

January 23, 2020

Applicant(s): Robert Gay and Steven Preston
The Manor Baltimore, LLC, T/a The Manor
924 N. Charles Street 21201

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine & Liquor restaurant license requesting live entertainment, outdoor table service and off-premise catering.

(a) **Applicant(s) Information:** (1) Robert Gay was born in Lexington, KY in April of 1977. He lives in Hanover, MD; and (2) Steven Preston was born in Baltimore, MD in October of 1984. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Robert Gay (99%); and (2) Steven Preston (1%).

(c) **Purchase Price of Business:** N/A

(d) **Qualified Voters:** Ryan Perlberg, Beth Hawks, and Valerie Rupp are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, continue use as a restaurant with outdoor table service, live entertainment, off-premise catering and wine corkage.

(f) **Corporate Standing:** The Manor Baltimore, LLC is a MD LLC and as of 12/31/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/23/2019, and checked on 1/2/2020. This meets the 10-day rule. There are 21 licensed liquor establishment(s) in the 2x2 area: "A" BWL-2; "B" BWL-16; "C" BWL-1; and "BD7" BWL-2.

(h) **Timeline:** N/A

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: New class B license CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 924 N. Charles Street, Baltimore, MD 21201

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: n/a

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: n/a

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: n/a

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: n/a

CORPORATE/LLC/LLP/PARTNERSHIP NAME: The Manor Baltimore, LLC TRADE NAME: The Manor

BUSINESS PHONE NUMBER: 202-280-9248 BUSINESS EMAIL ADDRESS: robert@themanorbaltimore.com

ATTORNEY FOR THE APPLICANT: Stephan Fogleman ADDRESS: 1720 Thames St., Baltimore, MD 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st/2nd floor for bus. basement for storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. D.J. Band, Etc.)? DJ Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 149

Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Robert S. Gay [REDACTED] [REDACTED]

(Full name) (Telephone no.) E-mail (Required)

7531 Honey Locust Lane Hanover MD 21076 0

(Residence) Street City State Zip Code (period of residency in Baltimore City)

April 1977 Male Lexington, Kentucky

(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

Steven W. Preston [REDACTED] [REDACTED]

(Full name) (Telephone no.) E-mail (Required)

147 N Ellwood Ave. Baltimore MD 21224 10 years

(Residence) Street City State Zip Code (period of residency in Baltimore City)

10/1984 Male Baltimore

(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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)

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?

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 2019 DEC - 3 AM 11:01
 BOARD OF LIQUOR
 LICENSING COMMISSIONERS

RECEIVED

1. Has the applicant(s) been adjudged guilty of a felony in the State of Maryland or any other? Yes No - If yes, indicate applicant and explain.

Applicant A B C

2. Has the applicant(s) 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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.

Applicant A B C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and explain (address of location, dates that the applicant was a licensee, and the trade name).

Applicant A B C

5. Has the applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain.

Applicant A B C

6. Does the applicant(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued? Yes No If yes, mark applicant and explain (address of location and trade name).

Applicant A B C

7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name).

Applicant A B C

8. Are you financially interested in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain.

Applicant A B C

9. Is the licensed premise currently open and operating? Yes No If no, then provide date of last day of operation of the establishment.

10. Do any of the applicant(s) - personally or through an entity - 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 explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

Applicant A B C

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

| Name | Address | Phone | Email |
|------------|---|------------|------------|
| Robert Gay | 7531 Honey Locust Lane, Hanover, MD 21076 | [REDACTED] | [REDACTED] |

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.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Robert Gay ADDRESS: 7531 Honey Locust Lane, Hanover, MD 21076 TITLE: Owner %OF STOCK HELD: 99
- 2) NAME: Steven Preston ADDRESS: 147 N Eilwood Ave, Baltimore, MD 21224 TITLE: Owner %OF STOCK HELD: 1
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

**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.*

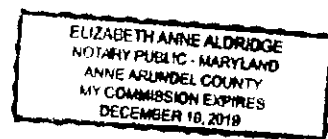
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied 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.

Robert Gay
Signature of Applicant A

I hereby certify that on the 2nd day of December, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel, personally appeared Robert Gay the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elizabeth Anne Aldridge (Notary Seal) My Commission expires: 10 DECEMBER 2019

Printed Name: ELIZABETH ANNE ALDRIDGE



Signature of Applicant B

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

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

| Name | Address | Phone | Email |
|------------|---|------------|------------|
| Robert Gay | 7531 Honey Locust Lane, Hanover, MD 21076 | [REDACTED] | [REDACTED] |

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.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-819 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Robert Gay ADDRESS: 7531 Honey Locust Lane, Hanover, MD 21076 TITLE: Owner %OF STOCK HELD: 99
- 2) NAME: Steven Preston ADDRESS: 147 N Ellwood Ave, Baltimore, MD 21224 TITLE: Owner %OF STOCK HELD: 1
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

**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.*

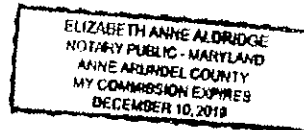
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied 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.

Robert Gay
Signature of Applicant A

I hereby certify that on the 2nd day of December, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel personally appeared Robert Gay the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal

Signature: Elizabeth Anne Aldridge (Notary Seal) My Commission expires 10 DECEMBER 2019

Printed Name: ELIZABETH ANNE ALDRIDGE



[Signature]
Signature of Applicant B

Phila City I hereby certify that on the 2 day of December, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Phila City personally appeared Steven Preston the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19

Printed Name: Stephen W Fogelbaum Jr.

Signature of Applicant C

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____ personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Ryan Perberg, 678 Reisterstown Road, Baltimore, MD 21208 Phone Number: [REDACTED]

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

(I, WE) Ryan Perberg HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 924 N. Charles St, Baltimore, City with a Zip Code of 21201, 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.

Ryan Perberg
Signature of Landlord

I hereby certify that on the 2 day of December 2019 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Ryan Perberg the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
Notary Signature: Stephan W Fogelman, Jr. [Notary Seal] My Commission expires 12/16/19
Notary Printed Name: Stephan W Fogelman, Jr.

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) |
|----------------------------------|------------------------------|------------------------|------------------|---|
| ✓ Ryan Perberg | 2100 W Rogers | <u>[Signature]</u> | 6/85 | 2 years |
| Ryan Perberg (Klebsm) | 2747 Maryland Ave | [Signature] | 12/78 | 3 years |
| ✓ Matthew Klebsm | 2747 Maryland Ave | [Signature] | 1/80 | 2 years |
| | | | | |
| | | | | |

Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

Please note that this is a public document and upon request will be provided to the general members of the public.

Name and Address of the owners of the premise/landlord: _____ 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.

Signature of Landlord

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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) |
|----------------|---|-------------------------|------------------|---|
| ✓ Michael Rupp | 1515 W. Belton Ave Baltimore, MD 21218 | [Handwritten Signature] | 12/17/79 | 5 years |
| | | | | |
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1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

Please note that this is a public document and upon request will be provided to the general members of the public.

924 N. Charles St.

Name and Address of the owners of the premise/landlord: Ryan Perberg, 678 Reisterstown Road, Baltimore, MD 21208 Phone Number: 443-996-3110

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.

Signature of Landlord _____

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: _____ (Notary Seal) My Commission expires _____

Notary Printed Name: _____

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) |
|------------|---|-------------|------------------|---|
| Beth Hawks | 920 Washington Blvd. Bldg. 101 21230 | [Signature] | 04/61 | 4 |
| | | | | |
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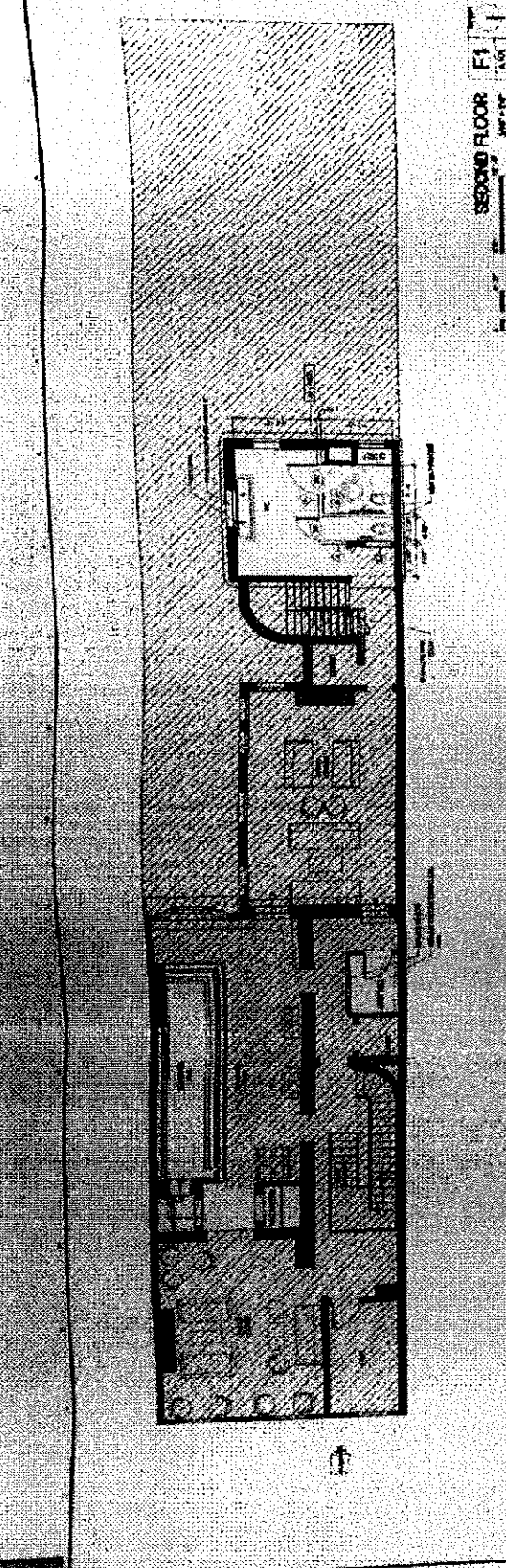
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1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
 5. ALL STAIRS ARE 44" WIDE UNLESS OTHERWISE NOTED.
 6. ALL CEILING HEIGHTS ARE 8' UNLESS OTHERWISE NOTED.
 7. ALL FLOOR FINISHES ARE AS NOTED.
 8. ALL WALL FINISHES ARE AS NOTED.
 9. ALL CEILING FINISHES ARE AS NOTED.
 10. ALL MECHANICAL SYSTEMS ARE AS NOTED.
 11. ALL ELECTRICAL SYSTEMS ARE AS NOTED.
 12. ALL PLUMBING SYSTEMS ARE AS NOTED.
 13. ALL FIRE PROTECTION SYSTEMS ARE AS NOTED.
 14. ALL ELEVATORS ARE AS NOTED.
 15. ALL ACCESSIBLE ROUTES ARE AS NOTED.
 16. ALL SIGNAGE IS AS NOTED.
 17. ALL FURNITURE IS AS NOTED.
 18. ALL LIGHTING IS AS NOTED.
 19. ALL SOUNDING DEVICES ARE AS NOTED.
 20. ALL SECURITY SYSTEMS ARE AS NOTED.
 21. ALL RECORDS ARE AS NOTED.
 22. ALL MAINTENANCE RECORDS ARE AS NOTED.
 23. ALL INSPECTION RECORDS ARE AS NOTED.
 24. ALL CORRECTION RECORDS ARE AS NOTED.
 25. ALL COMPLAINT RECORDS ARE AS NOTED.
 26. ALL DISCIPLINE RECORDS ARE AS NOTED.
 27. ALL RESIGNATION RECORDS ARE AS NOTED.
 28. ALL EMPLOYMENT RECORDS ARE AS NOTED.
 29. ALL PAYROLL RECORDS ARE AS NOTED.
 30. ALL TAX RECORDS ARE AS NOTED.
 31. ALL BENEFIT RECORDS ARE AS NOTED.
 32. ALL OTHER RECORDS ARE AS NOTED.

LEGEND

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| | WALL |
| | DOOR |
| | WINDOW |
| | STAIRS |
| | ELEVATOR |
| | MECHANICAL EQUIPMENT |
| | ELECTRICAL EQUIPMENT |
| | PLUMBING EQUIPMENT |
| | FIRE PROTECTION EQUIPMENT |
| | ACCESSIBLE ROUTE |
| | SIGNAGE |
| | FURNITURE |
| | LIGHTING |
| | SOUNDING DEVICE |
| | SECURITY SYSTEM |
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| | MAINTENANCE RECORD |
| | INSPECTION RECORD |
| | CORRECTION RECORD |
| | COMPLAINT RECORD |
| | DISCIPLINE RECORD |
| | RESIGNATION RECORD |
| | EMPLOYMENT RECORD |
| | PAYROLL RECORD |
| | TAX RECORD |
| | BENEFIT RECORD |
| | OTHER RECORD |

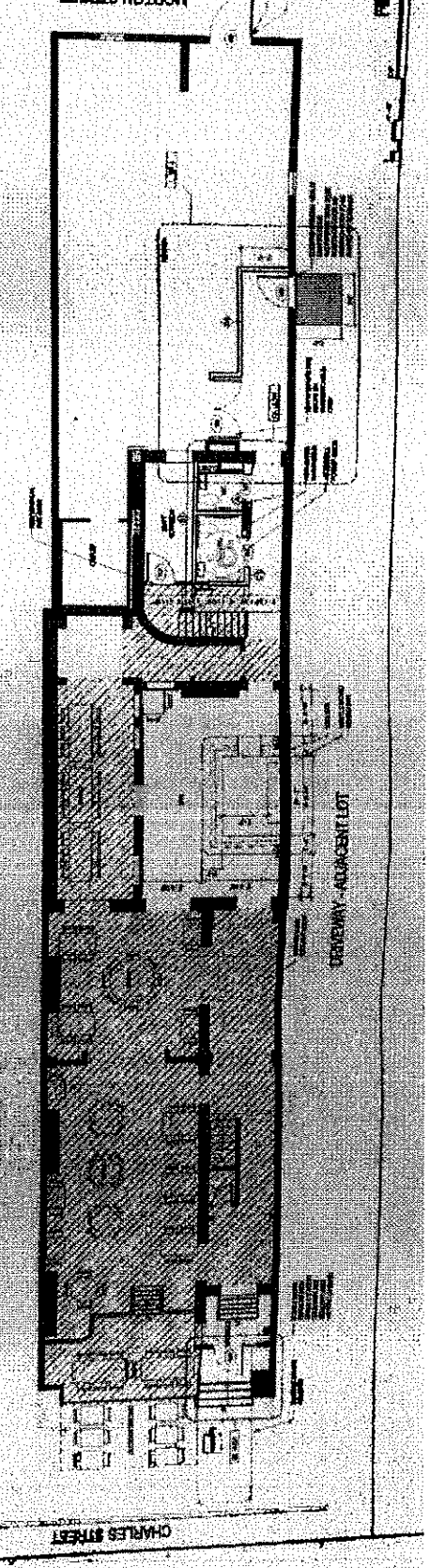


SECOND FLOOR F1
 SCALE: 1/8" = 1'-0"
 DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
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 31. ALL BENEFIT RECORDS ARE AS NOTED.
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LEGEND

| | |
|--|---------------------------|
| | WALL |
| | DOOR |
| | WINDOW |
| | STAIRS |
| | ELEVATOR |
| | MECHANICAL EQUIPMENT |
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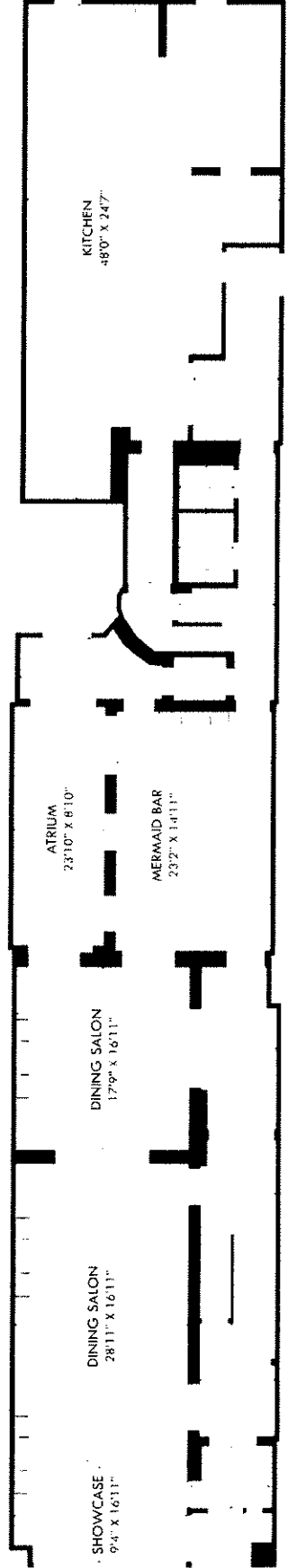
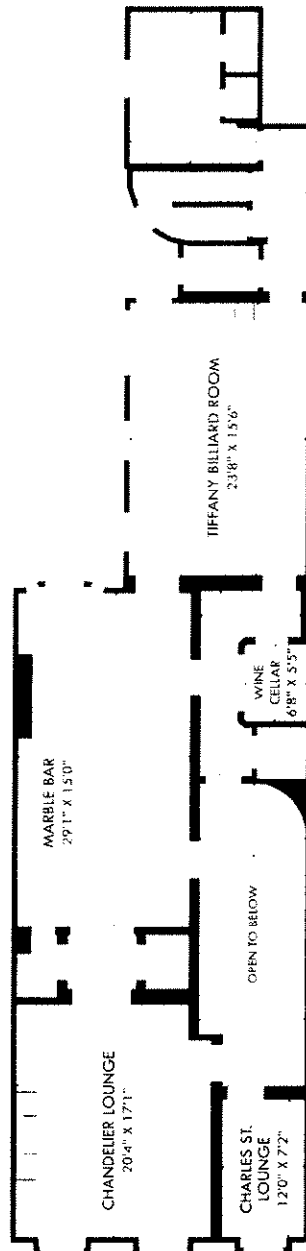
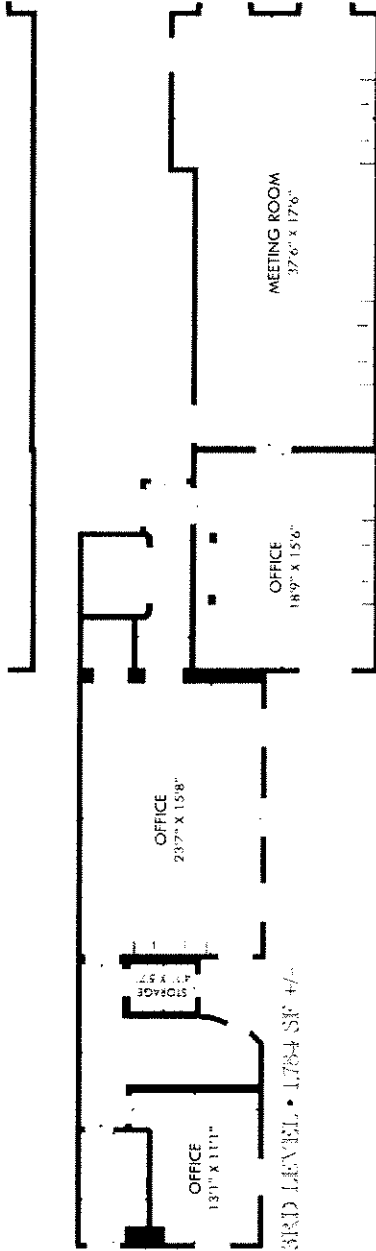
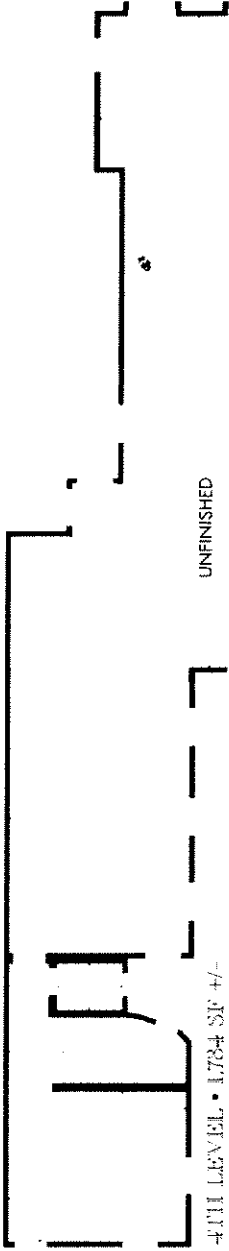


FIRST FLOOR C1
 SCALE: 1/8" = 1'-0"
 DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]



FLOOR

PLANS



THE MANOR BALTIMORE, LLC: W19900109

Department ID Number:

W19900109

Business Name:

THE MANOR BALTIMORE, LLC

Principal Office:

7531 HONEY LOCUST LANE
HANOVER MD 21076

Resident Agent:

JOSHUA ALAN PERSING
7531 HONEY LOCUST LANE
HANOVER MD 21076

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/22/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 924 N. Charles St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 21

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 16

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"ED" BEER, WINE & LIQUOR 2

ARENA _____




















HOTEL/MOTEL _____

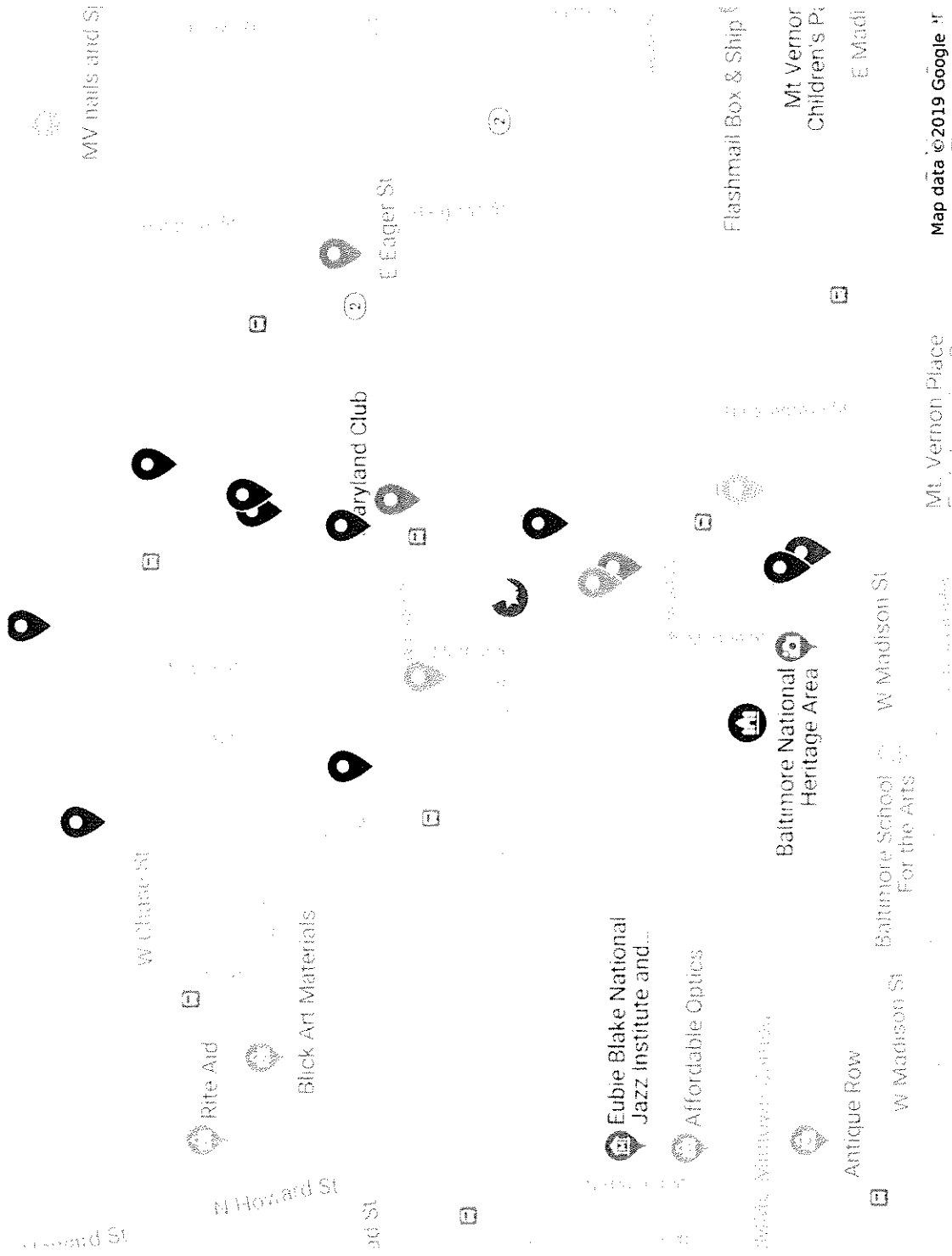
RACING _____

PREPARED BY: Chase DATE: 12/27/19


924 N. Charles St.

Licensed Establishments

-  The Manor LB
-  Kumari Restaurant & Bar LB
-  Mount Vernon Stable LB
-  Spirits of Mt Vernon LBD7
-  Marie Louise Bistro LB
- Nepal House LB
- Sangria Patio Bar LB
-  Maryland Club LC
-  Eager & St. Paul Liquors LA
-  Grand Central Club LBD7
-  Minato Sushi Bar LB
-  Indochine LB
-  The Owl Bar LB
-  The Brewer's Art LB
-  City Cafe LB
- 
- Eddie's of Mount Vernon LB
-  Akbar Restaurant LB
-  Mt. Vernon Supermarket LA
-  Dooby's LB
-  Helmand Restaurant LB
- Cafe Fili LB
- 
- Dukem Ethiopian Restaurant LB



Church

 Emmanuel Episcopal Church

Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|--|
| Licensee Information (Trade Name): | <input type="text" value="The Manor"/> |
| Corporation Name: | <input type="text" value="The Manor Baltimore, LLC"/> |
| Location Address: | <input type="text" value="924 N. Charles St."/> |
| License Type: | Class "B" Beer, Wine and Liquor <input type="checkbox"/> |
| Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING) | No <input type="checkbox"/> |
| Is the location within 300 feet of Church and/or School? | Yes <input type="checkbox"/> |
| Date Posted? | <input type="text" value="12/23/2019"/> |
| Estimated Date of Removal? | <input type="text" value="1/2/2020"/> |
| Are there any other licensed establishments within a two block radius? | Yes <input type="checkbox"/> |

Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed application for new "B" license with live entertainment and off premise catering. The establishment is closed. According to the Liquor Board database it states, ...08/01/2019 Spoke with Brent Strickland, attorney with Whiteford Taylor. He represents the secured creditor/ landlord in this matter. He stated that the licensees are going through the bankruptcy process and will soon assign the property and license to the secured creditor. Mr. Strickland understands that he will have to make payment for all of the bounced checks (renewal, late fee, etc.) and file a hardship extension to ensure this license is valid when it goes to auction within the upcoming months. TRA.

Insert Photo of Sign and location:



Attach Additional Photos

| Inspector Name | Date and Time | |
|--|---|--|
| <input type="text" value="i:\O#.w\baltimore\terri.chase"/> | <input type="text" value="12/24/2019"/> | <input type="text" value="10:33:40 AM"/> |
| Name of Licensee (if present) | | |
| <input type="text"/> | | |
| Approve | | Disapprove |

Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

| | |
|------------------------------------|----------------------------------|
| Applicant(s) Name: | Robert S. Gay; Steven W. Preston |
| Address of Premises: | 924 N. Charles St. |
| Inspector: | i:\0#.w\ baltimore\terri.chase |
| Date Posted: | 12/23/2019 |
| Time Posted: | 2:00 PM |
| Date Rechecked: | 1/2/2020 |
| Time Rechecked: | 3:00 PM |
| Manager or Owner when sign posted: | |

Summary on location of sign posted:

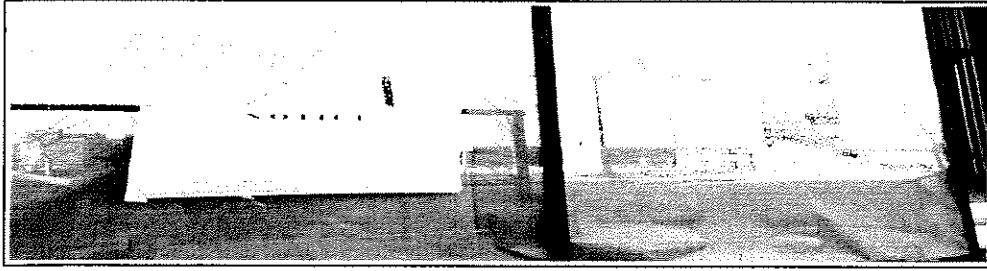
Sign posted on the front window.

Summary on location of sign rechecked:

Sign still posted on the front window.

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises:

924 N. Charles St. 21201

Class of License:

B - Beer, Wine & Cider

Scope of Application:

New Restaurant license requesting live entertainment, outdoor table service, and off-premise catering

Application filed by:

The MD's, Baltimore, LLC/TA The Manor Robert Gay and Steven Preston

Present Licensee(s):

The hearing concerning this application will be held on or after January 9, 2019. Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL

Albert J. Marasciuni, Jr. Chairman
Aaron J. Greenfield Commissioner

Department Of Housing And Community Development
Division Of Construction And Building Inspection

Online Use & Occupancy Permit
Application

Property Address: 924 N CHARLES ST Block/Lot: 0511/016

Permit No: USE2019-55865

Applicant:
STEPHAN FOGLEMAN

Total :

Owner/Lessee:

Owner VSOP LLC

Lessee THE MANOR BALTIMORE LLC

**Please pay the Use & Occupancy permit fee
before scheduling inspections.**

Property Use & Occupancy Information:

| | Description | Created | Completed | Assigned To |
|--|-------------------------------|------------|------------|-------------|
| Existing Use : (Commercial) Restaurant | FIRE DEPARTMENT REFERRAL | 11/25/2019 | | LDZI |
| Proposed Use : (Commercial) Restaurant | HEALTH DEPARTMENT INSPECTION | 11/25/2019 | | JWEL |
| | MINOR PRIVILEGE | 11/25/2019 | | MPRV |
| Existing Count: 0 | One Stop Permit Office Review | 11/25/2019 | | LONG |
| Proposed Count: 0 | Application Received | | 11/25/2019 | |
| | Zoning Sign-off | 11/25/2019 | 11/25/2019 | |

District:101

MINOR PRIVILEGE:

THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443-984-1809.

CONTINUE TO USE AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE. LIVE ENTERTAINMENT, OFF-PREMISES CATERING AND WINE CORKAGE (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN FOGLEMAN

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: 924 N CHARLES

Owner First Name:

Role: Applicant

Owner Last Name Or
Company Name: VSOP LLC

Applicant: FOGLEMAN,STEPHAN

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

January 23, 2020

Applicant(s): Berry Clark, Alex Perez, and Olivia Thomas
Papi and Co, LLC, T/a Papi Cuisine
1928 Fleet Street 21231

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership requesting off-premise catering; Board to rehear matter concerning an issue identified during issuance process.

(a) **Applicant(s) Information:** (1) Berry Clark was born in Baltimore, MD in June of 1989. He lives in Middle River; (2) Alex Perez was born in Baltimore, MD in October of 1987. He lives in Abington, MD; and (3) Olivia Thomas was born in Baltimore, MD in October of 1949. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Berry Clark (49%); (2) Alex Perez (49%); and (3) Olivia Thomas (1%).

(c) **Purchase Price of Business:** 5 year lease to be paid at \$3,500 per month.

(d) **Qualified Voters:** Johanna Stenberg, Betty Parkins, and Tauheed Burke are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant.

(f) **Corporate Standing:** Papi and Co, LLC is a MD LLC and as of 12/31/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/19/2019, and checked on 8/28/2019. This meets the 10-day rule. There are 8 licensed liquor establishments in the 2x2 area: "B" BWL-2; "D" BWL-4; and "BD7" BWL-2.

(h) **Timeline:** Last Inspection by BLLC was performed 1/15/2019. At that time, the establishment was open and operating. Per attorney, location closed 5/30/2019. License is valid.

(i) **Hearing Timeline:**

- 9/2/2019 – Public Hearing – Board approved application for transfer of ownership, requesting off-premise catering.

(j) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1928 Fleet Street 21231

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Papi and Co, LLC TRADE NAME: Papi Cuisine

BUSINESS PHONE NUMBER: 410-340-6125 BUSINESS EMAIL ADDRESS: info@papicuisine.com

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman ADDRESS: 1720 Thames Street 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage; See box for business.com storage) _____ Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): _____ Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 95

Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Berry Clark _____
 (Full name) (Telephone no.) E-mail (Required)

427 Collindale Street Middle River MD 21220 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

6/89 M Baltimore City, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

Alex Perez _____
 (Full name) (Telephone no.) E-mail (Required)

508 Eastview Terrace Abingdon MD 21009 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

10/87 M Baltimore City, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

Olivia Thomas _____
 (Full name) (Telephone no.) E-mail (Required)

5125 Darien Road Baltimore MD 21206 30 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

10/49 F Baltimore City, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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 adjudged guilty of a felony in the State of Maryland or any other? Yes No - If yes, indicate applicant and explain.
Applicant A B C

[Redacted area]

2. Has the applicant(s) 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

[Redacted area]

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.
Applicant A B C

[Redacted area]

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and explain (address of location, dates that the applicant was a licensee, and the trade name).
Applicant A B C

[Redacted area]

5. Has the applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain.
Applicant A B C

[Redacted area]

6. Does the applicant(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A B C

[Redacted area]

7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A B C

[Redacted area]

8. Are you financially interested in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain.
Applicant A B C

[Redacted area]

9. Is the licensed premise currently open and operating? Yes No If no, then provide date of last day of operation of the establishment.

5/30/19

10. Do any of the applicant(s) - personally or through an entity - 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 explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

[Redacted area]

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

| Name | Address | Phone | Email |
|-----------------|--|------------|------------|
| Berry Clark Jr. | 427 Colindale St Middle River Md 21220 | [REDACTED] | [REDACTED] |

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.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-019 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Berry Clark Jr. ADDRESS: 427 Colindale St Middle River, Md 21220 TITLE: Co-owner %OF STOCK HELD: 49
- 2) NAME: Alex Perez ADDRESS: 508 Eastview Ter Abingdon, md 21009 TITLE: Co-Owner %OF STOCK HELD: 49
- 3) NAME: Olivia Thomas ADDRESS: 5125 Darien Rd Baltimore, MD 21206 TITLE: Manager %OF STOCK HELD: 1
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

**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 warning, the premises and any and all parts thereof upon and in which said business is to be conducted.

Signature of Applicant A

I hereby certify that on the 2ND day of August, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Berry Clark Jr the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19

Printed Name: Stephan W Fogelman Jr.

Signature of Applicant B

I hereby certify that on the 2ND day of August, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Balt City, personally appeared Alex Perez the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19

Printed Name: Stephan W Fogelman Jr.

Signature of Applicant C

I hereby certify that on the 2ND day of August, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Olivia Thomas the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19

Printed Name: Stephan W Fogelman Jr.

1928 Fleet, LLC

Name and Address of the owners of the premise/landlord: Stewart D Sachs mem Phone Number: [REDACTED]

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

(I, WE) STEWART D. SACHS - 1928 Fleet, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1928 Fleet St, Baltimore, City with a Zip Code of 21231, 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.

Signature of Landlord

I hereby certify that on the 27th day of July, 2019, before me, the subscriber, a notary public of the State of MD, in and for Carroll Co, personally appeared Stewart D Sachs the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature:

[Notary Seal] My Commission expires

TERRON L. PICKETT
Notary Public-Maryland
Carroll County
My Commission Expires
January 09, 2022

Notary Printed Name:

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.

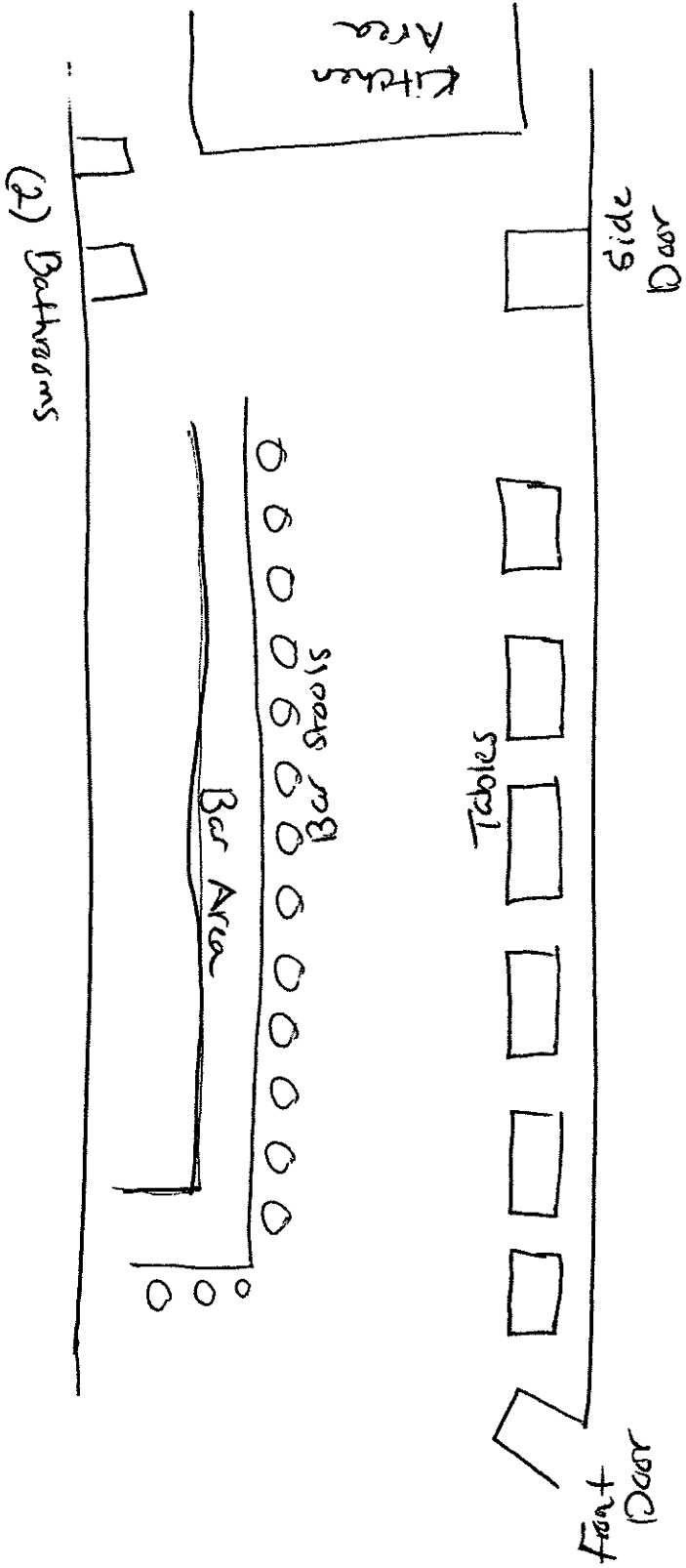
| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-----------------|--|-------------|------------------|---|
| Johanna Stutz | 728 S. Clinton St Baltimore, MD 21224 | [Signature] | 2/19/79 | 2 yrs |
| Betty Perkins | 2121 West 7th Ave Baltimore, MD 21224 | [Signature] | 02/1947 | 10 years |
| Jazmyne Jackson | 3303 Lerch Drive Baltimore, MD 21214 | [Signature] | 09/1988 | 10 years |
| Towheed Burke | 138 W. Enwood, #1A Bal Har, MD 21227 | [Signature] | Nov/1981 | 10 yrs |

Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-386-4377 Fax: 410-386-4382

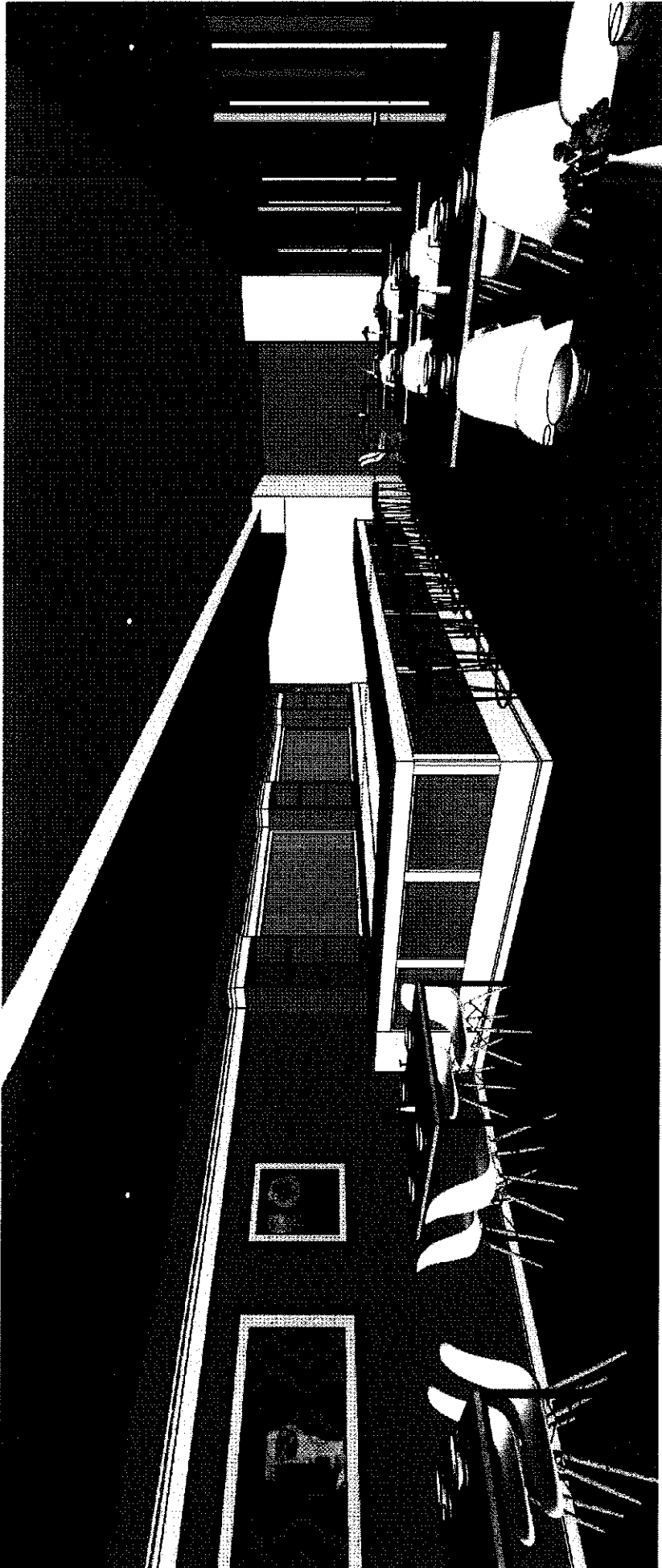
Please note that this is a public document and upon request will be provided to the general members of the public.

2019 AUG -5 PM 1:50

RECEIVED



Pappi + Co Floor Plan





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 324**Cert Num: **1171**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 17051174

Payment Date: 05-01-19

2018 - 2019 TPP Paid 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **BLACK HAND, LLC**Trade Name: **BALTIMORE BUILT BISTRO**

Zone Code: 0

Phone: 443-580-0796

Block Num: 1928

Street: FLEET STREET

City: BALTIMORE

State: MD

Zip: 21231

CR Number: 17051174

Portion of Business Used:

USE 1ST FLOOR AS A RESTAURANT

Restriction:

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|----------------|-------------------------|-----------|-------|-------|-------------------------------------|---|
| ANTHONY | LANASA | 13413 BLENFIELD RD | PHOENIX | MD | 21131 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |
| ROBERT | MIDDLETON, JR. | 213 SAINT DUNSTANS ROAD | BALTIMORE | MD | 21212 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

Comments

| |
|--|
| |
|--|

| Date | Comment | Action |
|------------|---|--------|
| 09/26/2019 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb | Delete |
| 09/13/2019 | 9/12/2019 - Public Hearing Re: Application to transfer ownership requesting off-premise catering - APPROVED (3-0 vote)...../jr | Delete |
| 08/09/2019 | Application for transfer of ownership requesting off-premise catering filed on behalf of Papi and Co, LLC T/a Papi Cuisine, Berry Clark, Alex Perez, and Oliva Thomas on 8/5/19 /kk | Delete |
| 08/07/2019 | Submitted 2018 Trader's License during renewal.... /sb | Delete |

[Print History \(Print Card\)](#)

License num: LB 324 Address: 1928 FLEET STREET
 Trade Name: BALTIMORE BUILT BISTRO

Comment:

[Add Comment](#)

Hold Info

Powered by:



PAPI & CO LLC: W19716554

Department ID Number:

W19716554

Business Name:

PAPI & CO LLC

Principal Office:

1928 FLEET ST
BALTIMORE MD 21231

Resident Agent:

ALEX PEREZ
1928 FLEET ST
BALTIMORE MD 21231

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/07/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1928 Fleet St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 4

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perez DATE: 8/28/19

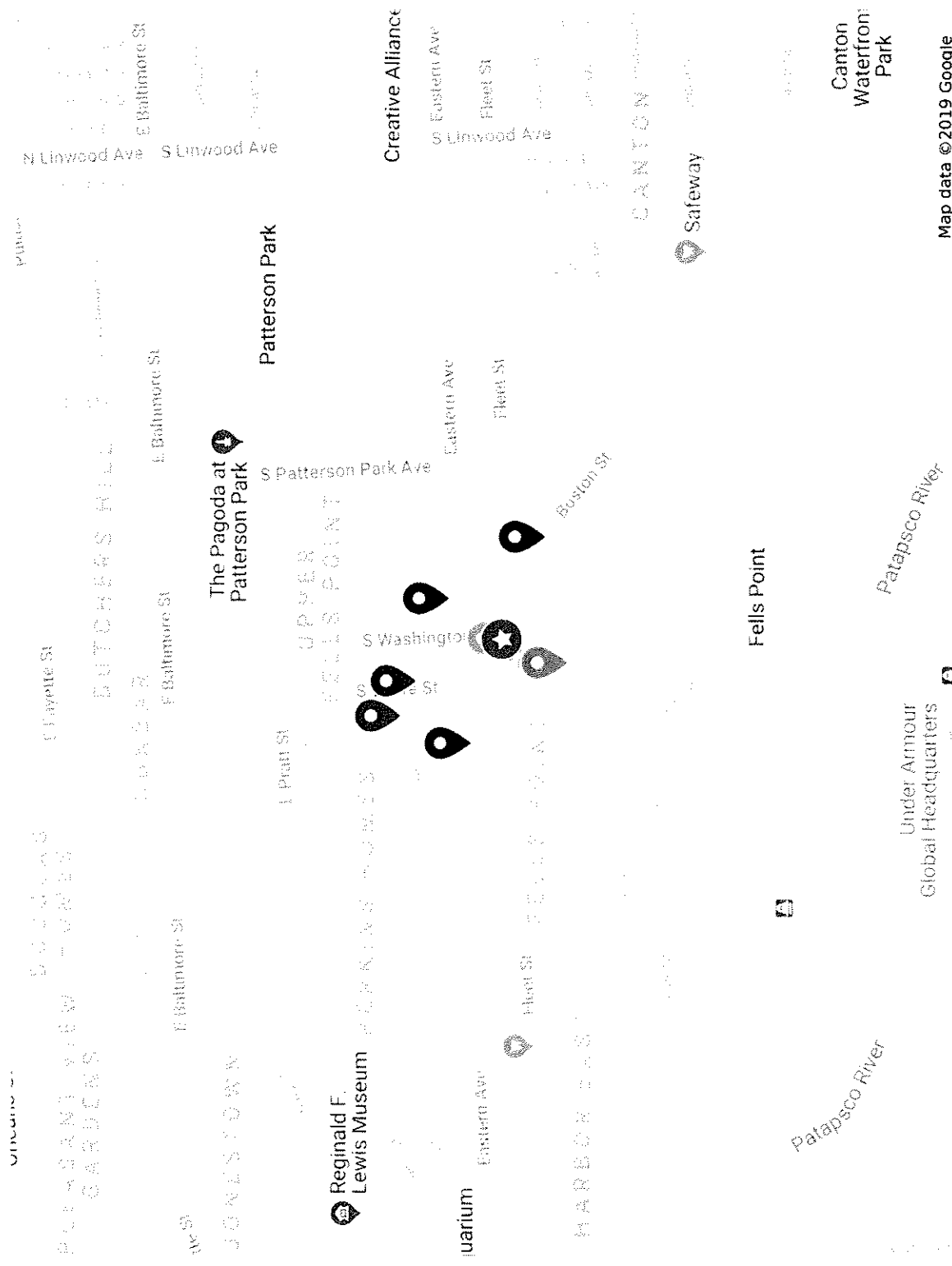
1928 Fleet St.

Proposed Location

- ★ 1928 Fleet St

Licensed Establishment

- 📍 Ale Mary's LBD7
- 📍 Lobo Fell's Point LD
- 📍 Darbar LB
- 📍 Captain James LB
- 📍 Peter's Inn LD
- 📍 Spirits Tavern LD
- 📍 Port City Tavern LBD7
- 📍 Henninger's Tavern LD



Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|---------------------------------|
| Licensee Information (Trade Name): | Papi Cuisine |
| Corporation Name: | Papi And Co, LLC |
| Location Address: | Papi Cuisine |
| 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? | 8/19/2019 |
| Estimated Date of Removal? | 8/28/2019 |
| Are there any other licensed establishments within a two block radius? | Yes |

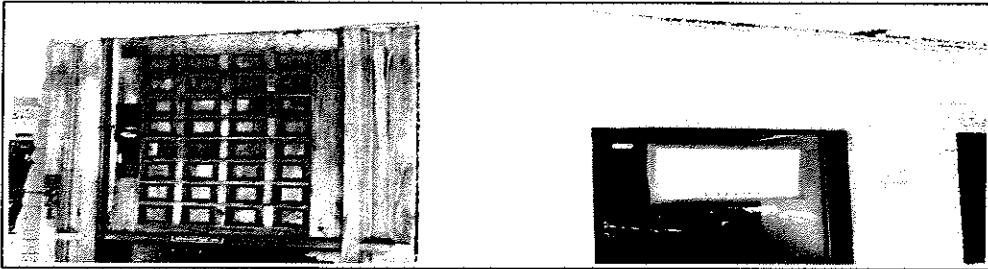
Other licensed locations - Describe/Note:

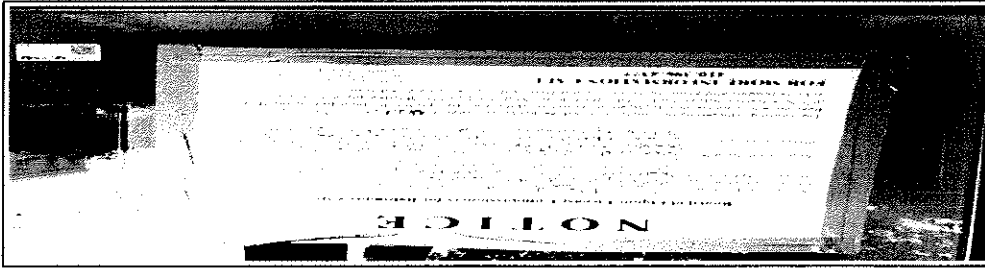
see attached map

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

Application filed for transfer of ownership of liquor license and request for off premise catering.

Insert Photo of Sign and location:





| | | |
|--|--|--|
| Inspector Name | Date and Time | |
| <input type="text" value="i:0#.w/baltimore\andy.perez"/> | <input type="text" value="8/21/2019"/> | <input type="text" value="11:01:49 AM"/> |
| Name of Licensee (if present) | | |
| <input type="text"/> | | |
| | | |

Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

| | |
|---|--|
| <i>Applicant(s) Name:</i> | Berry Clark, Alex Perez, Olivia Thomas |
| <i>Address of Premises:</i> | 1928 Fleet St |
| <i>Inspector:</i> | i:\0#w\baltimore\andy.perez |
| <i>Date Posted:</i> | 8/19/2019 |
| <i>Time Posted:</i> | |
| <i>Date Rechecked:</i> | 8/28/2019 |
| <i>Time Rechecked:</i> | |
| <i>Manager or Owner when sign posted:</i> | |

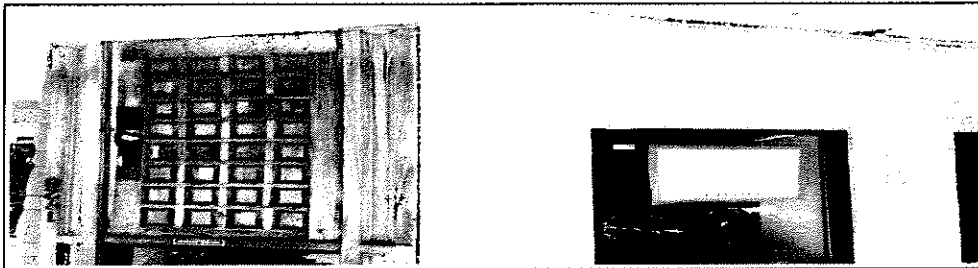
Summary on location of sign posted:

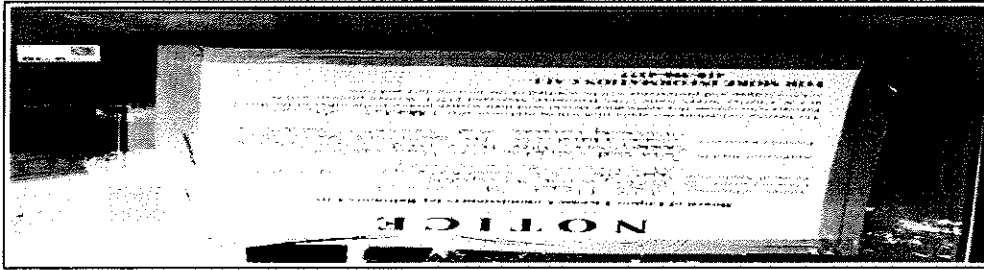
Sign posted on front window facing Fleet St.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Compliance Inspection

Licensee Information

Address: 1928 FLEET STREET 21231

Trade Name:

Corporation Name:

Type of License: Class "B" Beer, Wine and Liquor

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Closed

Closed Date:

Fire and Sanitation

Clean and Free of Debris: N/A

Business Records

Traders License: N/A

Alcohol Awareness Certification Date

Issued:

Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

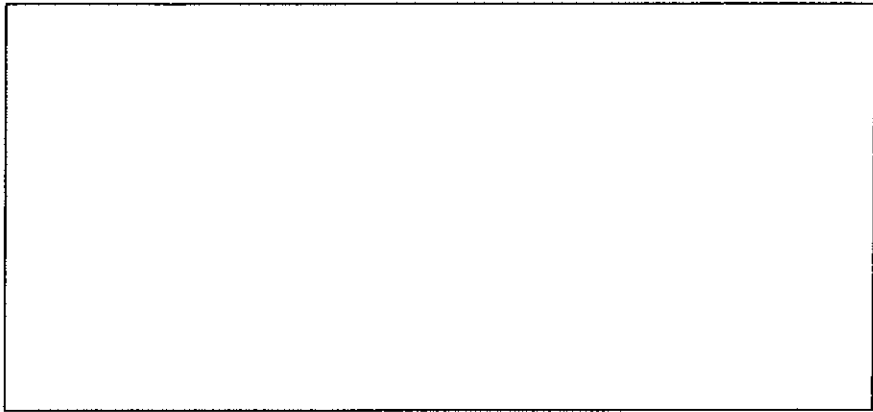
Event Entertainment and Appearance

License is Valid: N/A

Violations

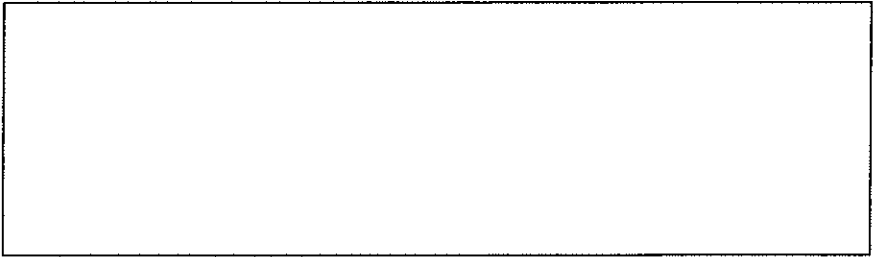
Violation Issued: No

Violations Noted:



Wrap-Up

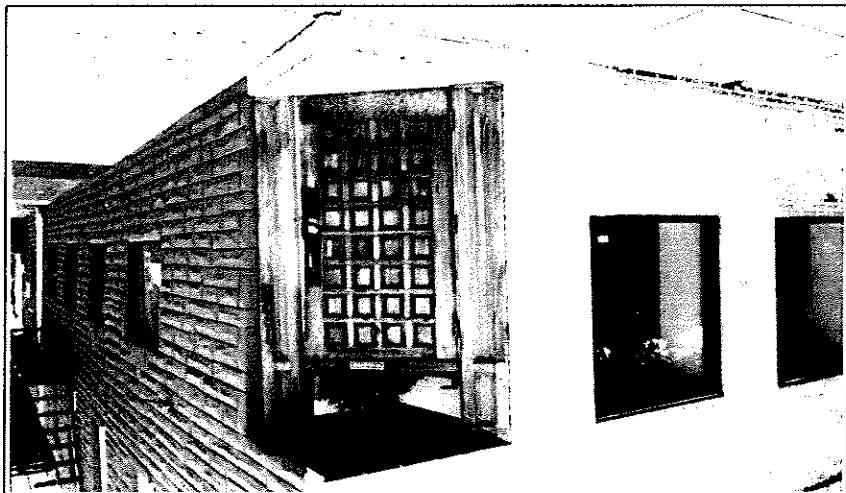
Instructions Given to Licensee:

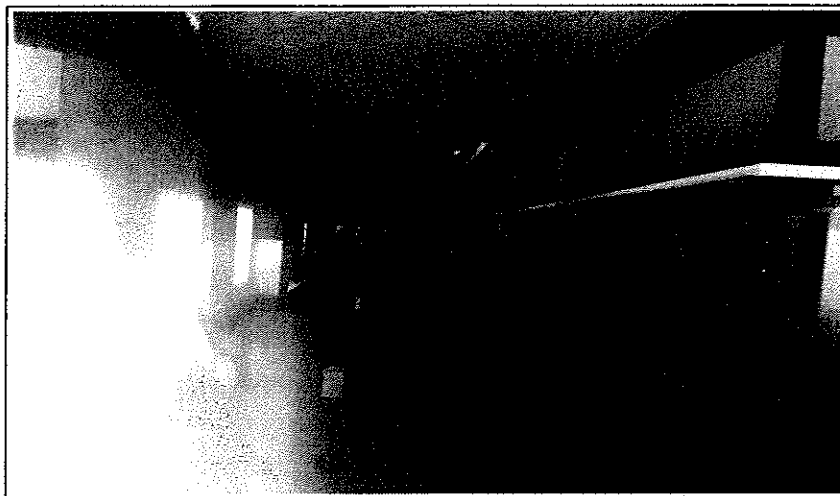


Inspector's Comments:

*Establishment found closed and not operating on 8/19/19.
Posted transfer notice.*

Photo Taken:





Owner Email:

Submitted by Inspector

BLLC Routine Inspection

Licensee Information

Address: 1928 FLEET STREET 21231

Trade Name:

Corporation Name

Type of License: Class "B" Beer, Wine and Liquor

Date/Time of Inspection:

Manager/Licensee

Open/Closed Status

Open/Closed: Open

Closed Date:

Engine Appearance

Clean and Free of Debris: Satisfactory

Interior Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BOT Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/26/2018

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date:

Attire

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment (if Applicable)

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Auxiliary Services

Live Entertainment (Describe):

no

Outdoor Table Service No

Violations

Violation Issued: No

Violations Noted:

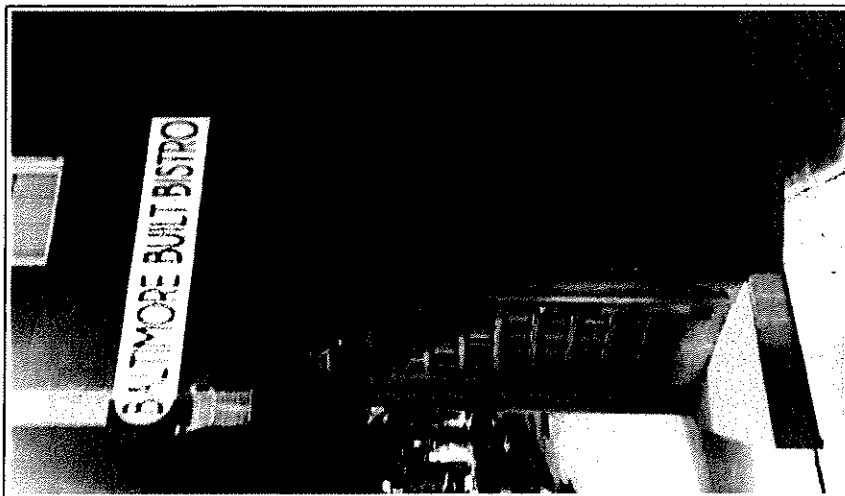
Remarks

Instructions Given to Licensee:

must post all license and permits asap

Inspector's Comments:

Photo Taken:



Owner Email:

Submitted by Inspector

Department Of Housing And Community Development
Division Of Construction And Building Inspection

Applicant Copy No: USE2019-53174

Property Address: 1928 FLEET ST Block/Lot: 1782/013

1001-0000000-2600-159400-400540 Filing Fee 50.00
1001-0000000-1500-102800-400230 Tax 3.00
1001-0000000-2600-158009-400480 Use&Occupancy 45.00
Total: 98.00

Applicant:
BERRY CLARK

Owner/Lessee:
Owner 1928 FLEET ST LLC

Lessee PAPI & CO LLC

Contractor:

Use & Occupancy Draft

THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443-984-1809.

Expiration: WORK COST: District: 201 MINOR PRIVILEGE:
CONTINUE TO USE 1ST FLOOR AS A RESTAURANT

AUG 05 2019

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

| WARD | SEC. | BLOCK | LOT | ISSUE DATE | DISTRICT |
|------|------|-------|-----|------------|----------|
| 02 | 07 | 1782 | 013 | 12/24/19 | 201 |

PROPERTY ADDRESS: 1928 FLEET ST

OWNER: 1928 FLEET ST LLC ADDR: 1928 FLEET ST BALTIMORE MD 212

LESSEE: PAPI & CO, LLC ADDR: 1928 FLEET ST BALTIMORE MD 21220

LAND USE CODES 3-50

CONTINUE TO USE 1ST FLOOR AS A RESTAURANT

| | | | | |
|---|--|--|--|--|
| 1001-000000-2600-159600-400560 PER. INSP. | 1001-000000-2600-158009-400480 MISC. | 1001-000000-2600-158009-400480 CH. USE | 1001-000000-2600-158301-400490 NEW BLDG | 1001-000000-2600-158302-400490 0 ADDITIONS |
| | | 45.00 | | |
| 1001-000000-2600-158302-400490 ALTERATIONS | 1001-000000-2600-158304-400490 REPAIRS | 1001-000000-2600-158304-400490 MISC. CONST. | 1001-000000-2600-158800-400500 ELECT | 1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT |
| 1001-000000-2600-158902-400510 DISTRIB EXH | 1001-000000-2600-158902-400510 AIR COND. | 1001-000000-2600-158902-400510 DISP TANKS | 1001-000000-2600-158905-400510 FIRE | 1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT |
| 1001-000000-2600-159300-400530 ELEVATOR | 1001-000000-2600-159400-400520 PLUMBING | 1001-000000-2600-159600-400520 S & E CONTROL | 1001-000000-5700-508801-401811 CHAP | 1001-000000-1500-102800-400230 TAX |
| | 0.00 | | | 3.00 |
| 1001-000000-2600-158306-400490 RAZING | 1001-000000-2600-159400-400540 FILING FEE | 1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS | 1001-000000-2600-158009-400480 PENALTY | TOTAL FEES |
| | 50.00 | | | 98.00 |

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.

January 23, 2020

Applicant(s): Andrew Lasinski
Andcross, Inc., T/a One Star Country Club
38 E. Cross Street 21230

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Andrew Lasinski was born in Huntington, NY in November of 1987. He lives in Baltimore, MD. Mr. Lasinski is the current licensee of a Class "B" Beer, Wine & Liquor license located at 1032 Light Street T/a Blue Agave, and the former licensee of Lears located at 3500 O'Donnell Street.

(b) **Ownership Breakdown:** (1) Andrew Lasinski (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$100,000.

(d) **Qualified Voters:** Evan Ruch, Michael Newsome, and Tyler Stanely are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the continued use of the 1st, 2nd and 3rd floors as a restaurant. No live entertainment, and no outdoor table service

(f) **Corporate Standing:** Andcross, Inc. is a MD Corporation and as of 12/31/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/17/2019, and checked on 12/27/2019. This meets the 10-day rule. There are 29 licensed liquor establishment(s) in the 2x2 area: "D" BW-7; "A" BWL-2; "B" BWL-7; "D" BWL-3; "BD7" BWL-9; and "Market"-1.

(h) **Timeline:** Last Inspection by BLLC was performed 12/19/2019. At that time, the establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

(j) **Qualifying Factors as per Alcohol Beverages Article 12-1609(e):**

Licensee(s) Information: Andrew Lasinski has been the licensee of SF Life, Inc. t/a Blue Agave located at 1032 Light Street since 12/10/2019.

Violation History for license year 2019-2020: The current licensee(s) have no history of violations.

SDAT Standing: Andcross, Inc. is a MD Corporation and as of 1/7/2020 is active and in good standing.

311 Call History: A search of the Customer Service Request (CSR) database indicates that there have been 0 calls forwarded to the BLLC for the 2019-2020 license year regarding this licensed location.

Board Inspections for the 2019/2020 license year: The licensed premise was inspected 10 times by the BLLC over the past year, and was found to be in compliance.

In considering this request, under the provisions of Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision

2018 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: **B-BWL**

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 38 EAST CROSS STREET, BALTIMORE, MD 21224

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: ANDCROSS, INC. TRADE NAME: ONE STAR COUNTRY CLUB

BUSINESS PHONE NUMBER: 410-752-2887 BUSINESS EMAIL ADDRESS: junk@onestarcountryclub.com

ATTORNEY FOR THE APPLICANT: FRANK R. SHAULIS ADDRESS: 6912 HOLABIRD AVE., BALTO., MD 21222 PHONE: 410-285-0060

Part of Premises Used (Note: Floors and Areas for Storage): 1st, 2nd & 3rd flrs bus, basement storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. D.J. Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 110

Please note that as per Alc. Bev. Art. 8 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

ANDREW LASINSKI _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 3133 O'DONNELL STREET BALTIMORE MD 21122 6 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 11/1987 MALE HUNTINGTON, NEW YORK
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 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

 (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)
 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)
 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 adjudged guilty of a felony in the State of Maryland or any other? Yes No - If yes, indicate applicant and explain.
Applicant A B C

2. Has the applicant(s) 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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.
Applicant A B C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and explain (address of location, dates that the applicant was a licensee, and the trade name).
Applicant A B C

I WAS A LICENSEE IN BALTIMORE CITY IN 2016-2017 - LEAFS - 3580 O'DONOGHUE ST. B.H. MD 21224

5. Has the applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain.
Applicant A B C

6. Does the applicant(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A B C

7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A B C

8. Are you financially interested in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain.
Applicant A B C

9. Is the licensed premise currently open and operating? Yes No If no, then provide date of last day of operation of the establishment.

10. Do any of the applicant(s) - personally or through an entity - 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 explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?
Applicant A B C

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

| Name | Address | Phone | Email |
|------|---------|-------|-------|
| | | | |

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.) *Please note that all licenses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 3-4-103 (a)(ii). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: ANDREW LASINSKI ADDRESS: 3113 O'DONNELL ST., BALTO., MD 21224 TITLE: PRESIDENT %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

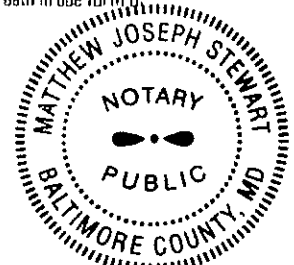
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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.

Andrew Lasinski
Signature of Applicant A

I hereby certify that on the 20 day of February, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Andrew Lasinski the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 2/6/23
Printed Name: Matthew Stewart



Signature of Applicant B

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Signature of Applicant C

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Cross Street Associates, LLC

Name and Address of the owners of the premise/landlord: 40 E. L. M. Leitt Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND OF MARYLAND (I, WE) Eric M. Leitt manager of Cross Street Associates, LLC HEREBY CERTIFY.

That (I am, we are) the owner(s) of the property located at 48 Cross Street, 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.

Eric M. Leitt, manager
Signature of Landlord

I hereby certify that on the 21 day of FEB, 2019, before me, the subscriber, a notary public of the State of FLORIDA, in and for PALM BEACH personally appeared Eric M. Leitt the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Brittany Shepherd (Notary Seal) My Commission expires 02/25/2022
Notary Printed Name: Brittany Lynn Shepherd



BRITTANY LYNN SHEPHERD
Commission # GG 167420
Expires February 25, 2022
Bonded Thru Budget Notary Services

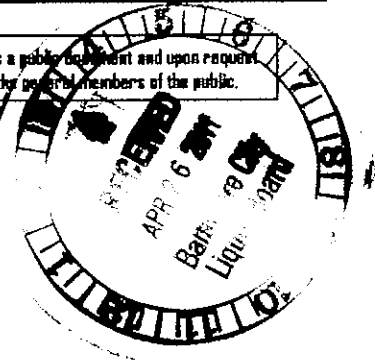
The following certificates must be signed by at least 3 persons.

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.

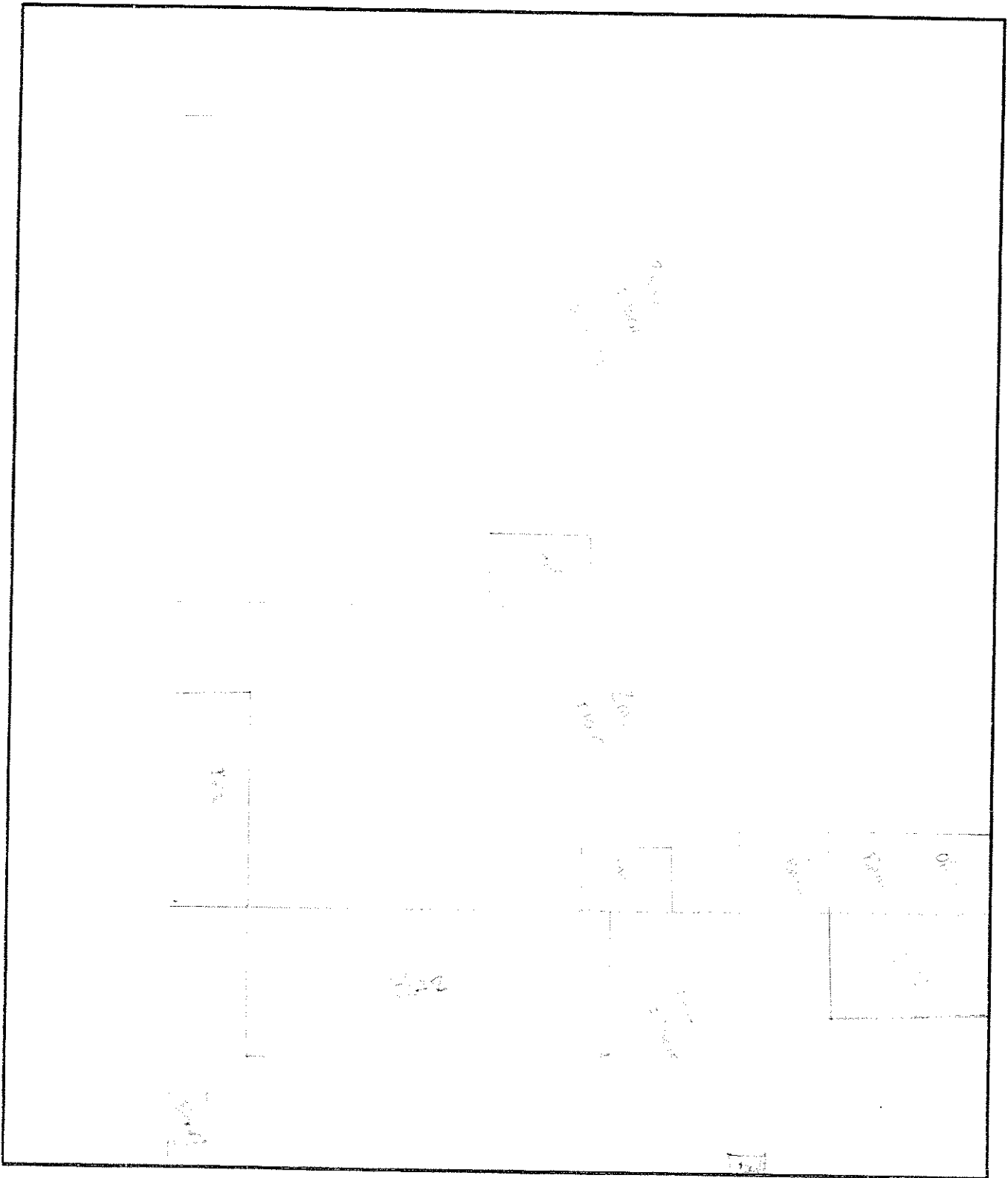
| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|------------------------|--|--------------------|------------------|---|
| <u>Evan Ruch</u> | <u>1453 Henry St. Baltimore, MD 21230</u> | <u>[Signature]</u> | <u>11/01</u> | <u>6 years</u> |
| <u>Michael Newsome</u> | <u>803 S Bowlin St. Baltimore MD 21224</u> | <u>[Signature]</u> | <u>11/30</u> | <u>3 years</u> |
| <u>Tyler Starnick</u> | <u>127 N. Curley St. Baltimore, MD 21224</u> | <u>[Signature]</u> | <u>9/89</u> | <u>6 years</u> |
| | | | | |
| | | | | |

Board of Liquor License Commissioners for the City of Baltimore,
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

Please note that this is a public document and upon request will be provided to the general members of the public.



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.





Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: **LB 137** Cert Num: **0258** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2019 License Year: 2019
CR Number: 15391807
Payment Date: 04-25-19

2018 - 2019 TPP Paid
2019 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **38 CROSS, LLC**
Trade Name: **ONE STAR COUNTRY CLUB**
Zone Code: 7
Phone: 410-547-0101

Block Num: 38 Street: CROSS STREET EAST
City: BALTIMORE State: MD Zip: 21230

CR Number: 15391807

Portion of Business Used:
(USE) USE 1ST & 2ND FLOOR AS A RESTAURANT NOT-INCLUCING LIVE ENTERTAINMENT

Restriction:
BUSINESS MUST OPERATE IN ACCORD WITH AGREEMENT WITH FEDERAL HILL
NEIGHBORHOOD ASSOCIATION INCLUDING 50% FOOD SALES & NO SALE OF
PACKAGE GOODS. RESRICTIONS ARE A CONDITION OF ANY TRANSFER TO NEW
OWNER OR LICENSE MUST BE TRANSFERRED OUT OF THE SOUTH BALTO. PENINSULA
[Edit the License Location Info](#) [Alternate Mailing Address](#)

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|-----------------------|--------------------|-------|-------|----------------------|------------------------------|
| NICOLETTE | BASILIERE | 663 E. CLEMENT STREET | BALTIMORE | MD | 21230 | Edit | Remove Owner |
| ERIC | LEVITT | 105 SIESTA WAY | PALM BEACH GARDENS | FL | 33418 | Edit | Remove Owner |

Comments

| |
|--|
| |
|--|

| Date | Comment | Action |
|------------|--|--------|
| 10/01/2019 | Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on Oct. 1, 2019..../mb. | Delete |
| 09/26/2019 | Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb | Delete |
| 07/25/2019 | Submitted 2018 Trader's License during renewal.... /sb | Delete |
| 07/01/2019 | Application for transfer of ownership filed on behalf of Andcross, Inc. T/a One Star Country Club, Andrew Lasinski on 4/26/19 - May 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk | Delete |
| 03/27/2019 | 2019 FOOD FORM WAS RECEIVED WITH RENEWAL APPLICATION /KR | Delete |
| 11/30/2018 | Substitute Application was submitted and completed. Removed Patrick Morrow and added Nicolette Basiliere. (Invoice application fee # 113820 and transfer #113819)..k/r | Delete |
| 09/28/2018 | Mailed letter of recognition on 9/6/18 for underage drinking compliance check on 8/28/18 /kk | Delete |
| 09/20/2018 | License Extension granted for 9/22/2018. Permit #ROW2018-SE1020809: Invoice # 113375...../jr | Delete |
| 05/01/2018 | *****RELEASED STATE OF MD TAX HOLD; For Crosscut Enterprises Inc t/a No Way Jose***** /sb | Delete |
| 03/26/2018 | 2018-2019 FOOD FORM WAS RECEIVED BY MESSENGER FROM FRANK SHAULIS OFFICE.... /sb | Delete |
| 03/26/2018 | Alcohol Awareness expires 09/26/18 (Nathan Hayes).... /sb | Delete |
| 03/26/2018 | Spoke with Frank Shaulis via telephone about needing food form. He will bring it in before the weeks is over..... /sb | Delete |
| 11/16/2017 | 11/16/17 - Received new Traders' License also.... /sb | Delete |
| 10/25/2017 | Received Faxed/Memo from Frank Shaulis about changing the trade name to "One Star Country Club" effective 10/30/17. He needs to bring in New Traders' License with new Trade Name, bring in the old liquor license.... /sb | Delete |
| 04/19/2017 | FOOD FORM WAS ATTACHED TO 2017 RENEWAL APPLICATION.....K/R | Delete |
| 09/30/2016 | TAX HOLD WAS RELEASE FOR TRASNFER OF OWNERSHIP ON 09/16/2016..... K/R | Delete |
| 04/16/2016 | 2015 LICENSE FEE PAID ON 5/4/15 WITH CHECK # 10148--\$1320.00, PAYMENT NOT IN RECEIPT SYSTEM, COPY OF CANCELED CHECK ATTACHED TO 2016 RENEWAL APPLICATION. ND | Delete |
| 03/24/2016 | FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION.....K/R | Delete |
| 02/11/2014 | 10/03/2012 Public Hearing re: Application to transfer ownership MOU was signed and voluntary restrictions were agreed upon by applicants .Board Approved the transfer | Delete |
| 01/06/2014 | The correct payment date for 2013 license is 4/30/13. We have no clue as to why the payment date of 4/30/13 was not reflected on the system. | Delete |
| 08/06/2012 | 8/2/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter of corporation not in good standing. Paid fine in lieu of hearing \$125 | Delete |

Print History (Print Card)

License num: LB 137 Address: 38 CROSS STREET EAST
 Trade Name: ONE STAR COUNTRY CLUB

Comment:

Add Comment

Hold Info

Powered by:



ANDCROSS, INC.: D19578533

Department ID Number:

D19578533

Business Name:

ANDCROSS, INC.

Principal Office:

38 EAST CROSS STREET
BALTIMORE MD 21230

Resident Agent:

ANDREW LASINSKI
3113 O'DONNELL STREET
BALTIMORE MD 21230

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

04/11/2019

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 38 E. Cross

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 29

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 7

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 3

"BD" BEER, WINE & LIQUOR 9

Market Finance 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: *John Martin* DATE: 12/24/19

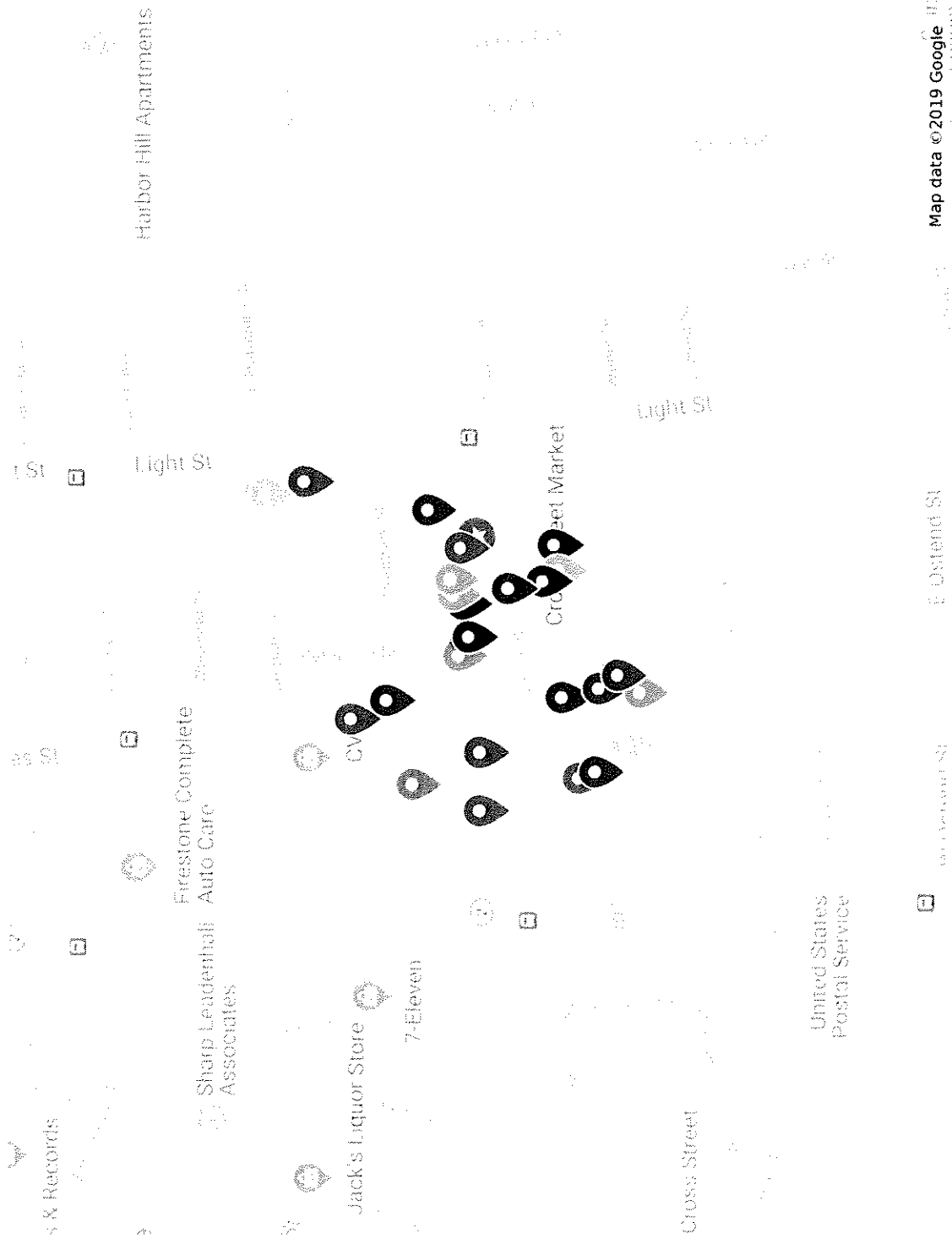
38 E. Cross St.

Licensed Establishments

- 📍 Banditos Bar & Kitchen LBD7
- 📍 Blue Agave Restaurant LB
- 📍 Boiler Room LD
- 📍 Bookmakers LBD7
- 📍 Brothers Sushi LD
- 📍 Charles Street Liquors LA
- 📍 Cross Street Market
- 📍 Crossbar-BD7
- 📍 Galore Cheese WD
- 📍 Illusions Magic BAR LD
- 📍 Kiku Sushi Restaurant WD
- 📍 Mad River Bar & Grille LB
- 📍 Magerk's Pub LBD7
- 📍 Maria D's WD
- 📍 Matsuri Restaurant WD
- 📍 Mother's Federal Hill Grille LB
- 📍 Nobles Bar And Grill LBD7
- 📍 One Country Star
- 📍 Pub Dog DraftHs LBD7
- 📍 Ryleigh's Oyster B-BWL

Licensed Establishments

- 📍 Regi's LB



- 📍 Smitty's Liquors LA
- 📍 SoBo Cafe WD
- 📍 Social Pub & Pie LBD7
- 📍 Spoons WD
- 📍 Stalking Horse LBD7
- 📍 Thai Yum WD
- 📍 The 8x10 LBD7
- 📍 The Abbey Burger Bistro LB
- 📍 Wayward - LB

Board of Liquor License Commissioners

For Baltimore City
 1 North Charles Street, 15th Floor
 Baltimore, Maryland, 21201

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|---|
| Licensee Information (Trade Name): | Andrew Lasinski t/a One Star Country Club |
| Corporation Name: | Andcross, Inc. |
| Location Address: | 380 E. Cross St. 21230 |
| 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) | Yes |
| Is the location within 300 feet of Church and/or School? | No |
| Date Posted? | 12/17/2019 |
| Estimated Date of Removal? | 1/2/2020 |
| Are there any other licensed establishments within a two block radius? | Yes |

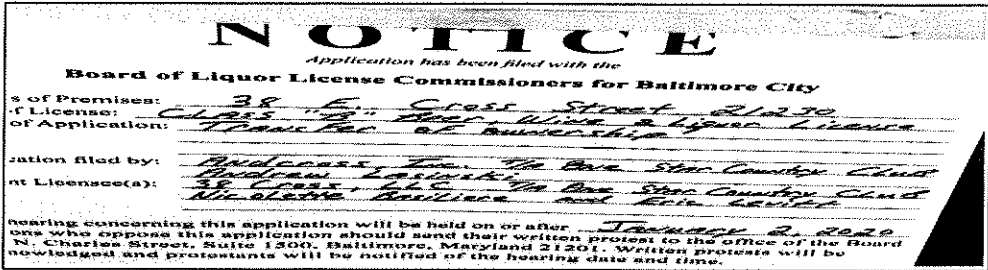
Other licensed locations - Describe/Note:

See Map

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

Application was filed for transfer of ownership

Insert Photo of Sign and location:





| | | |
|--|---|--|
| Inspector Name | Date and Time | |
| <input type="text" value="i:0#.w/baltimore\joann.martin"/> | <input type="text" value="12/24/2019"/> | <input type="text" value="10:14:22 AM"/> |
| Name of Licensee (if present) | | |
| <input type="text"/> | | |
| | | |

Board of Liquor License Commissioners

For Baltimore City
 1 North Charles Street, 15th Floor
 Baltimore, Maryland, 21201

POSTING SIGNS REPORT

| | |
|------------------------------------|-------------------------------|
| Applicant(s) Name: | Andrew Lasinski |
| Address of Premises: | 38 E. Cross St 21230 |
| Inspector: | i:0#.w baltimore\joann.martin |
| Date Posted: | 12/17/2019 |
| Time Posted: | |
| Date Rechecked: | 12/27/2019 |
| Time Rechecked: | |
| Manager or Owner when sign posted: | |

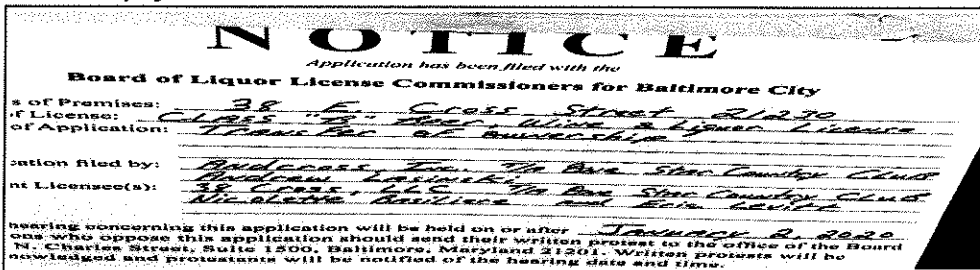
Summary on location of sign posted:

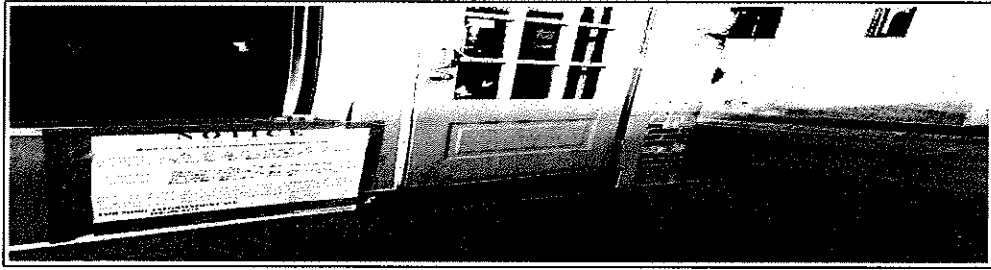
Notice was posted on front exterior of window

Summary on location of sign rechecked:

Notice remained as posted for the ten day period

Insert Photo of Sign and location:





NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

of Premises:

38 E. Cross Street 21230

License:

CLASS "B" Beer, Wine & Liquor License

Application:

TRANSFER OF OWNERSHIP

tion filed by:

Andcross, Inc. 71A One Star Country Club
Andrew Lasinski

Licensee(s):

38 Cross, LLC 71A One Star Country Club
Nicolas Basiliere and Eric Levitt

earing concerning this application will be held on or after JANUARY 2, 2020
as who oppose this application should send their written protest to the office of the Board
. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
nowledged and protestants will be notified of the hearing date and time.

BLLC Compliance Inspection

Licensed Information

Address: 38 CROSS STREET EAST 21230

Trade Name: ONE STAR COUNTRY CLUB

Corporation Name 38 CROSS, LLC

Type of License: Class "B" Beer, Wine and Liquor

Date/Time of Inspection: 12/19/2019 3:17:03 PM

Manager/Licensee

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 12/7/2018

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 60/40

Outdoor Seating Capacity: N/A

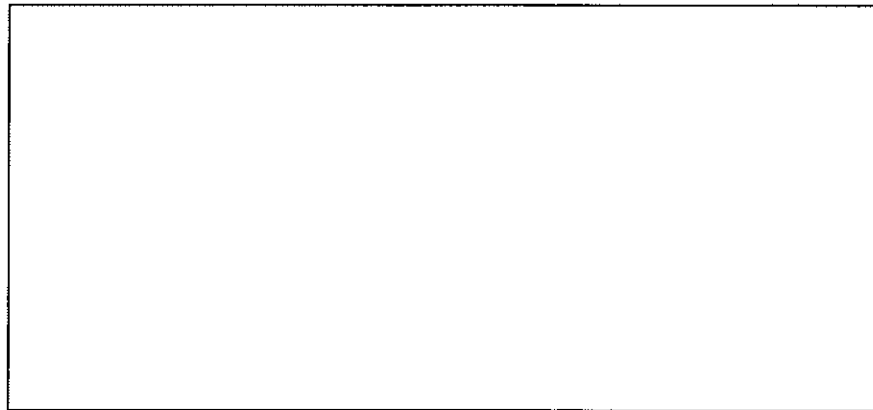
Adult Entertainment - if Applicable

License is Valid: N/A

Violations

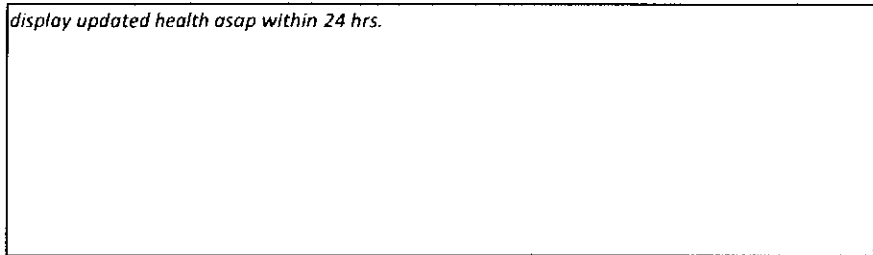
Violation Issued: No

Violations Noted:



Wrap-Up

Instructions Given to Licensee: **display updated health asap within 24 hrs.**



Inspector's Comments: **2019 Traders 30492514
provisional Health #78029 12/04/19 on display
date of inspection 12/17/19**

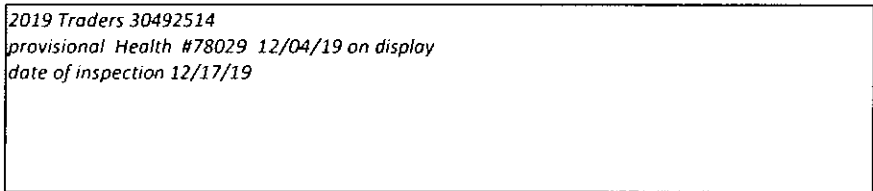


Photo Taken:





Owner Email:

Submitted by Inspector

Certificate of Occupancy

City of Baltimore ePermits

Permit #: **USE2019-51388**

Applicant's Copy

THIS WRITTEN INSTRUMENT AND ALL THINGS IN AUTHORITY CONTAINED HEREIN SHALL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THE TIME THIS DEPARTMENT ISSUES THIS DEPARTMENT.

WARNING: IT IS THE DUTY OF THE APPLICANT TO VERIFY THAT THE INFORMATION ATTACHED HERETO IS TRUE AND CORRECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT AT THE TIME THIS DEPARTMENT ISSUES THIS DEPARTMENT.

WARD **23**

PROPERTY

THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW ANY CHARGE IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE INFORMATION ATTACHED HERETO AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT AT THE TIME THIS DEPARTMENT ISSUES THIS DEPARTMENT.

THIS DEPARTMENT.

TE **9** DISTRICT **901**

OWNER: **CROSS STREET ASSOCIATES, LLC** ADDR: **38 E. CROSS ST. BALTIMORE MD 21201**

LESSEE: **ANDCROSS INC.** ADDR: **38 BALTIMORE MD 21230**

LAND USE CODES 3-50 3-22

USE 1ST & 2ND FLOOR AS A RESTAURANT NOT INCLUDING LIVE ENTERTAINMENT NEW OPERATOR

| | | | | |
|--|---|--|--|---|
| 1001-00000-2600-152600-400500 PER. B.B.P. | 1001-00000-2600-158000-400100 MISC. | 1001-00000-2600-158000-400100 CHL USE | 1001-00000-2600-158000-400400 NEW BLDG. | 1001-00000-2600-158000-400500 ADDITIONS |
| 1001-00000-2600-158000-400100 ALTERATIONS | 1001-00000-2600-158000-400400 SCHEMATIC | 1001-00000-2600-158000-400400 MISC. CONST. | 1001-00000-2600-158000-400500 EJECT. | 1001-00000-2600-158000-400500 HYDRO/MECH/STEAM HEAT |
| 1001-00000-2600-158000-400500 ELECTRICAL | 1001-00000-2600-158000-400510 AIR COND. | 1001-00000-2600-158000-400510 CHV. TANKS | 1001-00000-2600-158000-400510 PIPE | 1001-00000-2600-158000-400510 FUEL/AIR BURNING EQUIPMENT |
| 1001-00000-2600-159000-400500 ELEVATORS | 1001-00000-2600-159000-400500 PLUMBING | 1001-00000-2600-159000-400500 S & E CONTROL | 1001-00000-2600-159000-400500 CHAS. | 1001-00000-2600-159000-400500 TAX |
| 1001-00000-2600-159000-400500 RAZING | 1001-00000-2600-159000-400500 FILING FEE | 1001-00000-2600-159000-400500 LOW VOLTAGE/ELECTRICAL COMMUNICATIONS | 1001-00000-2600-159000-400500 PENALTY | TOTAL FEES |
| | 0.00 | 45.00 | | 3.00 |
| | 50.00 | | | 98.00 |

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.



Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.

January 23, 2020

Applicant(s): Pauline Guiragoss and John Curtis
1801 Lombard, LLC, T/a Canela
1801 E. Lombard Street 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership requesting off premise catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Pauline Guiragoss was born in Beirut, Lebanon in July of 1964. She lives in Baltimore, MD; and (2) John Curtis was born in Munich, Germany in June of 1965. He lives in Baltimore, MD. Mrs. Guiragoss has been a licensee at Gitan Bistro Cru located at 800 S. Kenwood Ave since 2008. Mr. Curtis was a licensee at Hardtimes Café located in Prince Georges County, MD from 2000-2005; Wild Buffalo Grill located in Howard County, MD from 2006-2008; and Gitan Bistro Cru located at 800 S. Kenwood Street from 2008-2010.

(b) **Ownership Breakdown:** (1) Pauline Guiragoss (100%); and (2) John Curtis (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$18,000 to be paid at \$500 per month until balance is paid.

(d) **Qualified Voters:** Marcia Middleton, Cathy Greenawalt, and Patricia Lippert are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the continued use as a restaurant.

(f) **Corporate Standing:** 1801 Lombard, LLC is a MD LLC and as of 12/31/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2019, and checked on 12/20/2019. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "A" BW-1; "D" BW-1; "A" BWL-1; "B" BWL-2; "D" BWL-2; and "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 7/31/2019. At that time, the establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1801 E. Lombard St, 21231

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 1801 Lombard, LLC TRADE NAME: Canela

BUSINESS PHONE NUMBER: 443-708-2562 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin Kodenski ADDRESS: 330 N Charles St PHONE: 410-685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st Fl Outdoor Table Service Provided? No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? None Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 72 inside 12 outside

Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A Pauline A. Guiragoss [Redacted], [Redacted]

(Full name) 800 S Kenwood Ave (Telephone no.) Balto, MD 21224 E-mail (Required) _____

(Residence) Street City State Zip Code (period of residency in Baltimore City) 11 years

(Month/Year of Birth) 07/64 (Sex: Male or Female) F (Place of Birth) Beirut, Lebanon

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 John R. Curtis [Redacted], [Redacted]

(Full name) 800 S Kenwood Ave (Telephone no.) Balto, MD 21224 E-mail (Required) _____

(Residence) Street City State Zip Code (period of residency in Baltimore City) 11 years

(Month/Year of Birth) 06/65 (Sex: Male or Female) M (Place of Birth) Munich, Germany

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) _____

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 adjudged guilty of a felony in the State of Maryland or any other? Yes No - If yes, indicate applicant and explain.
Applicant A B C

2. Has the applicant(s) 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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.
Applicant A B C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and explain (address of location, dates that the applicant was a licensee, and the trade name).
Applicant A B C

a) Yes on 800 S. Kenwood Ave since 2008 → being sold
b) Yes ① Hard Times Cafe P.B. Co. 2000-05
② Wild Buffalo Grill Howard Co. 2006-8
③ Gitan 800 S. Kenwood 2008-10

5. Has the applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain.
Applicant A B C

a) No
b) No

6. Does the applicant(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A B C

7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A B C

8. Are you financially interested in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain.
Applicant A B C

9. Is the licensed premise currently open and operating? Yes No If no, then provide date of last day of operation of the establishment.

10. Do any of the applicant(s) - personally or through an entity - 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 explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

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

| Name | Address | Phone | Email |
|------|---------|-------|-------|
| N/A | | | |

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.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-019 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

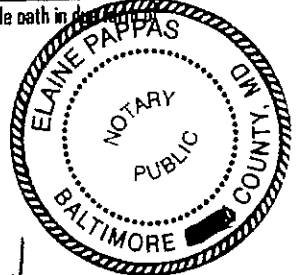
- 1) NAME: Pauline Guiragoss ADDRESS: 800 S. Kenwood Ave TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: John R. Curtis ADDRESS: 800 S. Kenwood Ave TITLE: Sec. %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

**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.

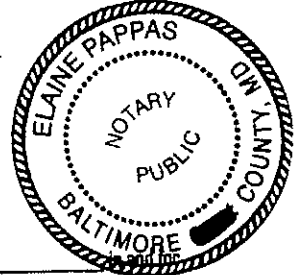
Signature of Applicant A [Signature]
 I hereby certify that on the 29th day of Oct., 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Pauline A. Guiragoss the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/22
 Printed Name: Elaine Pappas



Signature of Applicant B [Signature]
 I hereby certify that on the 29th day of Oct., 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared John R. Curtis the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/22
 Printed Name: Elaine Pappas



Signature of Applicant C _____
 I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____
 Printed Name: _____

Catalan Cabunitas 1801, LLC

Name and Address of the owners of the premise/landlord: 1801 E. Lombard St Phone Number: [REDACTED]
21231

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

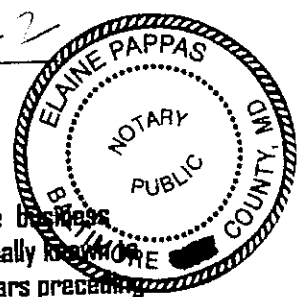
(I, WE) Kfir Catalan, member HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1801 E. Lombard St., Baltimore, City with a Zip Code of 21231, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage 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.

Signature of Landlord [Signature]

I hereby certify that on the 30th day of Oct., 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Kfir Catalan, member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: [Signature]
 Notary Printed Name: Elaine Pappas

(Notary Seal) My Commission expires 11/19/22



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) |
|--------------------------------------|--|-------------|--------------------|---|
| 1 Marcia Middleton | 2734 Fort Avenue Baltimore, MD 21224 | [Signature] | 04/1960 | 6 years |
| 2 Cathy Greenawalt | 835 S. Kenwood Ave Baltimore, MD 21224 | [Signature] | 02/1956 | 6 yrs. |
| 3 Robert Patricia Hippert | 639 S. Patterson PK Ave Baltimore, MD 21231 | [Signature] | 11/1947 01/1953 | 6 yrs |
| 4 Robert Hippert | 11 Balt, MD 21224 | [Signature] | 11/1947 | 6 yrs |
| 5 Matt Kenny | 505 S Belwood | [Signature] | | 6 yrs |
| 6 David Heave | 517 S Belwood Ave. | [Signature] | | 46 yrs |

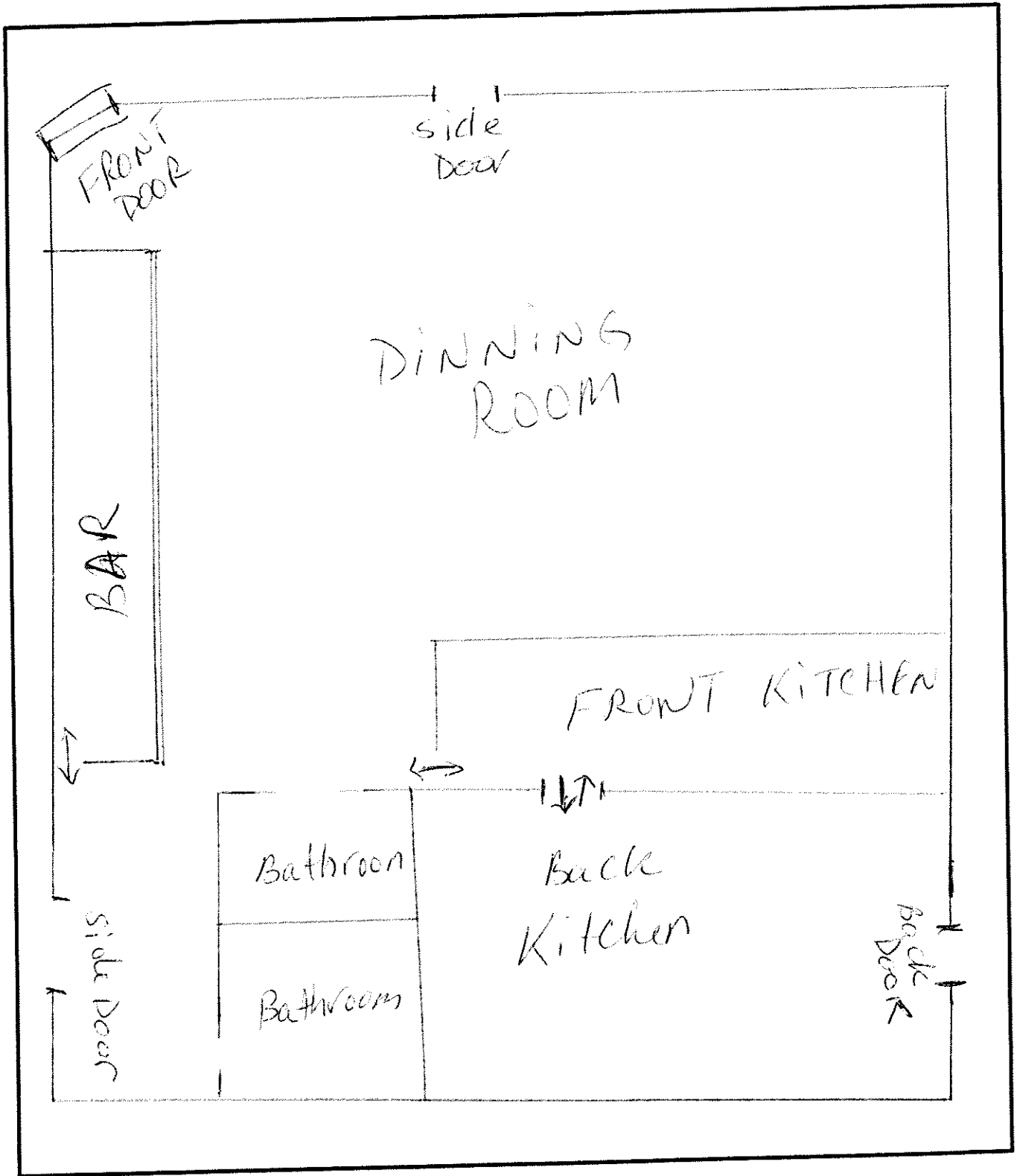
RECEIVED

NOV 06 2019

Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

Please note that this is a public document and upon request will be provided to the general members of the public.
Baltimore City Liquor Board

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.



LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 N. Charles Street
Baltimore, Maryland 21201
melvinjkodenski@hotmail.com
410-685-5100
Fax No: 410-685-5825

December 3, 2019

HAND-DELIVERED

Baltimore City Liquor Board
1 N. Charles Street – 15th Floor
Baltimore, Maryland 21201
Attn: Thomas Akras
Staci Russell

Re: 1801 Lombard, LLC
t/a Federal Liquors
1801 E. Lombard Street

Dear Mr. Akras/Ms. Russell:

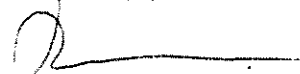
We submitted an application for transfer of ownership in November and on same, we requested outdoor table service and off premises catering of food and alcohol.

There was prior BMZA approval for outdoor table service but it was never added to the liquor license and the BMZA approval expired.

We still wish to proceed with the transfer and we are withdrawing our request for outdoor table service. We still are requesting off premises catering of food and alcohol.

Thank you for your kind cooperation.

Very truly yours,


Melvin J. Kodenski

MJKlep
MJK\4495

BOARD OF LIQUOR
LICENSING COMMISSIONERS

2019 DEC -5 AM 9:48

RECEIVED



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 373**Cert Num: **1090**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 16574056

Payment Date: 04-30-19

2018 - 2019 TPP Paid 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **CANELA, INC.**Trade Name: **CANELA**

Zone Code: 10

Phone: 443-708-2562

Block Num: 1801

City: BALTIMORE

Street: LOMBARD STREET EAST

State: MD

Zip: 21231

CR Number: 16574056

Portion of Business Used:

CONTINUE TO USE AS A RESTAURANT- ADDING LIQUOR LICENSE TO SERVE BEER, WINE AND LIQUOR FOR CONSUMPTION (CHANGE OF OPERATOR) WITH DELIVERY SERVICE

Restriction:

THE MOU DATED OCTOBER 10, 2016 BETWEEN THE UPPER- FELS POINT IMPROVEMENT ASSOCIATION THE LICENSEE IS INCORPORATED INTO THE LICENSE.

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|-------------------|------------|-------|-------|-------------------------------------|---|
| KFIR | CATALAN | 2 N. ROSE ST | Baltimore | MD | 21224 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |
| MICHELE | MAVIAS | 8927 COWENTON AVE | PERRY HALL | MD | 21128 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

Comments

| | | |
|--|--|--|
| | | |
|--|--|--|

| Date | Comment | Action |
|------------|--|--------|
| 11/12/2019 | Application for transfer of ownership requesting outdoor table service, off-premise catering and delivery of alcoholic beverages filed on behalf of 1801 Lombard, LLC T/a Canela, Pauline A. Guiragoss and John R. Curtis on 11/6/2019 /kk | Delete |
| 09/26/2019 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb | Delete |
| 04/25/2019 | *****RELEASED STATE OF MD TAX HOLD***** /sb | Delete |
| 02/01/2019 | Personal Property Tax Owed to City of Baltimore was cleared on February 1, 2019..../mb | Delete |
| 01/28/2019 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2019.****/mb | Delete |
| 01/10/2019 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb | Delete |
| 01/07/2019 | 01/03/19 - RE: Application was withdrawn per Attorney, Pete Prevas. Letter is placed in file..../sb | Delete |
| 11/23/2018 | Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb. | Delete |
| 03/23/2018 | *****RELEASED STATE OF MD TAX HOLD***** /sb | Delete |
| 01/25/2018 | ****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.****/mb | Delete |
| 08/03/2017 | 10/27/16-Public Hearing re:Transfer of ownership and location of a Class BD7 Beer, Wine & Liquor license presently located 1725 Poncabird Pass to 1801 E Lombard Street- APPROVED (3-0 vote) | Delete |
| 10/28/2016 | 10/27/2016- Public hearing re: transfer of ownership to 1801 E Lombard St- APPROVED | Delete |
| 10/28/2016 | PAID \$100.00 ON 10/27/16 for Transfer Ownership & Location from 1725 Poncabird Pass to 1801 E. Lombard St; Invoice #104333.... /sb | Delete |
| 09/23/2016 | 9/22/16-PUBLIC HEARING RE: APPLICATION TO TRANSFER OWNERSHIP AND LOCATION FROM 1725 PONCABIRD PASS TO 1801 E LOMBARD STREET- POSTPONED | Delete |
| 07/28/2016 | 7/14/2016 Public Hearing re: Request for hardship extension. APPROVED (3-0 vote) | Delete |
| 03/25/2009 | 03/24/09 \$100(180 DAY CONF.FEE) PAID IN FULL #66455 | Delete |
| 11/21/2008 | 09/09/08 \$500 SALE TO MINOR FINE PAID IN LIEU OF 9/11/08 HEARING #64824 | Delete |
| 09/08/2008 | 090808 \$100 CONF.FEE PAID IN FULL #64797 | Delete |
| 09/08/2008 | 09/04/08 Transfer Conf.re: Request to add live entertainment,first floor front for business,first floor rear for staorage & outdoor table service on second floor deck..DECISION: APPROVED.MUST PAY CONF.FEE \$100 | Delete |

Print History (Print Card)

License num: LBD7 373
Trade Name: CANELA

Address: 1801 LOMBARD STREET EAST

Comment:

Add Comment

Hold Info



1801 LOMBARD, LLC: W19996081

Department ID Number:

W19996081

Business Name:

1801 LOMBARD, LLC

Principal Office:

1801 E. LOMBARD STREET
BALTIMORE MD 21231

Resident Agent:

JOHN CURTIS
6717 GRACELAND AVENUE
BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

10/07/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1801 E. Lombard St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE 1

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 2

"BD" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perce DATE: 12/16/19

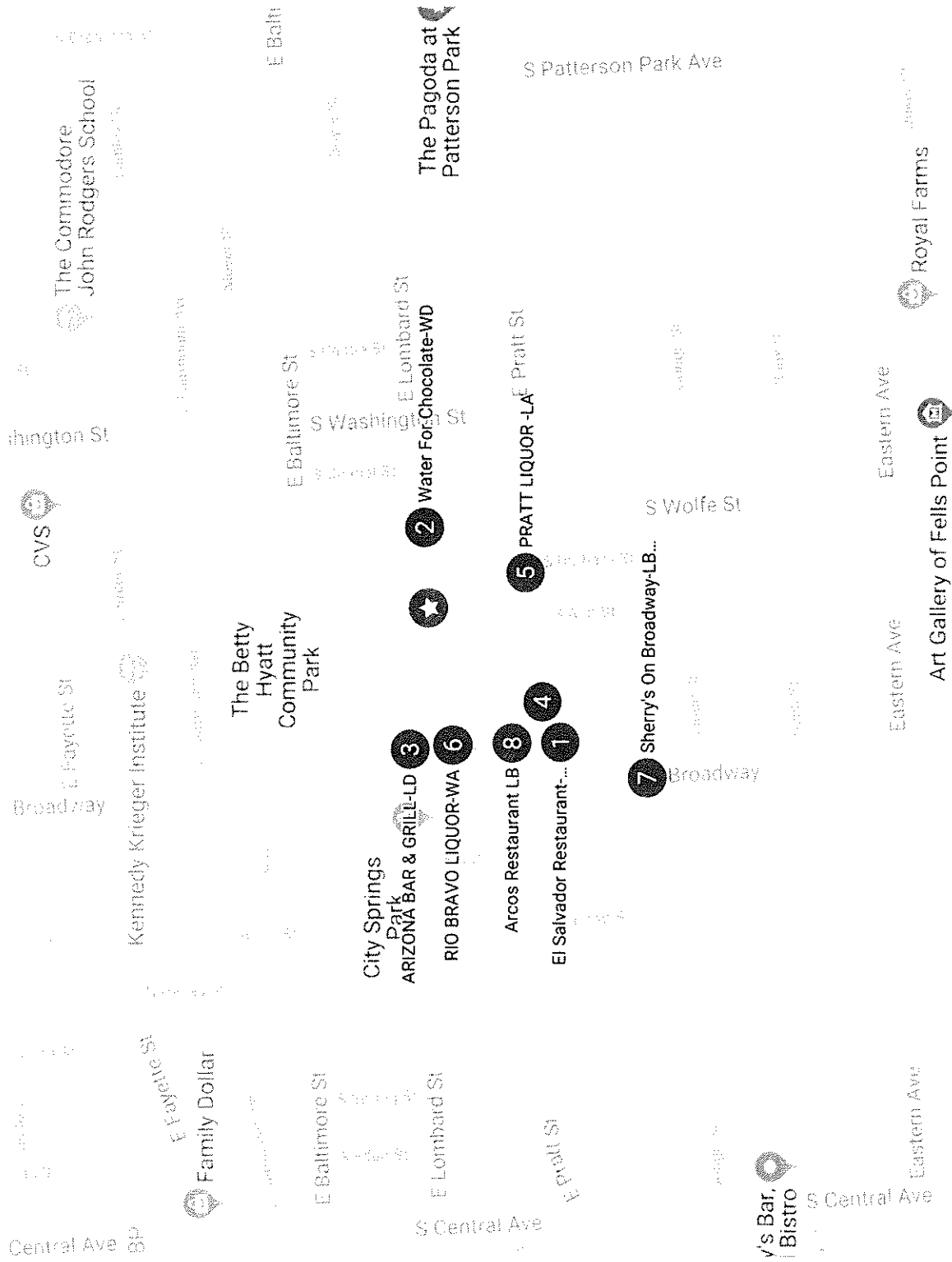
1801 E. Lombard St.

Proposed Location

- 📍 1801 E Lombard St

Licensed Establishments

- 1 El Salvador Restaurant-LD
- 2 Water For Chocolate-WD
- 3 ARIZONA BAR & GRILL-LD
- 4 Angie's Seafood -LB
- 5 PRATT LIQUOR -LA
- 6 RIO BRAVO LIQUOR-WA
- 7 Sherry's On Broadway-LBD7
- 8 Arcos Restaurant LB



Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|-----------------------------------|
| Licensee Information (Trade Name): | Canela |
| Corporation Name: | 1801 Lombard, LLC |
| Location Address: | 1801 E. Lombard St. |
| License Type: | Class "BD7" 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? | 12/11/2019 |
| Estimated Date of Removal? | 12/20/2019 |
| Are there any other licensed establishments within a two block radius? | Yes |

Other licensed locations - Describe/Note:

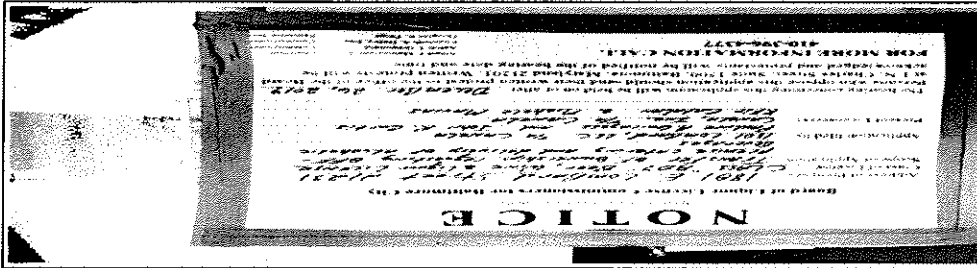
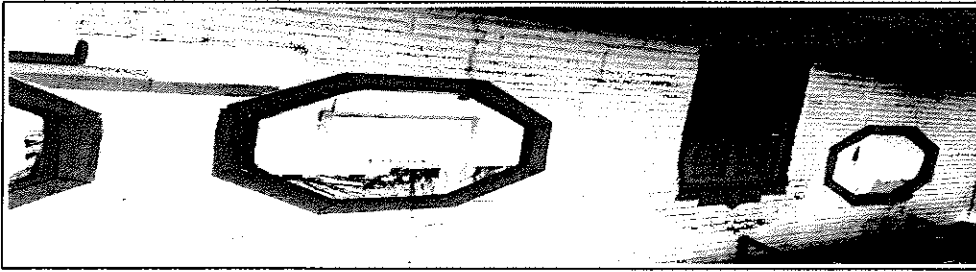
See attached map

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

Application filed for transfer of ownership requesting off premise catering and delivery of alcoholic beverages.

Insert Photo of Sign and location:





| | | |
|-------------------------------|---------------|-------------|
| Inspector Name | Date and Time | |
| i:\0#w\baltimore\andy.perez | 12/12/2019 | 11:35:56 AM |
| Name of Licensee (if present) | | |
| <input type="text"/> | | |
| <input type="text"/> | | |

Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

| | |
|---|--------------------------------------|
| <i>Applicant(s) Name:</i> | Pauline A. Guiragoss, John R. Curtis |
| <i>Address of Premises:</i> | 1801 E. Lombard St. |
| <i>Inspector:</i> | i:\0#.w\ baltimore\andy.perez |
| <i>Date Posted:</i> | 12/11/2019 |
| <i>Time Posted:</i> | |
| <i>Date Rechecked:</i> | 12/20/2019 |
| <i>Time Rechecked:</i> | |
| <i>Manager or Owner when sign posted:</i> | |

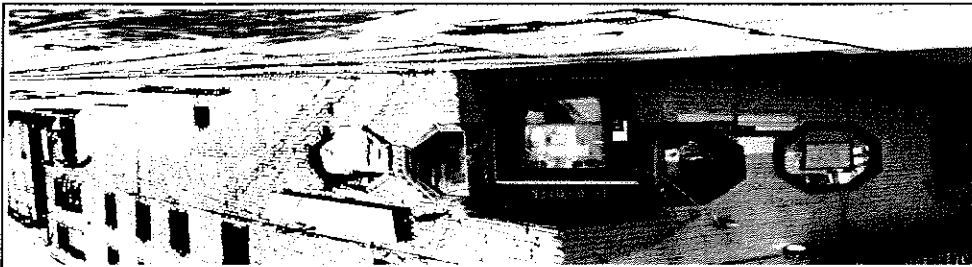
Summary on location of sign posted:

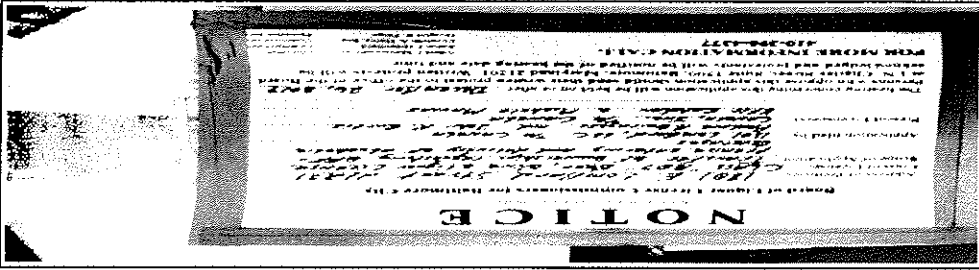
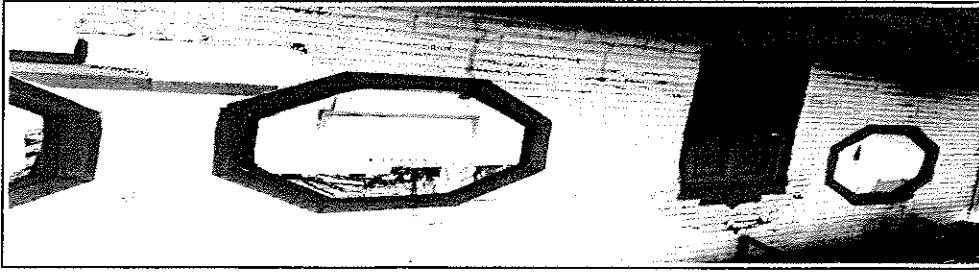
Sign posted on front window facing E. Lombard St.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Compliance Inspection

License Information

Address: 1801 LOMBARD STREET EAST 21231

Trade Name: CANELA

Corporation Name: CANELA, INC.

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection: 7/31/2019 1:02:46 PM

Manager/Licensee: Kfir Catalan

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 12/7/2016

Fire Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 60

Outdoor Seating Capacity:

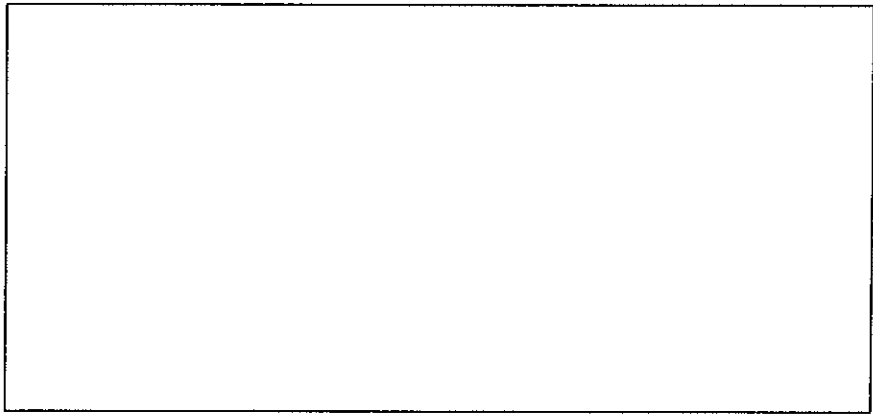
Adult Entertainment (If Applicable)

License is Valid: N/A

Violations

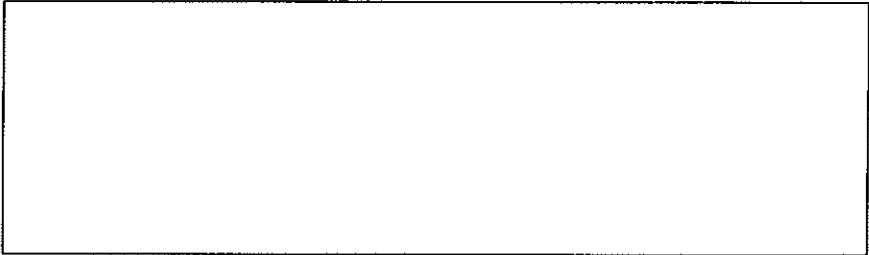
Violation Issued: No

Violations Noted:



Wrap-Up

Instructions Given to Licensee:

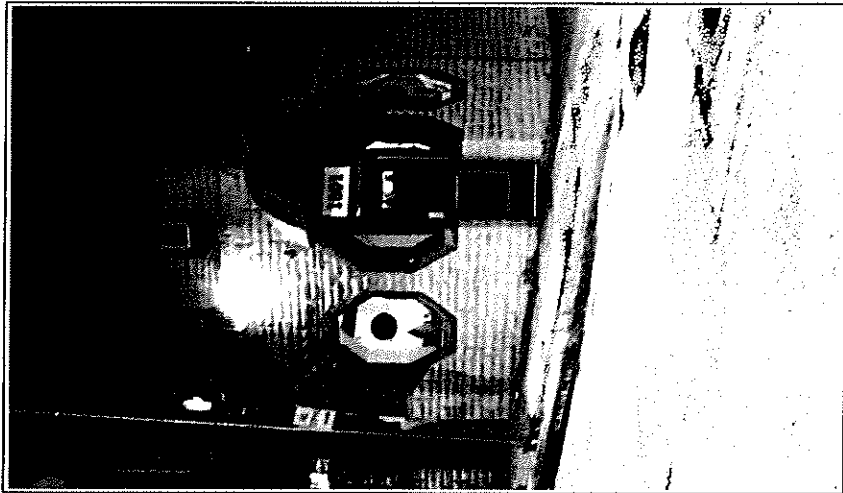


Inspector's Comments:

Inspected 7/8/19



Photo Taken:



Owner Email:

Submitted by Inspector

i:\0#w|baltimore\andy.perez

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 100 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

| WARD | SEC. | BLOCK | LOT | ISSUE DATE | DISTRICT |
|------|------|-------|-----|------------|----------|
| 02 | 02 | 1745 | 051 | 3/16/17 | 201 |

PROPERTY ADDRESS: 1801 E LOMBARD ST

OWNER: CATALAN CABANITAS 1801 LLC ADDR: 1801 E LOMBARD ST BALTIMORE M

LESSEE: CANELA INC. ADDR: 1801 E LOMBARD ST BALTIMORE, MI

LAND USE CODES 5810

CONTINUE TO USE AS A RESTAURANT-ADDING LIQUOR LICENSE TO SERVE BEER ,WINE AND LIQUOR FOR CONSUMPTION (CHANGE OF OPERATOR)

| | | | | | |
|---|--|---|---|--|-------|
| 1001-000000-2600-159600-400560 PER INSP. | 1001-000000-2600-158009-400480 MISC. | 1001-000000-2600-158009-400480 CH. USE | 1001-000000-2600-158301-400490 NEW BLDG. | 1001-000000-2600-158302-400490 ADDITIONS | |
| | | 45.00 | | | |
| 1001-000000-2600-158302-400490 ALTERATIONS | 1001-000000-2600-158304-400490 REPAIRS | 1001-000000-2600-158304-400490 MISC. CONST. | 1001-000000-2600-158300-400500 ELECT. | 1001-000000-2600-158301-400510 HYDRONIC/STEAM HEAT | |
| 1001-000000-2600-158902-400510 DISTRIB/EXH | 1001-000000-2600-158902-400510 AIR COND. | 1001-000000-2600-158902-400510 DISP TANKS | 1001-000000-2600-158905-400510 FIRE | 1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT | |
| 1001-000000-2600-159300-400530 ELEVATOR | 1001-000000-2600-159000-400520 PLUMBING | 1001-000000-2600-159000-400520 S & E CONTRL | 1001-000000-5700-508801-401811 CHAF | 1001-000000-1500-102800-400230 TAX | 3.00 |
| 1001-000000-2600-158306-400490 RAZING | 1001-000000-2600-159400-400540 FILING FEE | 1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOM/MUNICATIONS | 1001-000000-2600-158009-400480 PENALTY | TOTAL FEES | 98.00 |
| | 50.00 | | | | |

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.

January 23, 2020

Applicant(s): Rachel Albrecht
Harbor Enterprise Center, LLC, T/a The Broom Factory
3500 Boston Street, Suite 120 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Rachel Albrecht was born in Baltimore, MD in July of 1970. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Rachel Albrecht (0%); (2) R. Scott Rosenberger (69.035%); (3) Lois Foster (4.250%); (4) Mary Arden Duke (7.660%); (5) Elizabeth Bilger (7.325%); (6) Margaret Wey (5.98%); (7) David & Elizabeth Coakley (2.873 %); and (8) Michael & Nancy Kelbaugh (2.873%).

(c) **Purchase Price of Business:** The purchase price of the business is \$47,000. Paid in full.

(d) **Qualified Voters:** Susan Anne Albrecht, Daniel Brown, and Pauline Houliaras are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for use of a portion of property as a restaurant.

(f) **Corporate Standing:** Harbor Enterprise Center, LLC is a MD LLC and as of 12/31/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/23/2019, and checked on 1/1/2020. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "B" BWL-5; and "BD7" BWL-4.

(h) **Timeline:** Location closed on 11/26/2018. Hardship extension was approved by the board on 5/30/2019. Licensee had until 11/21/2019 to file an application. Application for transfer was filed on 11/19/2019. License is valid.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: Transfer of ownership of Class B Liquor License CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3500 Boston Street, Suite 120, Baltimore, MD 21224

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Harbor Enterprise Center, LLC TRADE NAME: The Broom Factory

BUSINESS PHONE NUMBER: 410-522-4300 BUSINESS EMAIL ADDRESS: margie@hecenter.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Fl., Baltimore, MD 21202 PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. D.J. Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 68

Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Rachel Lynne Albrecht _____
 (Full name) (Telephone no.) E-mail (Required)

3402 Toone Street Baltimore MD 21224 20 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

07/1970 Female Baltimore, MD USA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

 (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)

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)

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?

RECEIVED
 NOV 19 PM 3:34
 BOARD OF LIQUOR
 LICENSING COMMISSIONERS

1. Has the applicant(s) been adjudged guilty of a felony in the State of Maryland or any other? Yes No - If yes, indicate applicant and explain.

Applicant A B C

2. Has the applicant(s) 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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.

Applicant A B C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and explain (address of location, dates that the applicant was a licensee, and the trade name).

Applicant A B C

5. Has the applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain.

Applicant A B C

6. Does the applicant(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued? Yes No If yes, mark applicant and explain (address of location and trade name).

Applicant A B C

7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name).

Applicant A B C

8. Are you financially interested in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain.

Applicant A B C

9. Is the licensed premise currently open and operating? Yes No If no, then provide date of last day of operation of the establishment.

The license has been held by R. Scott Rosenberger as secured creditor since 1/4/19 and accordingly has not been open and operating.

10. Do any of the applicant(s) - personally or through an entity - 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 explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

Applicant A B C

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

| Name | Address | Phone | Email |
|------|--|------------|-------|
| TBD | 3500 Boston Street, Suite 120, Baltimore, MD 21224 | [REDACTED] | TBD |

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.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Rachel Lynne Albrecht ADDRESS: 3402 Toone Street, Baltimore, MD TITLE: Authorized Manager %OF STOCK HELD: 0%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

**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.

Rachel X Albrecht

Signature of Applicant A

I hereby certify that on the 15th day of November, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Rachel X Albrecht the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Susan J. van Alphen (Notary Seal) My Commission expires 10/13/2023

Printed Name: Susan J. van Alphen

Signature of Applicant B

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

**Harbor Enterprise Center LLC
Ownership Breakdown**

| | |
|---------------------------|---------|
| R. Scott Rosenberger | 69.035% |
| Lois Foster | 4.250% |
| Mary Arden Duke | 7.660% |
| Elizabeth Bilger | 7.325% |
| Margaret Wey | 5.984% |
| David & Elizabeth Coakley | 2.873% |
| Michael & Nancy Kelbaugh | 2.873% |
| | 100.00% |

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

(I, WE) Harbor Enterprise Center, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3500 Boston Street, Suite 120, Baltimore, MD, Baltimore, City with a Zip Code of 21224, 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.

[Signature]
Signature of Landlord

I hereby certify that on the 13th day of Nov, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co. personally appeared R. Scott Rosenbryer the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Margaret H. Gessinger (Notary Seal) My Commission expires 04-29-2023

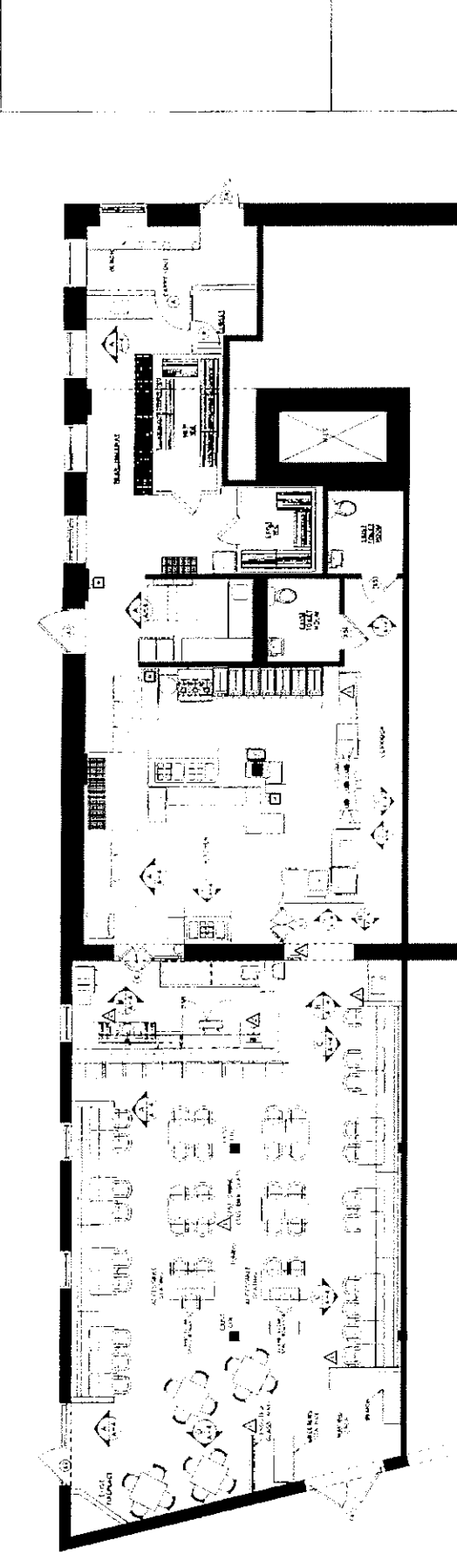
Notary Printed Name: Margaret H. Gessinger

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

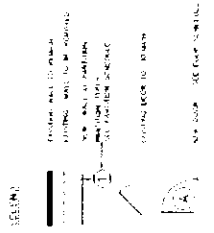
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and 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) |
|---------------------|---|--------------------------------|------------------|---|
| Susan Anne Albrecht | 2410 East Baltimore St Baltimore, MD 21224 | <u>[Signature]</u> 11/15/19 | 01/1967 | 49 years |
| Daniel Brown | 2410 East Baltimore St Baltimore, MD 21224 | <u>[Signature]</u> 11/13/19 | 05/1967 | 25 years |
| Pauline Houliaras | 3238 Elliott St Baltimore, MD 21224 | <u>[Signature]</u> 11/15/19 | 07/1967 | 33 years |
| | | | | |
| | | | | |

Please note that this is a public document and upon request will be provided to the general members of the public.



OVERALL PLAN



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND REGULATIONS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND REGULATIONS.
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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND REGULATIONS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND REGULATIONS.

| NO. | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
|-----|-------------|------|-------|--------|--------|
| 1 | CONCRETE | 100 | CU YD | 100.00 | 100.00 |
| 2 | STEEL | 50 | TON | 50.00 | 50.00 |
| 3 | BRICK | 1000 | SQ YD | 100.00 | 100.00 |
| 4 | PLASTER | 200 | SQ YD | 200.00 | 200.00 |
| 5 | PAINT | 100 | GA | 100.00 | 100.00 |
| 6 | GLASS | 50 | SQ FT | 50.00 | 50.00 |
| 7 | WOOD | 100 | CU YD | 100.00 | 100.00 |
| 8 | ROOFING | 100 | SQ YD | 100.00 | 100.00 |
| 9 | MECHANICAL | 100 | HR | 100.00 | 100.00 |
| 10 | ELECTRICAL | 100 | HR | 100.00 | 100.00 |
| 11 | PLUMBING | 100 | HR | 100.00 | 100.00 |
| 12 | LANDSCAPE | 100 | HR | 100.00 | 100.00 |
| 13 | CONCRETE | 100 | CU YD | 100.00 | 100.00 |
| 14 | STEEL | 50 | TON | 50.00 | 50.00 |
| 15 | BRICK | 1000 | SQ YD | 100.00 | 100.00 |
| 16 | PLASTER | 200 | SQ YD | 200.00 | 200.00 |
| 17 | PAINT | 100 | GA | 100.00 | 100.00 |
| 18 | GLASS | 50 | SQ FT | 50.00 | 50.00 |
| 19 | WOOD | 100 | CU YD | 100.00 | 100.00 |
| 20 | ROOFING | 100 | SQ YD | 100.00 | 100.00 |
| 21 | MECHANICAL | 100 | HR | 100.00 | 100.00 |
| 22 | ELECTRICAL | 100 | HR | 100.00 | 100.00 |
| 23 | PLUMBING | 100 | HR | 100.00 | 100.00 |
| 24 | LANDSCAPE | 100 | HR | 100.00 | 100.00 |
| 25 | CONCRETE | 100 | CU YD | 100.00 | 100.00 |
| 26 | STEEL | 50 | TON | 50.00 | 50.00 |
| 27 | BRICK | 1000 | SQ YD | 100.00 | 100.00 |
| 28 | PLASTER | 200 | SQ YD | 200.00 | 200.00 |
| 29 | PAINT | 100 | GA | 100.00 | 100.00 |
| 30 | GLASS | 50 | SQ FT | 50.00 | 50.00 |
| 31 | WOOD | 100 | CU YD | 100.00 | 100.00 |
| 32 | ROOFING | 100 | SQ YD | 100.00 | 100.00 |
| 33 | MECHANICAL | 100 | HR | 100.00 | 100.00 |
| 34 | ELECTRICAL | 100 | HR | 100.00 | 100.00 |
| 35 | PLUMBING | 100 | HR | 100.00 | 100.00 |
| 36 | LANDSCAPE | 100 | HR | 100.00 | 100.00 |
| 37 | CONCRETE | 100 | CU YD | 100.00 | 100.00 |
| 38 | STEEL | 50 | TON | 50.00 | 50.00 |
| 39 | BRICK | 1000 | SQ YD | 100.00 | 100.00 |
| 40 | PLASTER | 200 | SQ YD | 200.00 | 200.00 |
| 41 | PAINT | 100 | GA | 100.00 | 100.00 |
| 42 | GLASS | 50 | SQ FT | 50.00 | 50.00 |
| 43 | WOOD | 100 | CU YD | 100.00 | 100.00 |
| 44 | ROOFING | 100 | SQ YD | 100.00 | 100.00 |
| 45 | MECHANICAL | 100 | HR | 100.00 | 100.00 |
| 46 | ELECTRICAL | 100 | HR | 100.00 | 100.00 |
| 47 | PLUMBING | 100 | HR | 100.00 | 100.00 |
| 48 | LANDSCAPE | 100 | HR | 100.00 | 100.00 |
| 49 | CONCRETE | 100 | CU YD | 100.00 | 100.00 |
| 50 | STEEL | 50 | TON | 50.00 | 50.00 |

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

A 7

DATE: 1/1/2020

EXCHG

NO. 1



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 286** Cert Num: **1004** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 16421558
 Payment Date: 04-30-19

2018 - 2019 TPP Paid

2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**
 Trade Name: **N/A**
 Zone Code: 11
 Phone: 443-963-1414

Block Num: 3500 Street: BOSTON STREET
 City: BALTIMORE State: MD Zip: 21224

CR Number: 16421558

Portion of Business Used:
 USE AS A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING

Restriction:

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-------------|------------------------------|-----------|-------|-------|-------------------------------------|---|
| R.SCOTT | ROSENBERGER | 3500 BOSTON STREET, SUITE120 | Baltimore | MD | 21224 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

Comments

| Date | Comment | Action |
|------|---------|--------|
| | | |

| | | |
|------------|---|--------|
| 12/12/2019 | Application for transfer of ownership filed on behalf of Harbor Enterprise Center, LLC T/a The Broom Factory, Rachel Albrecht on 11/19/2019 /kk | Delete |
| 11/04/2019 | Spoke today to Maggie from Carline Hecker office who came into the liquor board office and advised her that their client has into 11/21/2019 to submit an application before before license expires...../jr | Delete |
| 08/23/2019 | 250 day Hardship Warning letter was mailed to Licensee and attorney on file..../jr | Delete |
| 06/28/2019 | 5/30/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr | Delete |
| 06/28/2019 | Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this (transfer hardship/hardship) was received and processed. The (transfer hardship/hardship) received and processed by the BLLC on 5/7/2019; Invoice #117393...../jr | Delete |
| 01/04/2019 | Substitute application for Secured Creditor was accepted and processed, removed Sonia Trepetin, Gregory Trepetin and Linda Shoemaker and added R. Scott Rosenberger...Please check incoive # 113951 and #113952....k/r | Delete |
| 03/31/2018 | FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION.... /sb | Delete |
| 09/06/2017 | Client paid for transfer fee on 8/23/2017. Please check invoice# 108499...k/r | Delete |
| 08/04/2017 | 08/03/17 - Public Hearing RE: Application to transfer ownership and location of a Class "BD7" BWL license at 148 S. East Avenue to 3500 Boston Street and convert to a Class "B" BWL license, requesting outdoor table service and off-premise catering. - APPROVED (3-0 VOTE)... /sb | Delete |
| 06/21/2017 | 06/15/17 - Public Hearing RE: Request for a Hardship Extension - GRANTED (3-0 VOTE) | Delete |
| 06/09/2017 | Application for transfer of ownership and location from 148 S. East Avenue to 3500 Boston Street and to convert license from a Class "BD7" BWL to a Class "B" BWL filled on behalf of Trepco Management, LLC T/a Bonchon Canton, Gregory Trepetin, Sonia Trepetin, and Linda Shoemaker on 6/2/17 /kk | Delete |
| 06/06/2017 | 06/05/17 - PAID for NSF Fees: Invoices #108069 = \$500.00, #108070 = \$500.00, #108071 = \$320.00, #108072 = \$30.00.... /sb | Delete |
| 06/05/2017 | According to Chief Inspector, Foster, building was closed at time of inspection. There was a sign on building advertised for sale.... /sb | Delete |
| 06/01/2017 | Given letter hand-delivered to Chief Inspector, M. Fosler to suspend Liquor License for NSF in the amount of \$1,320.00 (2017-2018 Annual License Fee) + \$30.00 (Processing NSF Fee)... /sb | Delete |
| 03/22/2017 | *****RELEASED STATE HOLD..... /mb | Delete |
| 01/18/2017 | *****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb | Delete |
| 11/04/2016 | PAID \$100.00 for Hearing dated 10/27/16 for Hardship Extension. Invoice #104398.../sb | Delete |
| 10/31/2016 | 10/28/16 - Sent Fax to Mel Kodenski office stating that Licensee owes \$100.00 for hearing administrative fee.... /sb | Delete |
| 10/28/2016 | 10/27/2016- Public hearing re: request for hardship extension, and request to reopen after being closed for more than 90 days- APPROVED | Delete |
| 08/18/2016 | Submitted "Personal Property Tax Clearance".... /sb | Delete |
| 08/16/2016 | Mr. Akras informed Ms Robinson that Mr Lapade needs to submit copies of invoice from the distributor and not a print out of same day transactions. Mr. Akras also stated that Mr. Lapae needs to submit an affidavit basically telling the board that he cease the sell of alcohol but he has been operating Ms. Robinson tried to call Mr Lapade about the additonal information but was not able to leave voicemail (410)342-5845per t/a | Delete |
| 08/16/2016 | License owner (Corey Lapade) paid for the license fee for 2016-2017 in \$1320.00 (invoice #103953) Mr. Lapade submitted proof that business has been opening and operating since license has been expired 2. letter of good standing . Licensee did not submit 2016 trader's license we were unable to release the license today 08/16/2016....k/r | Delete |
| 08/12/2016 | Manger of business (Chris) came in to pay the 2016 License Fee. It was told to client that in order to release the 2016 License the following documents need to be received: 1. Bring letter of good standing 2. License fee of the amount \$1320.00 (made out to Director of Finance) 3. Proof that business has been opening in operating during time of expired license dateper t.a/ k.r | Delete |
| 07/26/2016 | 07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb | Delete |
| 05/23/2016 | Client bought in letter of good standing but was not able to make a payment today.....k/r check folder for letter | Delete |
| 05/09/2016 | must provide certificate of good standing--hold license. ND | Delete |
| 06/08/2015 | Alcohol Awareness expires 03/10/18 (Charles H. Thrasher) | Delete |
| 01/30/2015 | State of MD Tax Hold, letter sent to merchant on January 23, 2015. | Delete |

01/28/2014 | 1/09/2014 Public Hearing re: Application to transfer ownership. Board APPROVED transfer

Delete

Print History (Print Card)

License num: LB 286

Address: 3500 BOSTON STREET

Trade Name: N/A

Comment:

Add Comment

Hold Info

Powered by:



HARBOR ENTERPRISE CENTER, LLC: W06974075

Department ID Number:

W06974075

Business Name:

HARBOR ENTERPRISE CENTER, LLC

Principal Office:

3500 BOSTON STREET
BALTIMORE MD 21224

Resident Agent:

R. SCOTT ROSENBERGER
3500 BOSTON STREET
BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/20/2002

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2500 Boston St Ste 120

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 5

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Jever DATE: 11/6/2020

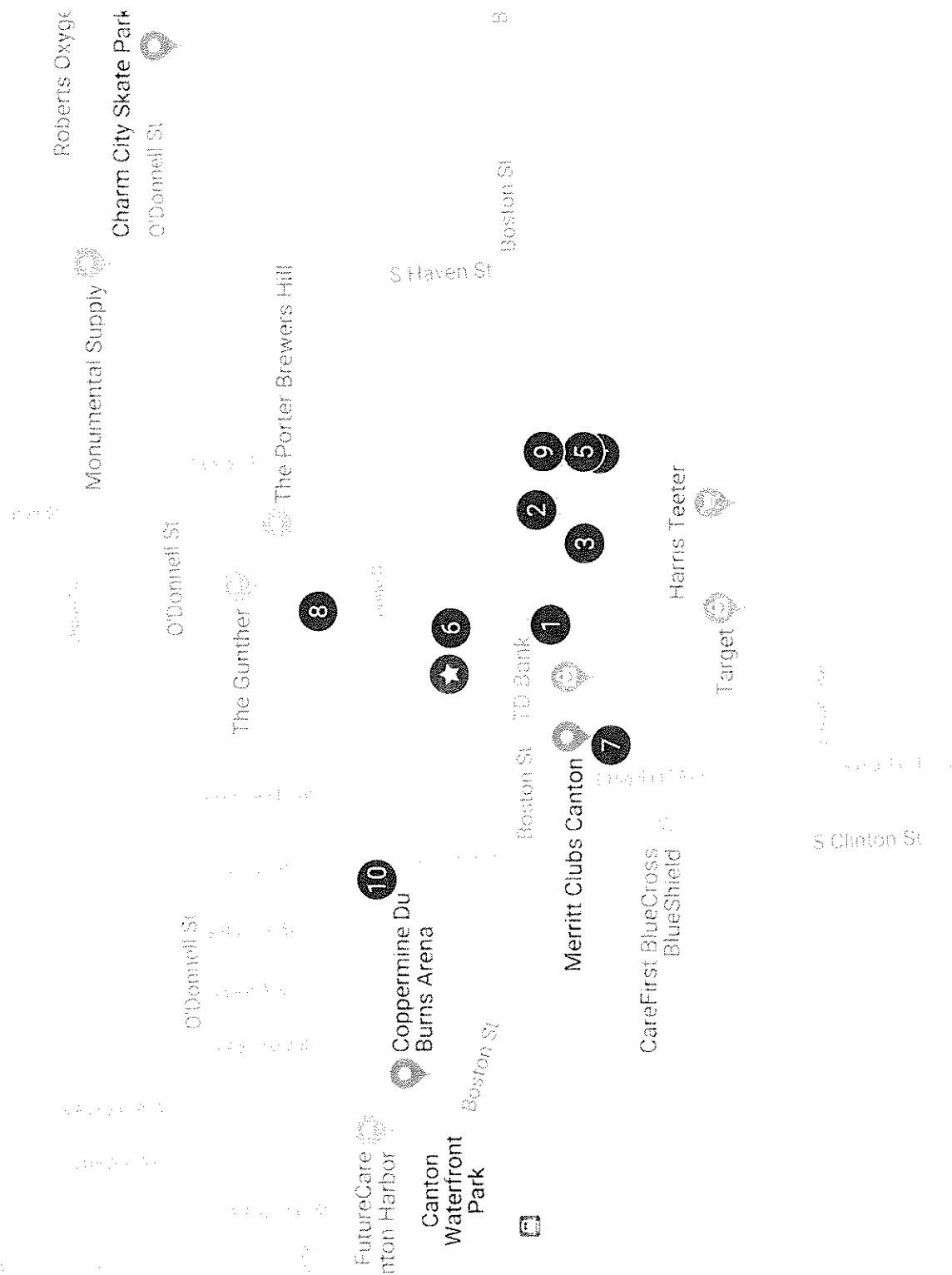
3500 Boston St.

Proposed Location

- ★ 3500 Boston St

License Establishment

- 1 Atwater's-LB
- 2 MISSION BBQ-WB
- 3 Iron Rooster-LB
- 4 Canton Crossing-LBD7
- 5 Red Robin Burgers-LB
- 6 Pasta Mista-LBD7
- 7 Merritt Athletic Clubs- LBD7
- 8 The Gunther-LB
- 9 On The Border LB
- 10 Lighthouse Tavern LBD7



Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|---------------------------------|
| <i>Licensee Information (Trade Name):</i> | The Broom Factory |
| <i>Corporation Name:</i> | Harbor Enterprise Center, LLC |
| <i>Location Address:</i> | 3500 Boston St, Suite 120 |
| <i>License Type:</i> | Class "B" Beer, Wine and Liquor |
| <i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i> | No |
| <i>Is the location within 300 feet of Church and/or School?</i> | No |
| <i>Date Posted?</i> | 12/23/2019 |
| <i>Estimated Date of Removal?</i> | 1/1/2020 |
| <i>Are there any other licensed establishments within a two block radius?</i> | Yes |

Other licensed locations - Describe/Note:

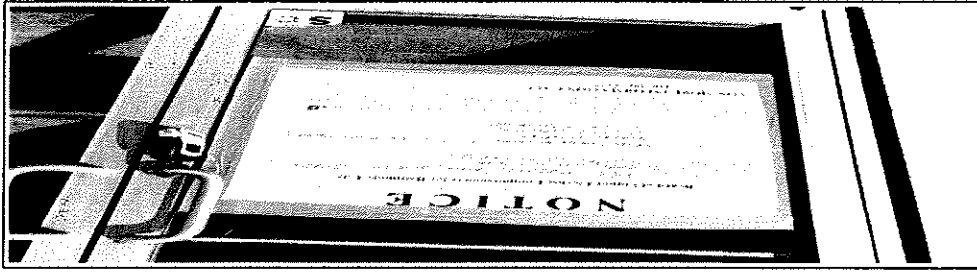
see attached map

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

Application filed for transfer of ownership

Insert Photo of Sign and location:





| | | |
|---|---|--|
| Inspector Name | Date and Time | |
| <input type="text" value="i:\0#\w\baltimore\andy.perez"/> | <input type="text" value="12/24/2019"/> | <input type="text" value="11:57:17 AM"/> |
| Name of Licensee (if present) | | |
| <input type="text"/> | | |
| <input type="text"/> | | |

Board of Liquor License Commissioners

For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

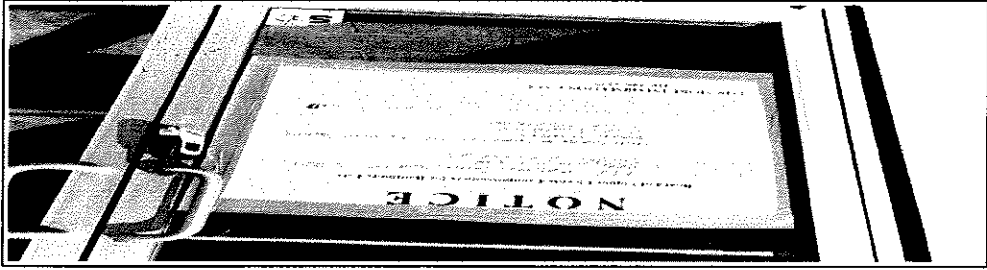
| | |
|---|--|
| <i>Applicant(s) Name:</i> | <input type="text" value="Rachel Lynne Albrecht"/> |
| <i>Address of Premises:</i> | <input type="text" value="3500 Boston St, Suite 120"/> |
| <i>Inspector:</i> | <input type="text" value="i:0#.w baltimore\andy.perez"/> |
| <i>Date Posted:</i> | <input type="text" value="12/23/2019"/> |
| <i>Time Posted:</i> | <input type="text"/> |
| <i>Date Rechecked:</i> | <input type="text" value="1/2/2020"/> |
| <i>Time Rechecked:</i> | <input type="text"/> |
| <i>Manager or Owner when sign posted:</i> | <input type="text"/> |

Summary on location of sign posted:

Summary on location of sign rechecked:

Insert Photo of Sign and location:





Department Of Housing And Community Development
 Division Of Construction And Building Inspection

**Online Use & Occupancy Permit
 Application**

Property Address: 3500 BOSTON ST Block/Lot: 6498/001

Permit No: **USE2019-55704**

Applicant:
 MARGARET GIORDANO

1001-000000-2600-159400-400540 Filing Fee 50.00
 1001-000000-1500-102800-400230 Tax 3.00
 1001-000000-2600-158009-400480 Use&Occupancy 45.00

Owner/Lessee:
 Owner HARBOR ENTERPRISE CENTER, LLC

Total : **98.00**

**Please pay the Use & Occupancy permit fee
 before scheduling inspections.**

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

| | Dwelling: | Roomming: | Efficiency: |
|-----------------|-----------|-----------|-------------|
| Existing Count: | 000 | 000 | 000 |
| Proposed Count: | 0 | 0 | 0 |

| Description | Created | Completed | Assigned To |
|-------------------------------|------------|------------|-------------|
| FIRE DEPARTMENT REFERRAL | 11/14/2019 | | LOZI |
| HEALTH DEPARTMENT INSPECTION | 11/14/2019 | | JWEL |
| One Stop Permit Office Review | 11/14/2019 | | WILC |
| Application Received | | 11/14/2019 | |
| Zoning Sign-off | 11/14/2019 | 11/14/2019 | |

District:202

MINOR PRIVILEGE:

THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443-984-1809.

TO USE A PORTION OF THE PREMISES AS A RESTAURANT.

AFFIDAVIT BY: MARGARET GIORDANO

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: 3500 BOSTON STREET

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: HARBOR ENTERPRISE CENTER, LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: