 Location Last Seen: Arrested  
30 Manner of Escape: Arrested  
31 Direction of Escape: Arrested

32 Weapon / Means of Attack: Folding Knife  
33 Method Used to Commit Crime: Stabbed victim with folding knife  
34 Type of Property Taken: N/A  
35 Total Loss Value: N/A

36 Vehicle Information:  Suspect  Victim  Stolen  Towed  Other  
Tag Number: State: Expiration: Vehicle Year/Make: Model: Body Style/Color: Mileage:  
Vehicle Identification Number (VIN):  
Ignition Locked:  Yes  No Keys in Ignition:  Yes  No Doors Locked:  Yes  No Windows Closed:  Yes  No Radio in Car:  Yes  No Battery in Car:  Yes  No Spare Tire in Car:  Yes  No Trunk Locked:  Yes  No

37 Registered Owner Name (Last, First, MI): Sex: Race: Age: DOB: Address (Include City, County, State, Zip):

38 Recovered by: 39 Method of Theft: 40 Evidence of Snipping / Tampering: 41 Repo. Check:  Yes  No 42 Tow List Check:  Yes  No 43 Owner Notified:  Yes  No

44 Tow Information: Location Towed From: Location Towed To: Towed by: Tow Truck Operator Signature:

45 Detective Notified: Detective Jordan  
Sequence No.: 1-722 Assignment: CD DDU Unit Number: 3715 Date: 11-26-15 Time: 2230  
46 Medical Examiner Notified: N/A Date: Time:

47 Crime Lab Technician Name: Crime Lab Tech Harvey  
Unit Number: 5842 Time: 2230 hrs  
48 Hot Desk Person Notified: N/A Time:

49 Communications Supervisor Notified:  Yes  No  
50 Citywide Broadcast:  Yes  No  
51 Victim Assistance/Incident Information: Explan Form(s) Provided:  Yes  No  
309 Issued and advised

52 Copies Forwarded To:

Conf'd Sections: 25-2 : Smart, Lucius / 5211 Harford Rd Baltimore, MD 21226  
25-3 : Morse, Jacquelyn / 411 1/2 E Baltimore St. Baltimore, MD 21202 / 443-802-4024  
Evidence Submitted  
1) 1 Gel Capsule with tan powder substance, suspected raw heroin  
2) Glass Smoking device containing burnt residue, suspected heroin  
3) Ciagrette Pack containing items #4-7

53 Reporting Officer Name (PRINT CLEARLY): P/O Mul, D  
Sequence No.: J-569 Assignment: CD Signature:

54 Approving Supervisor Rank and Name: [Signature]  
Sequence No.: 7005 Assignment: CD Signature:

55 RMS Data Entered By: [Signature]  
Sequence No./Date: Time: 56 Reviewer: [Signature] 57 Referred To:

REPORT SHOULD BE TYPED OR LEGIBLY PRINTED IN BLACK INK

POLICE DEPARTMENT  
BALTIMORE, MARYLAND

1 Crime / Incident Aggravated Assault by Cutting	Attempt <input type="checkbox"/>	2 Complaint Number 1-151111589
3 Location of Offense / Incident (Street Address, Zip) 411 1/2 E Baltimore St.		Page 2 of 2
4 Date / Time of This Report 11-26-15 / 2217 hrs	5 Arrest / Custody Number 15178289	
6 Unit 1C14	7 Post of Occurrence CD1	8 Reporting Area
9 Street Code	10 CAD Number 2233	11 Original Report Date / Time S/A #4
12 Offense / Incident Changed From	16 Follow-up <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Crime Code
13 Case Status <input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed	14 Multiple Clearance <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Case Disposition <input checked="" type="checkbox"/> Cleared <input type="checkbox"/> Not Cleared
18 Complainant / Victim Name (Last, First, MI), or Firm Name if Business Salome, Augustine	Residence / Address (Include City, County, State, Zip) 5640 Stevens Forest Rd Columbia, MD 21045	Sex: M Race: H Age: 31 DOB: 5-19-84

Continuation  Follow Up

Person  Property  Miscellaneous  Vehicle  Missing Person  Custody

8 Unit: 1C14, 7 Post of Occurrence: CD1, 9 Street Code, 10 CAD Number: 2233, 11 Original Report Date / Time: S/A #4

13 Case Status:  Open  Closed, 14 Multiple Clearance:  Yes  No, 15 Case Disposition:  Cleared  Not Cleared, 16 Follow-up:  Yes  No, 17 Crime Code, 18 Crime Classification

18 Complainant / Victim Name: Salome, Augustine, Residence / Address: 5640 Stevens Forest Rd Columbia, MD 21045, Sex: M, Race: H, Age: 31, DOB: 5-19-84

20 Copies Forwarded To

Confidential Sections: Narrative (1) Continuation of any preceding items. (2) Property Listing. (3) Report all activity and all developments in case subsequent to last report. (4) List all additional notations. (5) Recommend case status when applicable. (6) If Multiple Clearance, include all offered complaint/case numbers.

Property Submitted (Continued)

- 4) 1 yellow ziplock bag containing tan powder, suspected heroin
- 5) 1 clear plastic containing item # 6
- 6) 4 yellow ziplock bags containing white powder, suspected cocaine
- 7) 1 white pill, suspected alprazolam
- 8) US currency containing tan powder, suspected heroin

On 11-26-15 at 2217 hours, I responded to 411 1/2 E Baltimore St. in reference to an aggravated assault by cutting. Upon arrival, observed the victim, later identified as Mr. Augustine Salome, laying in a pool of blood at the location. I spoke with multiple individuals, including three witnesses later identified as Mr. Lucius Smart, Mr. Thomas Cassidy and Ms. Jacquelyn Morse, who stated that they witnessed Mr. Salome to have payment issues as a customer at the Red Room, the establishment located at 411 1/2 E Baltimore St. Mr. Salome was approached by an employee, later identified as Mr. Javier Reyes, and was observed by the individuals to have a verbal dispute in a language unknown to them. At this time, a physical altercation broke out between Mr. Salome and Mr. Reyes, at which time, Mr. Reyes was observed to have stabbed Mr. Salome with a folding knife in the back left shoulder, causing a deep wound. Mr. Reyes left the scene of the incident. Medic 5 responded to the scene, stated the injuries were non-life threatening and transported the victim to University of Maryland. Sgt. Chimick (F-005, 1C09) and CD DDU Detective Jordan (Unit 3715, I-722) responded in reference and reviewed the cameras and confirmed the incident. Camera observation also revealed Mr. Reyes to have tossed the knife to another individual, later identified as Mr. Benny Palmer, who threw the knife in a trashcan at the establishment. Folding knife found in the trashcan in reference and handled by Crime Lab Tech Harvey (Unit 5842), who responded in reference. Further investigation reveals Mr. Reyes to own a black Jeep 4X4. Area canvass conducted found Mr. Reyes sitting in the vehicle (MD Tag 4AR5104) in the outside parking lot at the Unit Bldg of Custom House. At this time, Mr. Reyes was read his rights and placed under arrest. Search incident to arrest by P/O Rocks (J-087) revealed gel capsule containing tan powder in the front right pocket, suspected raw heroin, glass smoking device in the front left pocket containing burnt residue, suspected heroin, cigarette packet in the front right pocket, containing one yellow ziplock bag containing tan powder, suspected heroin, one clear plastic containing four yellow ziplock bags containing white powder, suspected cocaine, one white pill, suspected alprazolam and US currency in wallet containing tan powder, suspected heroin. This officer has 40 hours of classroom training for narcotics and has made and assisted on numerous CDS arrests/violations. CDS submitted by P/O Polanco (J-606) in reference, clothing submitted by P/O Rutzen (J-732). Mr. Reyes transported to CBIF for further processing. Mr. Salome's injury required 20 stitches in reference. Report to be forwarded to the Liquor Board for further administrated review. All events occurred in the City of Baltimore, State of Maryland.

Corp: 411 EAST, LLC  
T/A: Red Room - 411 E Baltimore St. Balt, MD 21202  
Liquor License # - LBD7 274  
Licensee - Erica Pair  
Exp. - 4/30/2016

Continued

21 I affirm and declare that the statements above are true to the best of my knowledge: Reporting Person's Signature Date

22 Reporting Officer Name (PRINT CLEARLY): P/O Mui, D, Sequence No./Assignment: J-569 CD, Signature: [Signature]

23 Approving Supervisor Rank and Name: Det. [Signature], Sequence No./Assignment: F005 CD, Signature: [Signature]

24 RMS Date Entered By, 25 Reviewer, 26 Referred To



DISTRICT COURT FOR BALTIMORE

[Go Back Now](#)**Case Information**

Court System: **DISTRICT COURT FOR BALTIMORE CITY - CRIMINAL SYSTEM**  
 Case Number: **4B02313889** Tracking No: **156105158171**  
 Case Type: **CRIMINAL**  
 District Code: **01** Location Code: **02**  
 Document Type: **STATEMENT OF CHARGES** Issued Date: **11/27/2015**  
 Case Status: **ACTIVE**

**Defendant Information**

Defendant Name: **REYES, JAVIER**  
 Race: **UNKNOWN, OTHER**  
 Sex: **M** Height: **504** Weight: **203** DOB: **04/04/1968**  
 Address: **7443 LAWRENCE RD**  
 City: **DUNDALK** State: **MD** Zip Code: **21222 - 0000**

**Court Scheduling Information**

Trial Date: **12/24/2015** Trial Time: **01:30 PM** Room: **3**  
 Trial Type: **PRELIMINARY HEARING**  
 Trial Location: **700 E. PATAPSCO AVENUE BALTIMORE 21225-1960**

**Charge and Disposition Information**

*(Each Charge is listed separately. The disposition is listed below the Charge)*

Charge No: **001** Description: **ASSAULT-FIRST DEGREE**  
 Statute: **CR.3.202** Description: **ASSAULT-FIRST DEGREE**  
 Amended Date: CJIS Code: **1 1420** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

Charge No: **002** Description: **ASSAULT-SEC DEGREE**  
 Statute: **CR.3.203** Description: **ASSAULT-SEC DEGREE**  
 Amended Date: CJIS Code: **1 1415** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

Charge No: **003** Description: **DANGEROUS WEAPON-INT/INJURE**  
 Statute: **CR.4.101.(c)(2)** Description: **DANGEROUS WEAPON-INT/INJURE**  
 Amended Date: CJIS Code: **1 5200** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

Charge No: **004** Description: **CDS:POSSESS-NOT MARIJUANA**  
 Statute: **CR.5.601.(a)(1)** Description: **CDS:POSSESS-NOT MARIJUANA**  
 Amended Date: CJIS Code: **4 3550** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

Charge No: **005** Description: **CDS:POSSESS-NOT MARIJUANA**  
 Statute: **CR.5.601.(a)(1)** Description: **CDS:POSSESS-NOT MARIJUANA**  
 Amended Date: CJIS Code: **4 3550** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

Charge No: **006** Description: **CDS:POSSESS-NOT MARIJUANA**  
 Statute: **CR.5.601.(a)(1)** Description: **CDS:POSSESS-NOT MARIJUANA**  
 Amended Date: CJIS Code: **4 3550** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

Charge No: **007** Description: **CDS:POSS PARAPHERNALIA**  
 Statute: **CR.5.619.(c)(1)** Description: **CDS:POSS PARAPHERNALIA**  
 Amended Date: CJIS Code: **5 3550** MO/PLL: Probable Cause: **X**  
 Incident Date From: **11/26/2015** To: **11/26/2015** Victim Age:

#### Related Person Information

*(Each Person related to the case other than the Defendant is shown)*

Name: **JORDAN, DENISHIA**  
 Connection: **WITNESS/POLICE OFFICER**  
 Agency Code: **AD** Agency Sub-Code: **5901** Officer ID: **I722**

Name: **ROCKS, MICHAEL JR**  
 Connection: **WITNESS/POLICE OFFICER**  
 Agency Code: **AD** Agency Sub-Code: **5901** Officer ID: **J087**

Name: **GIUSSEPPE, POLANCO**  
 Connection: **WITNESS/POLICE OFFICER**  
 Agency Code: **AD** Agency Sub-Code: **5901** Officer ID: **J606**

Name:  
 Connection: **WITNESS/POLICE OFFICER**  
 Agency Code: **AD** Agency Sub-Code: **5901** Officer ID: **J732**

Name:  
 Connection: **COMPLAINANT/POLICE OFFICER**  
 Agency Code: **AD** Agency Sub-Code: **5901** Officer ID: **J569**

Name: **FRASER, JOAN**  
 Connection: **ASSISTANT PUBLIC DEFENDER**  
 Address: **OPD**  
**700 E PATAPSCO AVE**  
 City: **BALTIMORE** State: **MD** Zip Code: **21225 - 0000**

#### Event History Information

Event Date	Comment
<b>DOCI 11/27/2015</b>	<b>SC ISSUED 151127</b>
<b>INIT 11/27/2015</b>	<b>151127;00000000.00;HWOB;100; ;1324</b>
<b>CMIT 11/27/2015</b>	<b>DEFENDANT COMMITTED;151127;BCJ</b>
<b>CMIT 11/30/2015</b>	<b>DEFENDANT COMMITTED;151130;BCJ;</b>
<b>BALR 11/30/2015</b>	<b>151130;00350000.00;HDOB;100; ;9X8</b>

*This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland rules 16-1001 through 16-1011, or because of the practical difficulties inherent in reducing a case record into an electronic format.*



## Liquor Board System

Version 1.0

Annual-Renewal ▾ | License-Transfer ▾ | One-Day ▾ | Add New License ▾ | Query ▾ | Help ▾

### License Detail





#### License Info

License Num: **LBD7 274**Cert Num: **0743**Fee: **\$1,320.00** Status: **Renewed**License Date: **5/1/2015**License Year: **2015**CR Number: **11881896**Payment Date: **04-27-15**2014 - 2015 TPP Paid  Y2015 Trader's License  Y


### Adult Entertainment License

#### License Info

License Num: **AE 004**Cert Num: **1274**Fee: **\$1,000.00** Status: **Renewed**License Date: **7/1/2015**License Year: **2015**CR Number: **11881896**Payment Date: **06-23-15**


### Adult Entertainment License Owners

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ERIKA	PAIR	4011 PARKMONT AVENUE	BALTIMORE	MD	21206	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

### Add New Adult Entertainment License Owner

First Name:

Last Name:

Street:

City: **Baltimore**State: **MD**

Zip:

### Location

Corp Name: **411 EAST, LLC**Trade Name: **RED ROOM**

Zone Code: 26  
Phone: 410-547-0163

Block Num: 411  
City: BALTIMORE

Street: BALTIMORE STREET EAST  
State: MD Zip: 21202

CR Number: 11881896

Portion of Business Used:  
LOWER LEVEL

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
------------	-----------	--------	------	-------	-----	--------	--------------

### Comments

Date	Comment	Action
03/27/2015	Alcohol Awareness Cert. Expires 03/02/2019 ( Completed By: Erika Pair)	Delete
02/11/2014	01/30/2014 Public Hearing re: Violation of rule 4.17(a), Violation of Rule 4.18. Board granted postponement at licensee request (due to absence of Commissioner Smith) No further postponement will ne granted.	Delete
02/03/2012	01/26/2012 Public Hearing re: Application to transfer. CANCELED.	Delete
01/25/2012	1/25/12 transfer withdrawn	Delete
06/03/2011	3/24/11 Public Hearing re: Violation of Rule 4.18 (solicitation) NOT GUILTY	Delete
08/17/2010	08/16/10 \$100 APPEAL FILED #74687	Delete
07/21/2010	07/15/10 Public Hearing re: Violation of adult entertainment rule 5, & 6, 8 and rule 4.18.DECISION: A/E RULE 5 GUILTY \$2000,RULE 6 GUILTY \$2000,RULE 8 \$25 AND RULE 4.18 GUILTY NO FINE WAIVED \$125 ADM.FEE.FINE \$4025(30 DAYS TO PAY)	Delete
06/21/2010	6/10 Transfer of ownership of liquor license & adult entertainment license, BD7-BWL, Steven Kougl, 411 East, LLC	Delete
01/11/2010	1/11/10 \$1125 FINE PAID IN FULL #70633	Delete
01/11/2010	12/10/09 Public Hearing re: Violation of Adult Ent. rules 5(A)(2),rule 6 and rule 4.18.DECISION: A/E RULE 5(a)(2) GUILTY \$500,RULE 6 GUILTY \$500 AND RULE 4.18 GUILTY -ALL SUSPENDED. FINE \$1125	Delete

Print History (Print Card)

License num: LBD7 274  
Trade Name: RED ROOM

Address: 411 BALTIMORE STREET EAST

Comment:

Add Comment

Hold Info

**Violations**

**Licensee:** Louis Burch & William Packo,

Po Do Pac, Inc T/A Greene Turtle

718 South Broadway

Class "B" Beer, Wine and Liquor

**Violation of Rule 4.16 Illegal Conduct – December 27, 2015** – At approximately 12:07am Inspector John Chrissomallis, Tom Karanikolis, and Agent Mark Fosler responded to the establishment based on 311 Complaint 15-00957552 (Sales to Minors). While investigators did not personally observe any Sales to Minors, investigators did observe one patron – in a light green t-shirt – exit the establishment with a bottle of beer. The patron crossed the street and continued consuming the open container on a public side walk, off the licensed premises and in full public view.

**Violation History:**

- 09/19/13 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625

**Board Decision:**

Board of Liquor License Commissioners  
 For Baltimore City  
 231 E. Baltimore Street, 6<sup>th</sup> Floor  
 Baltimore, Maryland, 21202-3258



### INVESTIGATION REPORT

Location Address	718-22 BROADWAY SOUTH 21231	
Licensee Information (Trade Name)	GREENE TURTLE	
Corporation Name	PO DO PAC, INC.	
License Type	Class "B" Beer, Wine and Liquor	
Owner Email	<input type="text"/>	
Contact	<input type="text"/>	
Bouncer/Security Name (if applicable)	<input type="text"/>	DOB <input type="text"/>
Incident Date/Time	<input type="text" value="1/4/2016"/>	<input type="text" value="12:40:32 PM"/>

**Report Facts**

On December 27, 2015 at approximately 12:07am Inspectors Karanikolis, Chrissomallis, and Fosler arrived at the Green Turtle, 718 S. Broadway in response to 311 complaint number 15-00957552. The allegation included in the complaint was sales to minors. We were observing the establishment from several vantage points. During our observations the area in front of the establishment was crowded with individuals consuming alcohol. Patrons exited the Green Turtle with alcohol. We observed one patron (light green t-shirt) exit the establishment with a bottle of beer. He crossed S. Broadway with the open container. He noticed we were observing him and placed the partially full bottle on the sidewalk and another man kicked the bottle into the gutter. Because of the crowd in front of the Green Turtle we observed another man drinking from a pint bottle of liquor.

We departed after approximately 40 minutes to resume another investigation.

VIOLATION: Patron with an open container.

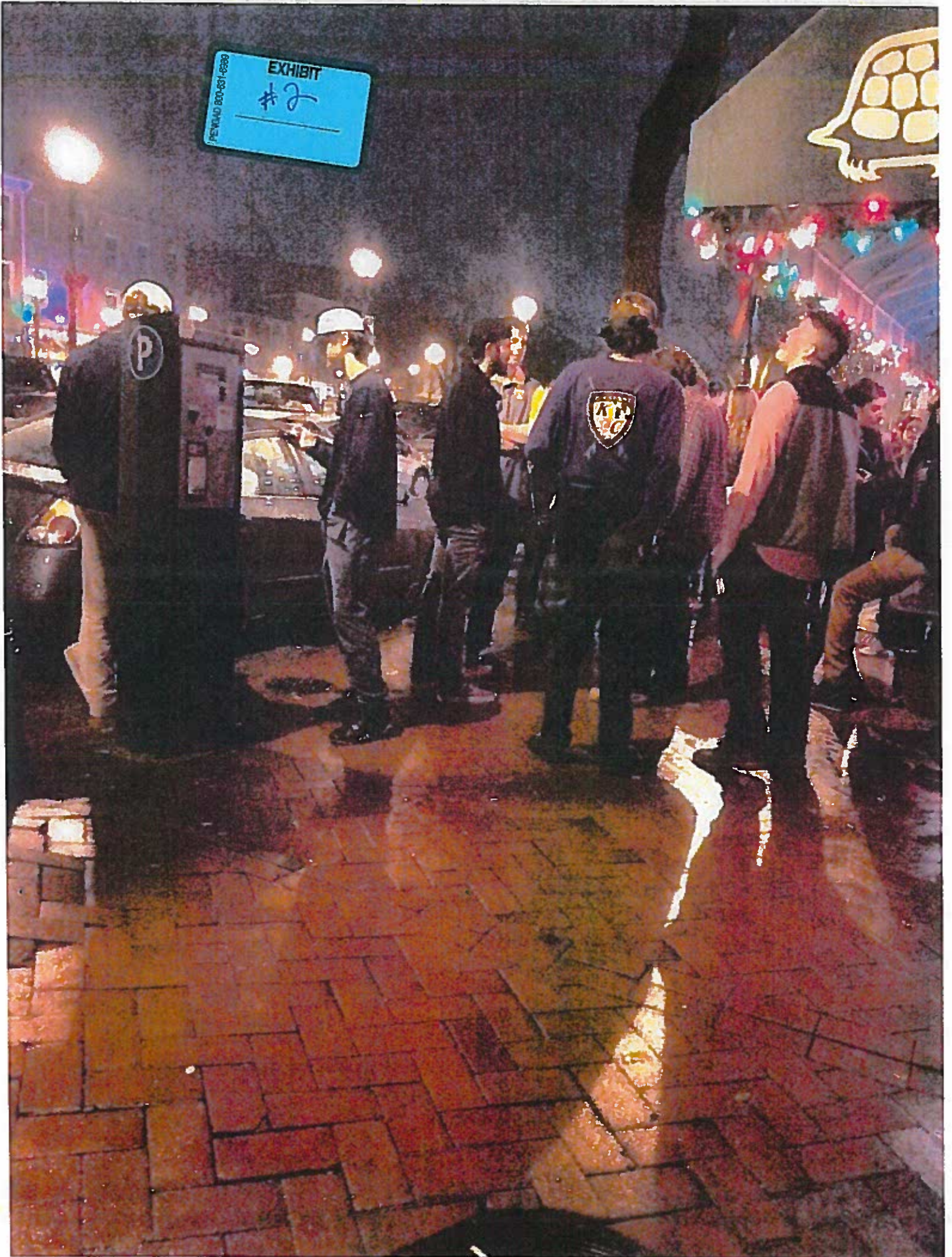
**Photos Taken**



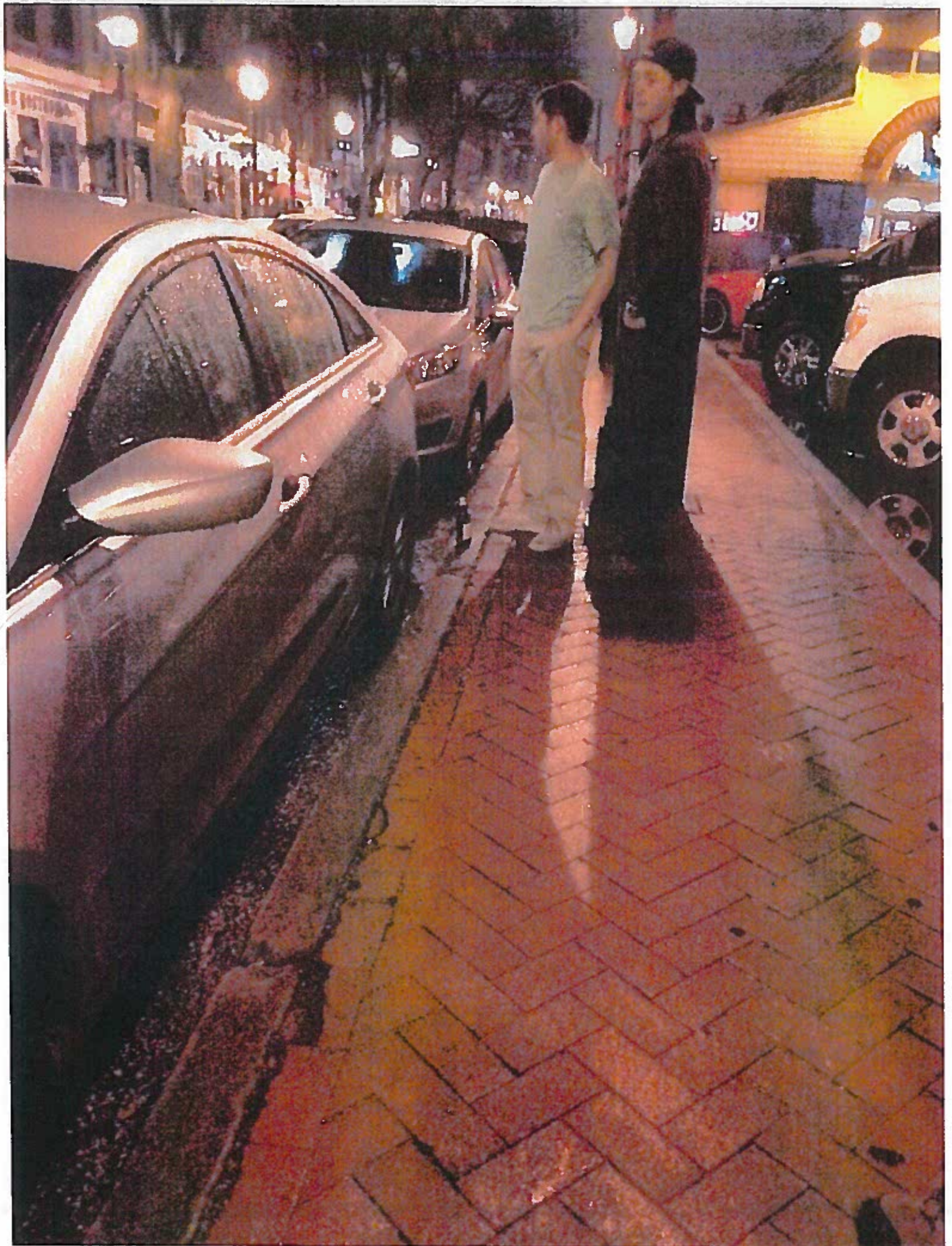


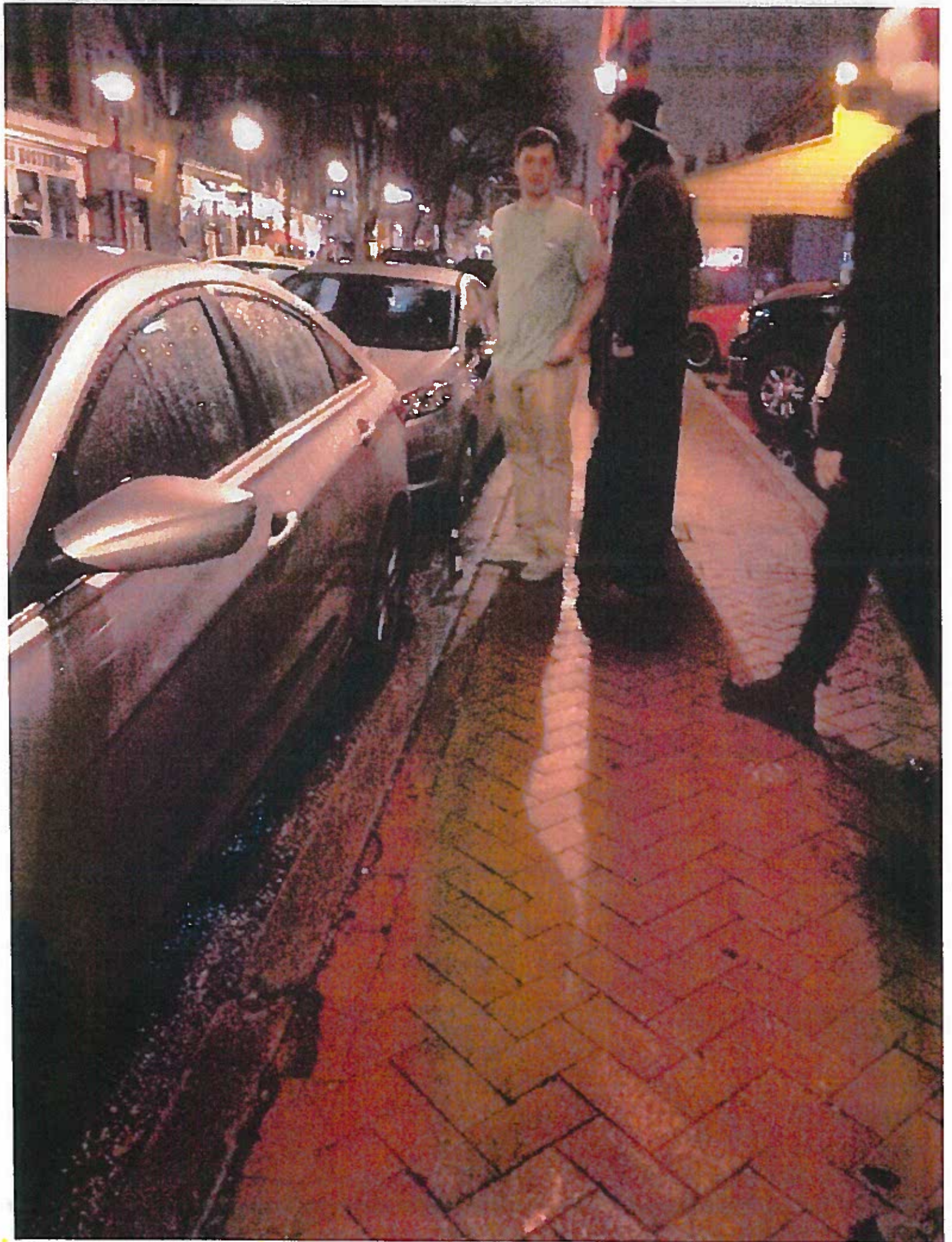
<i>Report Prepared By:</i>	
Inspector(s)	Submission Date
<input type="text" value="i:0#.w baltimore\mark.fosler"/>	<input type="text" value="1/4/2016"/>
Supervisor Review:	Approval Date
<input type="text" value="i:0#.w baltimore\mark.fosler"/>	<input type="text" value="1/4/2016"/>
<i>Supervisor Use:</i>	
<i>Recommended Action(s)</i>	
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

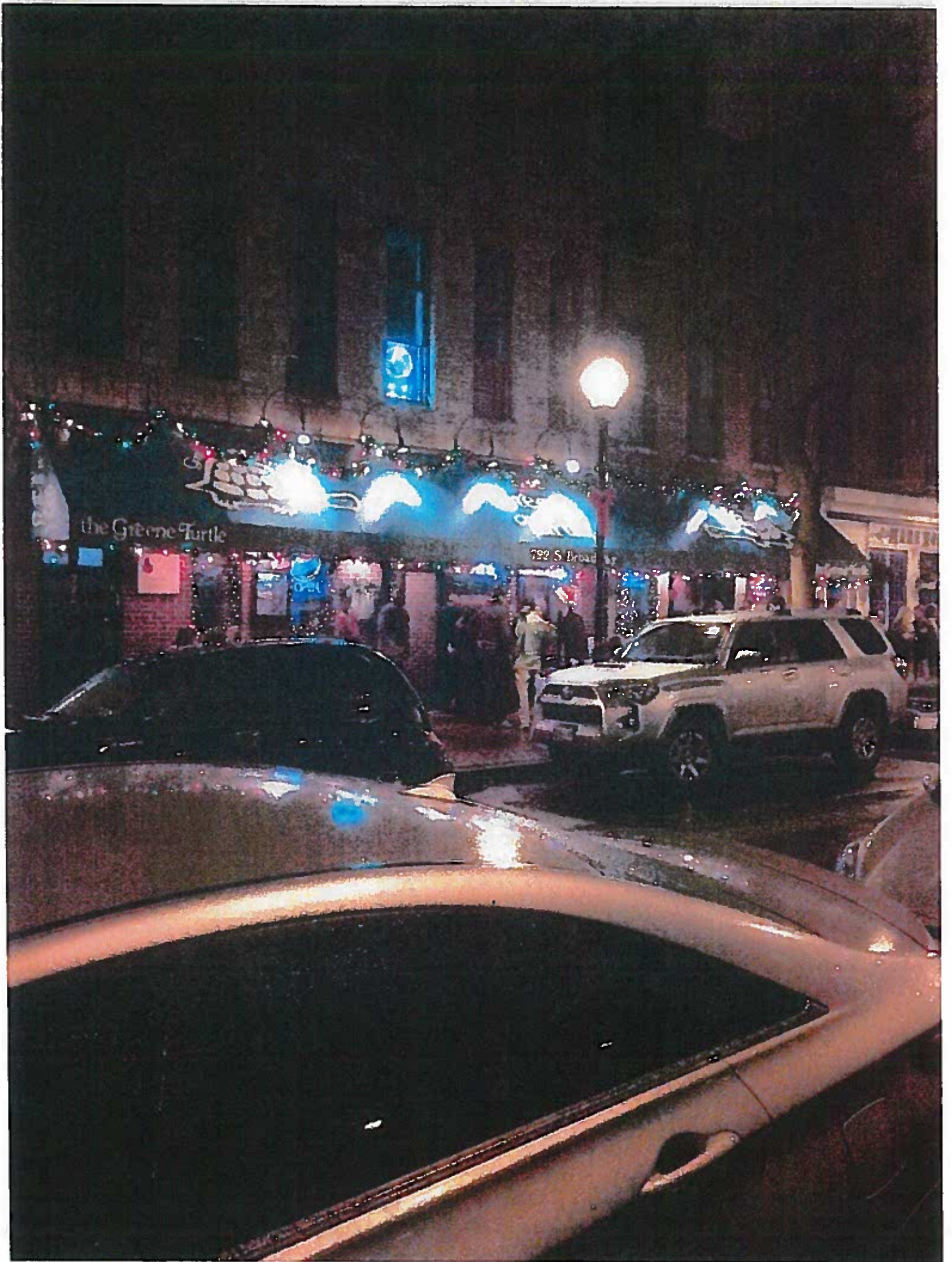
EXHIBIT  
#2  
PENNSAID 800-831-6389













## Liquor Board System

Version 1.0

Annual-Renewal | License-Transfer | One-Day | Add New License | Query | Help

### License Detail

#### License Info

License Num: **LB 140**      Cert Num: **0687**      Fee: **\$2,000.00**      Status: **Renewed**  
 License Date: **5/1/2015**      License Year: **2015**  
 CR Number: **03879533**  
 Payment Date: **05-07-15**

2014 - 2015 TPP Paid  Y  
 2015 Trader's License  N     

### Add Adult Entertainment License

#### Location

Corp Name: **PO DO PAC, INC.**  
 Trade Name: **GREENE TURTLE**  
 Zone Code: **23**  
 Phone: **410-342-4222**

Block Num: **718-22**      Street: **BROADWAY SOUTH**  
 City: **BALTIMORE**      State: **MD**      Zip: **21231**

CR Number: **03879533**

Portion of Business Used:  
 FIRST FLOOR & FRONT TWO ROOMS OF SECOND FLOOR PORTION K/A 720-22PORTION  
 K/A 718-FIRST FLOOR ONLY FOR BUSINESS BASEMENT OF 718-22 FOR STORAGE.  
 RESTROOMS IN OUTDOOR CAFE 4'X 30' IN LINE WITH BMZA 295-30X.  
 NO LIVE ENTERTAINMENT OR DANCING

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LOUIS C.	BURCH, III	4 UPLAND RD-APT 48	BALTIMORE	MD	21210	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
WILLIAM	PACKO, JR.	265 HUNTERS RIDGE ROAD	LUTHERVILLE	MD	21093	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

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Date	Comment	Action
10/02/2013	09/19/13 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625	Delete
03/06/2009	03/05/09 Public Hearing re: \$1500 fine on (2/19/09).DECISION: BOARD REDUCED FINE TO \$1250	Delete
02/24/2009	02/23/09 \$1500 FINE PAID IN FULL #65785	Delete
02/24/2009	02/19/09 Public Hearing re: Violation of rules 3.12,3.06 & 4.18 DECISION: RULE 3.12(6/29/08) GUILTY \$500 AND (10/31/08) GUILTY \$500,RULE 3.06 GUILTY \$500 AND RULE 4.18 NOT GUILTY. FINE \$1500-WAIVED \$125 ADM.FEE.MUST BE PAID BY 3/21/09 = \$1500	Delete

Print History (Print Card)

License num: LB 140                      Address: 718-22 BROADWAY SOUTH  
 Trade Name: GREENE TURTLE

Comment:

Add Comment

**Hold Info**

