February 24, 2022

Applicant(s): Jaclyn Dolaway and Lance Tiso
Tisjack, Inc., T/a Trade Name Pending
25 E. Cross Street 21230

Class: “BD7” Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board’s Information:

(a) Ownership Breakdown: (1) Jaclyn Dolaway (99%); and (2) Lance Tiso (1%).

(b) Corporate Standing: Tisjack, Inc. is a MD Corporation and as of 2/10/2022 is in good standing.

(c) Timeline of request: On 5/24/2021 applicant(s) filed an application to transfer ownership of a Class “BD7” BWL license. The Board approved the request on 7/29/2021. The 180 days of the request runs until 1/25/2022. On January 20, 2022, staff received hardship letter request from the applicant(s). 175 days passed between the date the transfer was approved and the date the transfer hardship request was received. As the transfer hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-1705(b), as it was filed within the 180-day period (on or before January 25, 2022).

Board’s Decision:
Frank R. Shaulis
Attorney at Law
7508 Eastern Avenue
Baltimore, Maryland 21224
Tel. (443) 414-2902 Fax (410) 442-1906
Cell (443) 414-2902
E-mail frankshaulis@hotmail.com

January 7, 2022

Fax To: (410) 396-4382
Baltimore City Liquor Board
1 North Charles Street, Suite 1500
Baltimore, Maryland 21202

Attn: Mr. Blendy, Assistant Secretary:

RE: 35 East Cross Street
Tisjack, Inc.

Dear Mr. Blendy:

Please grant a ninety (90) day hardship extension to complete the pending transfer of the liquor license issued for the premises at 25 East Cross Street from SCS Enterprises LLC to Tisjack, Inc.. The closure resulted from the extraordinary circumstances of the COVID-19 Pandemic. This business is, and has been, ready to reopen as soon as the license is ready.

Enclosed is my check in the amount of $100.00 for the filing fee. Thank you for your consideration.

Sincerely,

Frank R. Shaulis
Liquor Board System

License Detail

License Info
License Num: LBD7 178
Cert Num: 0327
Fee: $1,320.00
Status: Renewed
License Date: 5/1/2021
License Year: 2021
CR Number: 15188063
Payment Date: 09-28-21

2020 - 2021 TPP Paid
2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License
Add New Adult Entertainment License

Location
Corp Name: SCS HOLDINGS, LLC
Trade Name: SOCIAL PUB AND PIE
Zone Code: 7
Phone: 410-234-0376

Block Num: 25
City: BALTIMORE
Street: CROSS STREET EAST
State: MD
Zip: 21230

CR Number: 15188063

Portion of Business Used:
USE PREMISES AS A TAVERN/RESTAURANT

Restriction:

Edit the License Location Info
Alternate Mailing Address

License Owners

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCOTT C.</td>
<td>SCHLEUPNER</td>
<td>1325 DECATUR STREET</td>
<td>BALTIMORE</td>
<td>MD</td>
<td>21230</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
</tbody>
</table>

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?Id=325599
<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/01/2022</td>
<td><strong><strong>STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.</strong></strong>/mb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/20/2022</td>
<td>Received transfer hardship extension request letter from attorney Frank Shaolis; Invoice #123728.../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>07/30/2021</td>
<td>7/29/2021 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>07/29/2021</td>
<td>Preliminary Approval Letter for the July 29, 2021 transfer hearing mailed today to Atty. Frank Shaolis; Carbon Copy placed in file..../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>06/29/2021</td>
<td>Application for transfer of ownership filed on behalf of Tiljack, Inc. T/a Trade Name Pending, Jaclyn Dolaway and Lance Tiso on 5/24/2021 [June 2021 Adj] /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>11/18/2020</td>
<td>11/17/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>11/17/2020</td>
<td>Preliminary Approval Letter for transfer hearing dated 11/17/2020 mailed today to Atty. Steven Fogelman..../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>10/09/2020</td>
<td>Application for transfer of ownership filed on behalf of Rawalbar, Inc. T/a Rawalbar, Jessica M. Smith on 10/1/2020 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>10/25/2019</td>
<td>Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on October 24, 2019..../mb.</td>
<td>Delete</td>
</tr>
<tr>
<td>10/15/2019</td>
<td><strong>PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Business Address on October 15, 2019.</strong> /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/15/2019</td>
<td>Mail was returned to the sender on 10/15/19 “Not Deliverable as Addressed“ ../mb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/26/2019</td>
<td>Personal Property Tax Letter mailed to Licensee(s) Home Address on 09/26/19...... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>07/25/2019</td>
<td>Submitted 2018 Trader’s License during renewal.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/28/2018</td>
<td>Mailed letter of recognition on 9/6/18 for underage drinking compliance check on 8/28/18 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>07/16/2018</td>
<td>PAID IN FULL for Violation Hearing dated June 14, 2018; Invoice #113026.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>06/15/2018</td>
<td>6/14/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined $600, $600 + $125 admin fee = $725 total fine, 30 days to pay (3-0 Vote)....../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>05/25/2018</td>
<td>5/24/2018 - Public Hearing RE: Violation of Rule 4.01(a)Sales to Minors - POSTPONED...../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>09/22/2017</td>
<td>Octoberfest-Festival [ dates9/23&amp;24/2017] see invoice #108657 for $200.00 Soical Pub &amp; Pie payment was applied to this establishment extension payment.....per DKP</td>
<td>Delete</td>
</tr>
<tr>
<td>04/03/2017</td>
<td>9/30/17 Violation of Rule 4.08(a)- Relations with Wholesalers &amp; Violation of Art 6-311(b)(3) Storage of Alcohol- $500 fine + $125 admin fee = Total Fine $625- PAID</td>
<td>Delete</td>
</tr>
<tr>
<td>03/08/2017</td>
<td>02/23/17 - Public Hearing RE: Violations; Violation of Rule 4.08(a) Relations with Wholesalers; Violation of Rule 6-311(b)(3) Storage of Alcohol Beverages, (Postponed)</td>
<td>Delete</td>
</tr>
<tr>
<td>09/28/2016</td>
<td>Alcohol Awareness expires 09/20/20 [Samantha Jones, Ashley White, Justin Cox, Ryan Kehoe, Sarah Baker and Marissa Trill].... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/02/2016</td>
<td>8/25/2016- Public Hearing re: Violation of Rule 4.01(a) Sales to Minors -Admission of Guilt- (3-0 vote) $250 fine + $125 admin fee = $375 (30 days to pay)</td>
<td>Delete</td>
</tr>
<tr>
<td>08/25/2016</td>
<td>Violation Hearing dated: August 25, 2016 - PAID $375.00; Invoice #104006..... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/16/2015</td>
<td>Licensee entered into a payment agreement contract with the City of Baltimore's Law Dept. for unpaid personal property taxes owed to the City of Baltimore. Copy of letter in file... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/23/2015</td>
<td>Notified this office by mail for an extension about Personal Property Tax issue until October 15, 2015.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>04/28/2015</td>
<td>RELEASED STATE OF MD TAX HOLD..... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/03/2015</td>
<td>State of MD Tax Hold, letter sent to merchant on January 23, 2015.</td>
<td>Delete</td>
</tr>
<tr>
<td>04/22/2014</td>
<td>04/10/2014 Public Hearing re: Application to transfer ownership, request for outdoor table service. Applicants signed MOU and acknowledged voluntary restrictions to be placed on license</td>
<td>Delete</td>
</tr>
<tr>
<td>04/22/2014</td>
<td>03/13/2014 Public Hearing re Application to transfer ownership, request for outdoor table service. Applicant withdrew request for live entertainment Board granted postponement request from applicant</td>
<td>Delete</td>
</tr>
<tr>
<td>10/15/2010</td>
<td>10/14/10 $100 CONF.FEE PAID IN FULL #75119</td>
<td>Delete</td>
</tr>
<tr>
<td>09/28/2010</td>
<td>09/23/10 CONFERENCE FEE DUE $100</td>
<td>Delete</td>
</tr>
<tr>
<td>07/13/2010</td>
<td>7/10 Request to add 23 E. Cross St. to existing license at 25 E. Cross St., BD7-BWL, John Dolaway, 25 E. Cross Street Business Ventures, LLC</td>
<td>Delete</td>
</tr>
</tbody>
</table>
01/11/07 Public Hearing re: Review of application pending to transfer ownership and to expand the location for more than 180 days under the provisions of Art. 2B, Sec. 10-503(d)(4) "A transfer of any license shall be completed not more than 180 days after the Board approves the transfer (Re: transfer of ownership approved on by the Board on January 6, 2004). DECISION: WITHDRAWN

License num: LBD7 178 Address: 25 CROSS STREET EAST
Trade Name: SOCIAL PUB AND PIE

Comment:

Add Comment

Hold Info
TISJACK, INC.: D21736772

Department ID Number:
D21736772

Business Name:
TISJACK, INC.

Principal Office: 25 EAST CROSS STREET
Baltimore MD 21794

Resident Agent: FRANK SHAULIS
2660 WYNFIELD ROAD
WEST FRIENDSHIP MD 21794

Status:
INCORPORATED

Good Standing:
THIS BUSINESS IS IN GOOD STANDING

Business Type:
CORPORATION

Business Code:
03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:
05/09/2021

State of Formation:
MD

Stock Status:
STOCK

Close Status:
YES
February 24, 2022

Licensee(s): Darin Mislak
Cross Street Management, LLC, T/a Bookmakers Cocktail Club
31-33 E. Cross Street 21230

Class: “BD7” Beer, Wine & Liquor License

Request for a hardship extension.

(a) Ownership Breakdown: (1) Darin Mislak (0%); (2) Eric Levitt (50%); and (3) David Berg (50%).

(b) Corporate Standing: Cross Street Management, LLC is a MD LLC and as of 2/7/2022 is in good standing.

(c) Timeline of request: On or after 3/12/2020 applicant(s) Class “BD7” BWL licensed establishment ceased alcoholic beverage operations. Due to the COVID-19 State of Emergency, the Governor issued an Executive Order that tolled all days counting against licensees from March 12, 2020 through June 30, 2021. Accordingly, the legal deadline is accurate as reflected below. On 12/23/2021, staff received a hardship request letter from applicant(s). 175 legal days passed between the date of closure and the date the hardship request was received. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202(b), as it was filed within the 180-day period (on or before December 28, 2021)

Board's Decision:
December 22, 2021

Via UPS
Baltimore City Liquor Board
1 North Charles Street, Suite 1500
Baltimore, Maryland 21201

Attn: Mr. Blendy
Assistant Executive Secretary

RE: Cross Street Management LLC, t/a Bookmakers
31-33 East Cross Street
Request to Reopen
Request for Hardship Extension

Dear Mr. Blendy:

By this letter we are requesting that we be allowed to reopen under the provisions of Alcoholic Beverages Article &12-2203 and for a Hardship Extension under Alcoholic Beverages Article &12-2202. The closure resulted from the extraordinary circumstances of the COVID-19 Pandemic. This business is, and has been, ready to reopen as soon as the license is ready.

Enclosed is my check in the amount of $1,320.00 in payment of the liquor license fee for the 2021-2022 license year. Thank you for your consideration.

Sincerely,

Frank R. Shaulis
Liquor Board System

Version 1.0

License Detail

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

License Info
License Num: LBD7 367  Cert Num: 1016  Fee: $1,320.00  Status: Renewed
License Date: 5/1/2021  License Year: 2021
CR Number: 15581174
Payment Date: 12-23-21

2020 - 2021 TPP Paid
2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location
Corp Name: CROSS STREET MANAGEMENT, LLC
Trade Name: BOOKMAKERS COCKTAIL CLUB
Zone Code: 7
Phone: 410-468-4078

Block Num: 31-33  Street: CROSS STREET EAST
City: BALTIMORE  State: MD
Zip: 21230
CR Number: 15581174

Portion of Business Used:
USE FIRST AND SECOND FLOOR AS A RESTAURANT TAVERN

Restriction:

Edit the License Location Info  Alternate Mailing Address

License Owners

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>DARIN</td>
<td>MISLAN</td>
<td>1730 LANCASTER STREET</td>
<td>Baltimore</td>
<td>MD</td>
<td>21231</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>Date</td>
<td>Comment</td>
<td>Action</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>-------------------------------------------------------------------------</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>01/27/2022</td>
<td>Virtual Public Hearing Re: Request for a hardship extension - POSTPONED.</td>
<td>Delete</td>
<td></td>
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<td></td>
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<tr>
<td>12/23/2021</td>
<td>Received Hardship Extension Request Letter/Request to reopen letter from attorney Frank Shaulls office: Invoice #123643... /j</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>06/24/2021</td>
<td>Received &amp; Processed 2020-2021 Renewal Application; Invoice #122434... /sb</td>
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<tr>
<td>03/30/2021</td>
<td>Received and Processed check for the 2021-2022 Renewal application; Invoice #120669... /j</td>
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<tr>
<td>07/25/2019</td>
<td>Submitted 2019 Trader's License..... /sb</td>
<td>Delete</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>04/04/2019</td>
<td>MAIL POSTMARKED APRIL 01, 2019 - LICENSEE OWES $50.00 LATE FEES..... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>07/11/2018</td>
<td>Transfer of Ownership Application dated April 2018 is withdrawn. Substitute application was submitted in its place..... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>07/11/2018</td>
<td>Substitute application was submitted to replace Douglas Atwell with Darin Mislan 0% owner. See Corporate minutes provided by attorney dated May 07, 2018.... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>05/04/2018</td>
<td>Application for transfer of ownership requesting live entertainment filed on behalf of Cross Street Management, LLC T/a Bookmakers, Darin Mislan on 3/24/18 /kk</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>01/15/2016</td>
<td>01/15/16--attorney also turned in resolution from BMZA--ND</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>01/15/2016</td>
<td>01/15/16--attorney turn in new use/occupancy permit for upcoming transfer.</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>02/24/2015</td>
<td>08/21/2014 Public Hearing re: Review of transfer pending for more than 180 days. Completed paperwork. Removed from docket</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>02/11/2014</td>
<td>02/20/2014 Public Hearing re: Application to transfer ownership; request for live entertainment and off-premise catering. Applicant withdraw request for live entertainment. Applicant signed and acknowledged M.O.U.; agreed to voluntary restriction. Board APPROVED the transfer</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11/02/2012</td>
<td>10/25/12 Public Hearing re: VIOLATION of Rule 4.05(a) Serving after hours. VIOLATION of Rule 3.02 Failure to cooperate. DISMISSED.</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>01/22/2008</td>
<td>01/22/08 $625 FINE PAID IN FULL #61855</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>01/22/2008</td>
<td>01/17/08 Public Hearing re: Violation of rule 4.01(a) 1st &amp; 2nd cts.DEcision: GUILTY $500 + $125 ADM.FEE = $625</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

License num: LBD7 367  
Address: 31-33 CROSS STREET EAST  
Trade Name: BOOKMAKERS COCKTAIL CLUB
CROSS STREET MANAGEMENT, LLC: W15669815

Department ID Number:
W15669815

Business Name:
CROSS STREET MANAGEMENT, LLC

Principal Office:  
800 NORTH CHARLES ST., STE.202M
BALTIMORE MD 21201

Resident Agent:  
BARRY WEISKOPF
100 E. PRATT ST., 26TH FLOOR
BALTIMORE MD 21202

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:  
02/05/2014

State of Formation:  
MD

Stock Status:  
N/A

Close Status:  
N/A
February 24, 2022

Applicant(s): Patrick James Hudson
Lawrence and Fort, LLC, T/a The Local Oyster
838 E. Fort Avenue 21230

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 1538 E. Clement Street to 838 E. Fort Avenue requesting outdoor table service and off-premises catering.

(a) Applicant(s) Information: (1) Patrick James Hudson was born Baltimore, MD in August of 1985. He lives in Baltimore, MD. Mr. Hudson has financial interest at 3300 Clipper Mill Road, Suite 900 t/a True Chesapeake Oyster Co.

(b) Ownership Breakdown: (1) Patrick James Hudson (0%); and (2) J. Scott Plank (100%).

(c) Purchase Price of Business: The purchase price of the business is $1 in consideration to transfer the license from contract purchaser to new corporate entity owner.

(d) Qualified Voters: Clare Wagner, Nicholas Schauman, and Deborah F. Hudson are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of the premises as a restaurant with outdoor table service and off-premises catering.

(f) Corporate Standing: Lawrence and Fort, LLC is a MD LLC and as of 1/19/2022 is active and in good standing.

(g) Posting Report: The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There are 12 licensed liquor establishment(s) in the 2x2 area: "D" BWL-1; "B" BWL-4; "D" BWL-1; and "BD7" BWL-6.

(h) Timeline: On 12/3/2014, a transfer of ownership and location application was filed for this location. On 1/15/2015, the Board approved the transfer of ownership and location. Alcoholic Beverages Article Section 12-1705 requires that a transfer be completed on or before 180 days after Board approval. On 7/13/2015, applicant(s) filed a transfer of ownership and location application. 179 days passed between the date the Board approved the first transfer of ownership and location application and the date the instant transfer of ownership and location was filed. On 12/7/2021, applicant filed an amendment to the pending transfer of ownership and location application. 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.
2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

<table>
<thead>
<tr>
<th>Indicate Type of License Application:</th>
<th>Transfer ☒</th>
<th>New ☐</th>
<th>Expansion of Premises ☐</th>
<th>Amendment(s) ☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>Explanation of Request:</td>
<td>Transfer Ownership and Location</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CLASS TYPE: BD7**

<table>
<thead>
<tr>
<th>Please select one option and fill out the requested information</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) New License Request: Address of Proposed Location:</td>
</tr>
<tr>
<td>B) Transfer of Ownership Only: Address of Current License:</td>
</tr>
<tr>
<td>C) Transfer of Ownership and Location: Current Address of Licensed Location: 538 E. Clement Street</td>
</tr>
<tr>
<td>Transfer of Ownership and Location: Address of Proposed Relocation: 638 E. Fort Avenue</td>
</tr>
<tr>
<td>D) Amendment or Expansion Request: Address of the Location:</td>
</tr>
</tbody>
</table>

**CORPORATE/LLC/LLP/PARTNERSHIP NAME:** Lawrence and Fort, LLC  
**Trade Name:** The Local Oyster  
**Business Phone Number:** 410-371-6853  
**Business Email Address:** nick@thelocaloyster.com  
**Attorney for the Applicant:** Joseph R. Woolman III  
**Address:** 145 West Ostend St., Suite 600  
**Phone:** 812-389-0659

Part of Premises Used (Note: floors and areas for storage are listed separately): |
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: 97

Please note that as per Als. Rev. 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**
   - Patrick James Hudson
   - Fullname: [redacted]
   - Telephone No.: 2743 Huntington Avenue
   - City: Baltimore
   - State: MD
   - Zip Code: 21211
   - Date of Birth: 08/1965
   - Birthplace: Baltimore, MD
   - Sex: Male
   - Are you currently a resident of the City of Baltimore? ☐ Yes ☐ No

2. **Applicant B**
   - Fullname: [redacted]
   - Telephone No.: (Residence)Street: [redacted]
   - City: [redacted]
   - State: [redacted]
   - Zip Code: [redacted]
   - Period of residency in Baltimore City: [redacted]
   - Sex: [redacted]
   - Are you currently a resident of the City of Baltimore? ☐ Yes ☐ No

3. **Applicant C**
   - Fullname: [redacted]
   - Telephone No.: (Residence)Street: [redacted]
   - City: [redacted]
   - State: [redacted]
   - Zip Code: [redacted]
   - Period of residency in Baltimore City: [redacted]
   - Sex: [redacted]
   - Are you currently a resident of the City of Baltimore? ☐ Yes ☐ No

Revised January 2020
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 ☐  

   Partner at True Chesapeake Oyster Co.  
   3500 Clipper Hill Rd., Silt, Wyomissing, PA 19114  

7. Do the spouses or dependent 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 ☐  

   See #6  

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 ☐  

Revised January 2023
II. Please list the following information for the Manager of the establishment to be licensed:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nicholas M. Schurman</td>
<td>2875 Park Hill Ave</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicants Applying as Business Entities - (Give names 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. Rev. Art. B 4-101 (c)(3). 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: Scott Plunk
   ADDRESS: 28 Chalkock Plce, Bk. MD
   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 is a current resident of Baltimore City, Maryland at the time of 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

Signature of Applicant A
I hereby certify that on the 14th day of July, 2021 before me, the subscriber, a notary public of the State of Maryland, in the County of Harford, personally appeared HATTIE STRICKLAND the applicant(s) named in this application and that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Hattie Strickland  (Notary Seal) My Commission expires 8-22-2023
Printed Name: Hattie Strickland

Signature of Applicant B
I hereby certify that on the ______ day of __________, 20__, before me, the subscriber, a notary public of the State of Maryland, in the County of Harford, 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 Maryland, in the County of Harford, 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: ___________________________

Revised January 2020
STATEMENT OF OWNER OF PREMISES REQUIRED ON CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

I, Seth Reindert, hereby certify that I am the owner of the property located at 838 East Avenue, Baltimore City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City as the owner, and under the Alcoholic Beverage Laws of Maryland and consent to the granting of the license applied for, and hereby authorizes the State Commissioner, 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 Owner of the Property

I hereby certify that on the 10th day of December 2021, before me, the subscriber, a notary public of the State of Maryland in and for Harford County, 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.

An witness, my hand and notarial seal.

Notary Signature: Vickie L. Hilditch

Notary Printed Name: Vickie L. Hilditch

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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>(Month/Year)</th>
<th>Length of Time Acquainted with Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Craig Vas (Wagner)</td>
<td>619 S. Lenighthouse St. Baltimore, MD 21224</td>
<td>09/02</td>
<td>1 year</td>
<td></td>
</tr>
<tr>
<td>Patrick M. Hudson</td>
<td>207 Goodwood Gardens, Baltimore, MD 21211</td>
<td>12/03</td>
<td>36 yrs</td>
<td></td>
</tr>
<tr>
<td>Nick Schuman</td>
<td>2275 Park Hill Ave, Baltimore, MD 21211</td>
<td>07/23</td>
<td>8 yrs</td>
<td></td>
</tr>
<tr>
<td>Kathleen Gozin</td>
<td>355 South Patina St, Baltimore, MD 21217</td>
<td>05/02</td>
<td>2.5 yrs</td>
<td></td>
</tr>
<tr>
<td>Deborah Hudson</td>
<td>207 Goodwood Gardens, Baltimore, MD 21211</td>
<td>07/82</td>
<td>10 yrs</td>
<td></td>
</tr>
</tbody>
</table>

Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21202
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.

Received January 2021
December 8, 2021

VIA EMAIL ONLY
Deputy Executive Secretary
Board of Liquor License
Commissioners for Baltimore City
1 North Charles Street
Suite 1500
Baltimore, MD 21202

Re: PENDING Transfer 1538 E. Clement St. to 838 E. Fort Avenue

Dear Mr. Blendy,

Regarding the amended application filed on Monday, December 6th, 2021 for the above referenced transfer, enclosed please find correspondence between my clients and the BLLC. As you know, this transfer has been pending during the development of the subject property on Fort Avenue.

Thank you for your assistance in this matter. Should you have any questions or comments, please contact me at your convenience.

With kind regards, I am

Very Truly Yours,

Joseph R. Woolman III
Liquor Board System
Version 1.0

License Detail

License Info
License Num: LBD7 413  Cert Num: 1260  Fee: $1,320.00  Status: Renewed
License Date: 5/1/2021  License Year: 2021
CR Number: 12782510
Payment Date: 01-26-22

2020 - 2021 TPP Paid □
2021 Trader's License □  Update Info

Click to Start License Renewal

Add Adult Entertainment License
Add New Adult Entertainment License

Location
Corp Name: N/A
Trade Name: CONTRACT PURCHASER
Zone Code: 8
Phone: 410-468-0850

Block Num: 1538
City: BALTIMORE
Street: CLEMENT STREET EAST
State: MD
Zip: 21230
CR Number: 12782510

Portion of Business Used:
CONTINUE TO USE FIRST FLOOR AS A TAVERN WITH NO LIVE ENTERTAINMENT OR DANCING; OUTDOOR TABLE SERVICE ALLOWED PER BMZA 554-08 APPROVED 4/2/09

Restriction:
NO FOOD PREPARATION UNTIL APPROVED BY HEALTH DEPARTMENT. CHRISS SCOTT, BETTIE BARNETT, DARTHY BARNETT, JANET BIGGS AND JAMES LEWIS BARRED FROM PREMISES.

Edit the License Location Info  Alternate Mailing Address

License Owners

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>MICHAEL</td>
<td>ALTO</td>
<td>722 BROOKWOOD ROAD</td>
<td>BALTIMORE</td>
<td>MD</td>
<td>21229</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
</tbody>
</table>

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?Id=326682  2/10/2022
<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/26/2022</td>
<td>Received &amp; Processed 2021 Renewal Application; Invoice #123745.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/26/2022</td>
<td>Received &amp; Processed 2020 Renewal Application; Invoice #123744.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/26/2022</td>
<td>Received &amp; Processed 2019 Renewal Application; Invoice #123742.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/10/2021</td>
<td>Application for transfer of ownership and location of a Class &quot;BD7&quot; BWL license presently located at 1538 E. Clement Street to 838 E. Fort Avenue requesting outdoor table service and off-premises catering filed on behalf of Lawrence and Fort, LLC t/a The Local Oyster, Patrick James Hudson on 12/7/2021 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>PAID 2017-2018 ANNUAL LIQUOR LICENSE FEE FOR $1,300.00; Invoice # 109167 + $20.00* Invoice # 109168.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/02/2017</td>
<td>PAID 2016-2017 ANNUAL LIQUOR LICENSE FEE FOR $1,320.00; INVOICE # 107660.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>03/20/2015</td>
<td>12/26/2014 Maryland State Tax release receive</td>
<td>Delete</td>
</tr>
<tr>
<td>03/06/2013</td>
<td>2/28/2013 Public Hearing re: VIOLATION OF RULE 4.18 Illegal conduct: did not have 2012 Trader's License. CANCELED License provided 2012 Trader's License</td>
<td>Delete</td>
</tr>
<tr>
<td>06/20/2007</td>
<td>06/11/07 CONF.FEE $100 PAID IN FULL (60520)</td>
<td>Delete</td>
</tr>
<tr>
<td>06/20/2007</td>
<td>06/07/07 Transfer Conference re: Application to transfer ownership &amp; to add outdoor table service. DECISION: THE BOARD VOTED TO APPROVE THE EXPANSION AND GRANTED OUTDOOR TABLE SERVICE UNDER THE CONDITIONS OF (1) THE OUTDOOR TABLE SERVICE BE LIMITED TO FOOD SERVICE AND NOT LIQUOR SERVICE (ONLY) (2) THAT THE OUTDOOR TABLE SERVICE BE ENDED NO LATER THAN 10 PM (3) THE OUTDOOR FURNITURE BE REMOVED AND STORED INSIDE THE PREMISES EACH EVENING. Conf.fee due $100</td>
<td>Delete</td>
</tr>
<tr>
<td>05/24/2007</td>
<td>5/27 Application filed to transfer ownership to Heather Thornton, Thornton's Pub, LLC &amp; request for outdoor table service</td>
<td>Delete</td>
</tr>
</tbody>
</table>

License num: LBD7 413
Address: 1538 CLEMENT STREET EAST
Trade Name: CONTRACT PURCHASER

Comment:

Add Comment

Hold Info

Powered by: BCIT

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?Id=326682

2/10/2022
LAWRENCE AND FORT, LLC: W14411656

Department ID Number:
W14411656

Business Name:
LAWRENCE AND FORT, LLC

Principal Office:  
6406 IVY LANE STE 700
GREENBELT MD 20770

Resident Agent:  
MICHAEL A. SCHLEGEL  
6406 IVY LANE STE 700
GREENBELT MD 20770

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:
12/07/2011

State of Formation:
MD

Stock Status:
N/A

Close Status:
N/A
PROPOSED LOCATION: 838 E. Forth Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

“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 4

“C” BEER, WINE & LIQUOR

“D” BEER, WINE & LIQUOR

“BD7” BEER, WINE & LIQUOR

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: Chase DATE: 1/10/12
<table>
<thead>
<tr>
<th>Licensee Information (Trade Name):</th>
<th>The Local Oyster</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation Name:</td>
<td>Lawrence and Fort, LLC</td>
</tr>
<tr>
<td>Location Address:</td>
<td>838 E. Fort Ave</td>
</tr>
<tr>
<td>License Type:</td>
<td>Class &quot;BD7&quot; Beer, Wine and Liquor</td>
</tr>
<tr>
<td>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</td>
<td>No</td>
</tr>
<tr>
<td>Is the location within 300 feet of Church and/or School?</td>
<td>No</td>
</tr>
<tr>
<td>Date Posted:</td>
<td>1/5/2022</td>
</tr>
<tr>
<td>Estimated Date of Removal:</td>
<td>1/14/2022</td>
</tr>
<tr>
<td>Are there any other licensed establishments within a two block radius?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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 a transfer of ownership from 538 E. Clement St. to 838 E. Fort Ave with outdoor table service and off premise catering. The proposed location is currently under construction.

Insert Photo of Sign and location:
<table>
<thead>
<tr>
<th>Attach Additional Photos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector Name</td>
</tr>
<tr>
<td>:04.w\baltimore\terri.chase</td>
</tr>
<tr>
<td>Name of Licensee (if present)</td>
</tr>
</tbody>
</table>

[Approve] [Disapprove]
Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

<table>
<thead>
<tr>
<th>Applicant(s) Name:</th>
<th>Patrick James Hudson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Premises:</td>
<td>838 E. Fort Ave</td>
</tr>
<tr>
<td>Inspector:</td>
<td>t:02.w</td>
</tr>
<tr>
<td>Date Posted:</td>
<td>1/5/2022</td>
</tr>
<tr>
<td>Time Posted:</td>
<td>2:00 PM</td>
</tr>
<tr>
<td>Date Rechecked:</td>
<td>1/14/2022</td>
</tr>
<tr>
<td>Time Rechecked:</td>
<td>3:00 PM</td>
</tr>
<tr>
<td>Manager or Owner when sign posted:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Summary on location of sign posted:

The sign is posted on the front gate

Summary on location of sign rechecked:

The sign is still posted on front gate

Insert Photo of Sign and location:

![Photo of Sign](image-url)

*Attach Additional Photos*
NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 838 E. Fort Avenue
Class of License: CLASS "BD7" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership and location of a Class "BD7" BWL license presently located at 1538 E. Clement Street to 838 E. Fort Avenue requesting outdoor table service and off-premises

Application filed by: Lawrence and Fort, LLC dba The Local Oyster

Patrick James Hudson
Contract Purchaser
Michael Alto

Hearing on this application will be held on or after January 20, 2023

A protest to the application should send their written protest to the office of the Board of Liquor License Commissioners, 1301 Holliday Street, Baltimore, Maryland 21201. Written protests will be considered prior to the date and time of the hearing.

From: Albert J. Matriccione, Jr., Esq.
Aaron I. Greenfield, Esq.
Auntie B. Dufinger
Scott T. Fringe

Chesapeake
Commissioner
Superintendent
Mayor
Messages

Reviewer's Comment: Information requested
Please specify intended use of property.

Reply

Message History:

<table>
<thead>
<tr>
<th>Created By</th>
<th>Attached_file</th>
<th>Message</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHARLES LEE</td>
<td></td>
<td>Please specify intended use of property.</td>
</tr>
<tr>
<td>12/1/2021</td>
<td>04:25 PM</td>
<td></td>
</tr>
<tr>
<td>CHARLES LEE</td>
<td></td>
<td>No response from applicant to request for information. Application will be rejected as incomplete. If interested in pursuing permit, please re-apply and provide requested information.</td>
</tr>
<tr>
<td>12/8/2021</td>
<td>01:40 PM</td>
<td></td>
</tr>
</tbody>
</table>
February 24, 2022

Applicant(s): Brent Sale
Prima Dopo Baltimore, LLC, T/a Prima Dopo
1724 Thames Street 21231

Class: “BD7” Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class “BD7” BWL license presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages.

(a) Applicant(s) Information: (1) Brent Sale was born in Columbia, MD in October of 1976. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Brent Sale (100%).

(c) Purchase Price of Business: The purchase price of the business is $55,000 to be paid at settlement via business funds.

(d) Qualified Voters: Randy Coffren, Jontell Hinton, and Elizabeth Sale are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service and live entertainment.

(f) Corporate Standing: Prima Dopo Baltimore, LLC is a MD LLC and as of 2/7/2022 is active and in good standing.

(g) Posting Report: The location was posted on 1/31/2022, and checked on 2/9/2022. This meets the 10-day rule. There are 45 licensed liquor establishment(s) in the 2x2 area: D* BW-2; “B” BWL-21; “D” BWL-1; and “BD7”-20.

(h) Timeline: Establishment closed on 9/17/2017. On 3/15/2018 Board approved Hardship Extension. Transfer Application was filed on 8/29/2018 within 360 days. Amended transfer application was filed on 1/6/2022. 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:
2020 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 and location

CLASS TYPE: BD-7

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:

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 807 S. Broadway, Baltimore, MD

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1724 Thames Street, Baltimore, MD

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Prima Dopo Baltimore LLC TRADE NAME: Prima Dopo

BUSINESS PHONE NUMBER: 410-499-6377 BUSINESS EMAIL ADDRESS: dominicascola@aol.com


Part of Premises Used (Note: Floors and Areas for Storage: 1st & 2nd Floors. Outdoor Table Service Provided? ☐ Yes ☐ No. Delivery of alcohol? ☐ Yes ☐ No. Live Entertainment provided? ☐ Yes ☐ No. What Kind (Ex: DJ, Band Etc)? ☐ DJ/ Bands ☐ Off Premise Catering of Food and Alcohol? ☐ Yes ☐ No. Estimated Seating Capacity: 125

Please note that as per Alc. Rev. Art. B12-1407(1)(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

   Brent Sale

   (Fullname) 1212 South East Avenue, Apt. 111 (Telephone no.) 21224 (E-mail (Required)
   (Residence) Street Baltimore MD (period of residency in Baltimore City) 5+ years
   City State Zip Code

   10/1976 Male Columbia, MD
   (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

   Check: ☐ Yes ☐ No Are you currently a resident of the City of Baltimore?

2. Applicant B

   (Fullname) (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 Are you currently a resident of the City of Baltimore?

3. Applicant C

   (Fullname) (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 Are you currently a resident of the City of Baltimore?

Revised January 2020
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 □ □ □

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 □ □ □

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 □ □ □

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 □ □ □

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

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 □ □ □

7. Do the spouses or dependent 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 □ □ □

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

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brent Sale</td>
<td>1212 South East Avenue, Apt. 111</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 Alle. Rev. Art. 84-10B (a)(10). 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: Brent Sale
   ADDRESS: 1212 South East Avenue, Apt. 111
   TITLE: Authorized Member
   % 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 is a current resident of Baltimore City, Maryland at the time of 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 times, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

Signature of Applicant

I hereby certify that on the ___ day of January, 20__, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel County, personally appeared Brent Sale, 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]
Printed Name: [Printed Name]

[Notary Seal] My Commission expires [Date]

ALEX DE SOUSA
Notary Public
Anne Arundel County
Maryland
My Commission Expires April 23, 2025

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: [Signature]
Printed Name: [Printed Name]

[Notary Seal] My Commission expires [Date]

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: [Signature]
Printed Name: [Printed Name]

[Notary Seal] My Commission expires [Date]

Revised January 2020
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) Thames Street Holdings LLC HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 1724 Thames Street Baltimore, City with a Zip Code of 21231, which is named in the present application made to the 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 Owner of the Property

I hereby certify that on the 3rd day of January, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel County, personally appeared Dominic Lascala, 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: Alex de Sousa

ALEX DE SOUSA
Notary Public
Anne Arundel County
Maryland
My Commission Expires April 23, 2025

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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Randy Coffin</td>
<td>405 S. Clinton St.</td>
<td>[Signature]</td>
<td>1/1/80</td>
<td>7 years</td>
</tr>
<tr>
<td>Jonell Horton</td>
<td>2711 S. Broadway</td>
<td>[Signature]</td>
<td>1/1/88</td>
<td>14 years</td>
</tr>
<tr>
<td>Elizabeth Sals</td>
<td>2711 Foster Ave.</td>
<td>[Signature]</td>
<td>1/1/40</td>
<td>45 years</td>
</tr>
</tbody>
</table>

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.

Revised January 2020
Liquor Board System
Version 1.0

License Detail

License Info
License Num: LBD7 121
Cert Num: 0251
Fee: $1,320.00
Fee: $1,320.00
Status: Renewed
License Date: 5/1/2021
License Year: 2021
CR Number: 16662687
Payment Date: 05-04-21

2020 - 2021 TPP Paid
2021 Trader's License
Update Info

Click to Start License Renewal

Add Adult Entertainment License
Add New Adult Entertainment License

Location
Corp Name: SECURED CREDITOR
Trade Name: EL COYOTE BAR & GRILL
Zone Code: 23
Phone: 410-276-2790

Block Num: 807
City: BALTIMORE
Street: BROADWAY SOUTH
State: MD
Zip: 21231
CR Number: 16662687

Portion of Business Used:
USE AS A RESTAURANT/Tavern

Restriction:
CONDITIONS AGREED TO BETWEEN LICENSEE(S) AND FELLS POINT COMMUNITY
ORGANIZATION TO BE MADE PART OF THE LICENSE

Edit the License Location Info
Alternate Mailing Address

License Owners
First Name | Last Name | Street | City | State | Zip | Action | Change Owner
--- | --- | --- | --- | --- | --- | --- | ---
MINH | HOANG | 6204 FRANCONIA FOREST LANE | ALEXANDRIA | VA | 22310 | Edit | Remove Owner

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?id=325518
2/10/2022
<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/07/2022</td>
<td>Amended application for transfer of ownership and location of a Class &quot;BD7&quot; BWL license presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages filed on behalf of Prima Dopo Baltimore, LLC T/a Prima Dopo, Breni Sale on 1/6/2022 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>02/25/2020</td>
<td>02/25/20-Resend 2020-2021 Renewal Applications to home address (11).... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/26/2019</td>
<td>*<em><strong>PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.</strong></em> /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>03/07/2019</td>
<td>03/07/19-Resend 2019-2020 Renewal Application to home address (1).... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/05/2018</td>
<td>12/05/18 - Return To Sender-Not Deliverable As Addressed-Unable To Forward; Sales of Dangerous Knives and certain Packaging Products.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/13/2018</td>
<td>Application for transfer of ownership on behalf of Westland Investment Group, LLC T/a Trade Name Pending, Lien Hoang and Elizabeth Koontz on 8/29/18 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>03/29/2018</td>
<td>SUBMITTED 2018-2019 RENEWAL APPLICATION.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>03/17/2018</td>
<td>12/15/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)...... /fr</td>
<td>Delete</td>
</tr>
<tr>
<td>03/12/2018</td>
<td>03/12/18  <em><strong><strong>RELEASED STATE OF MD TAX HOLD</strong></strong></em>.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/28/2018</td>
<td>02/28/2018 STATE OF MD TAX HOLD, letter sent to licensee Minh Hoang, 6204 Franconia Forest Ln, Alexandria, VA 22310 Home Address on February 28, 2018.***** /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/14/2018</td>
<td>MD State Tax Hold letter returned to Sender on 02/26/18, Unable to Forward/Not Known.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/14/2018</td>
<td>02/14/18-Resend 2018-2019 Renewal Application to home address.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/14/2018</td>
<td>02/14/18 - Returned To Sender; Not Deliverable As Addressed; Unable To Forward.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/30/2018</td>
<td>01/30/2018 STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.***** /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>06/16/2017</td>
<td>Alcohol Awareness expires 10/06/18 (Magdalena Herrera).... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/01/2017</td>
<td>05/01/2017  <em><strong><strong>RELEASED MD STATE TAX HOLD</strong></strong></em> /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>04/14/2017</td>
<td>04/14/2017 MARYLAND SALES TAX HOLD WAS RELEASE ON 03/20/2017 (CR#15722173-TRANSFER)</td>
<td>Delete</td>
</tr>
<tr>
<td>04/03/2017</td>
<td>04/03/2017 3/30/2017- transfer of ownership- APPROVED 3-0 vote</td>
<td>Delete</td>
</tr>
<tr>
<td>02/09/2017</td>
<td>02/09/2017 02/08/17: 2017-2018 ANNUAL LICENSE FEE WAS PAID IN THE AMOUNT $1,320.00 processed by K.Robinson,.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/18/2017</td>
<td>01/18/2017 STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/28/2016</td>
<td>10/28/2016 PAID $100.00 for Hardship Extension Hearing on 10/27/16; Invoice # 104334.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/18/2016</td>
<td>10/13/16 Request for hardship extension- POSTPONED</td>
<td>Delete</td>
</tr>
<tr>
<td>03/10/2016</td>
<td>Article published in Citypaper, on March 4 2016 stating that RYE bar officially closes March 7, 2016 and will be moving to a new location. Copy of article placed in file. TRA</td>
<td>Delete</td>
</tr>
<tr>
<td>01/19/2016</td>
<td>01/19/2016 State of MD Tax Hold, letter sent.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>06/10/2015</td>
<td>06/10/2015 2015 Trader's License dated 6/4/15 submitted and in file</td>
<td>Delete</td>
</tr>
<tr>
<td>05/18/2015</td>
<td>05/18/2015 RELEASED STATE OF MD TAX HOLD.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/03/2015</td>
<td>02/03/2015 State of MD Tax Hold, letter sent to merchant on January 23, 2015.</td>
<td>Delete</td>
</tr>
<tr>
<td>11/05/2013</td>
<td>11/05/2013 11/05/2013 Public Hearing re: Application to transfer ownership, MOU signed and voluntary restriction were agreed upon by applicant. Board APPROVED the transfer</td>
<td>Delete</td>
</tr>
<tr>
<td>10/16/2013</td>
<td>10/10/13 Public Hearing re: Application to transfer ownership. Board GRANTED postponement</td>
<td>Delete</td>
</tr>
<tr>
<td>10/14/2010</td>
<td>10/12/10 $125 ADM.FEE PAID IN LIEU OF 11/16/10 HEARING #75864</td>
<td>Delete</td>
</tr>
<tr>
<td>08/06/2009</td>
<td>08/06/09 5/14/09 $100 RETURN CHECK FEE PAID FOR CONF-2/20/09 AT L/B #69143</td>
<td>Delete</td>
</tr>
</tbody>
</table>
PRIMA DOPO BALTIMORE, LLC: W22464606

Department ID Number:
W22464606

Business Name:
PRIMA DOPO BALTIMORE, LLC

Principal Office:
1724 THAMES STREET
BALTIMORE MD 21231

Resident Agent:
DOUGLAS S. WALKER
100 N. WEST STREET
EASTON MD 21601

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:
01/04/2022

State of Formation:
MD

Stock Status:
N/A

Close Status:
N/A
PROPOSED LOCATION: 124 Thames St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 45

“A” BEER & WINE

“B” BEER & WINE

“C” BEER & WINE 2

“D” BEER & WINE

“A” BEER, WINE & LIQUOR

“A-2” BEER, WINE & LIQUOR

“B” BEER, WINE & LIQUOR 21

“C” BEER, WINE & LIQUOR

“D” BEER, WINE & LIQUOR 1

“BD7” BEER, WINE & LIQUOR 20

ARENA

HOTEL/MOTEL 1

RACING

PREPARED BY: Fever DATE: 2/7/22
### Board of Liquor License Commissioners

**For Baltimore City**

1 North Charles Street, 15th Floor

Baltimore, Maryland, 21201

---

#### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<table>
<thead>
<tr>
<th>Licensee Information (Trade Name):</th>
<th>Prima Dopo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation Name:</td>
<td>Prima Dopo Baltimore LLC</td>
</tr>
<tr>
<td>Location Address:</td>
<td>1724 Thames St</td>
</tr>
<tr>
<td>License Type:</td>
<td>Class &quot;BD7&quot; Beer, Wine and Liquor</td>
</tr>
</tbody>
</table>

**Is the establishment open and operating in a safe and sanitary manner?**

*No*

**Is the location within 300 feet of Church and/or School?**

*No*

**Date Posted?**

1/31/2022

**Estimated Date of Removal?**

2/9/2022

**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):**

Transfer of ownership and location of a LBD7 license presently located at 807 S. Broadway to 1724 Thames St., requesting live entertainment, outdoor table service and delivery of alcoholic beverages.

---

**Insert Photo of Sign and location:**

![Photo of Sign and location](image-url)
<table>
<thead>
<tr>
<th>Inspector Name</th>
<th>Date and Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>andy.perez</td>
<td>1/31/2022 8:46:25 PM</td>
</tr>
</tbody>
</table>

Name of Licensee (if present)

---
Board of Liquor License Commissioners  
For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

**POSTING SIGNS REPORT**

<table>
<thead>
<tr>
<th>Applicant(s) Name:</th>
<th>Brent Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Premises:</td>
<td>1724 Thames St</td>
</tr>
<tr>
<td>Inspector:</td>
<td>/0#w\baltimore\andy.perez</td>
</tr>
<tr>
<td>Date Posted:</td>
<td>1/31/2022</td>
</tr>
<tr>
<td>Time Posted:</td>
<td></td>
</tr>
<tr>
<td>Date Rechecked:</td>
<td>2/9/2022</td>
</tr>
<tr>
<td>Time Rechecked:</td>
<td></td>
</tr>
</tbody>
</table>

**Manager or Owner when sign posted:**

**Summary on location of sign posted:**

Sign posted on front window

**Summary on location of sign rechecked:**

Sign remained as posted for the required 10 days period.

**Insert Photo of Sign and location:**

![Sign Photo]
NOTICE
Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1424 Thames St, 21231
Class of License: 807-Beer,Wine & Liquor
Scope of Application: Transfer of ownership and location and expansion

Application filed by: Prime EPA Baltimore, LLC The Beverage Event Sale
Present Licensee(s): Securcel, Orland, Camo, Edward H., Hoang, Minh

The hearing concerning this application will be held on or after February 10, 2020.
Persons who oppose this application should send their written protest to the office at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests acknowledged and protesters will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

Hon. Albert J. Mancee, Jr.
Aaron J. Greenfield, Esq.
Edward L. Reisinger
Douglas K. Paige
TO USE THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT.
February 24, 2022

Applicant(s): Vasilios G. Tserkis
Admiral's of Thames, LLC, t/a Waterfront Hotel
1710 Thames Street 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service.

(a) Applicant(s) Information: (1) Vasilios G. Tserkis was born Baltimore, MD in May of 1979. He lives in Baltimore, MD. Mr. Tserkis has financial interest in 1641 Aliceanna Street t/a Choptank and in 1645 Thames t/a The Admiral’s Cup.

(b) Ownership Breakdown: (1) Vasilios G. Tserkis (0%); (2) Vader II, LLC (57%) (see application for complete percentage breakdown); (3) Darin Mislam (5%); (4) Rob Ruff (14.25%); and (5) Eric Mathias (23.75%).

(c) Purchase Price of Business: The purchase price of the business is $500,000 to be paid as part of an asset purchase agreement.

(d) Qualified Voters: Sarah Sharp, Megan Easter, and Margaret Argent are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service (approved with conditions on 4/13/2010 per BMZA 2010-063) and live entertainment.

(f) Corporate Standing: Admiral’s of Thames, LLC is a MD LLC and as of 2/7/2022 is active and in good standing.

(g) Posting Report: The location was posted on 1/5/2022, and checked on 1/20/2022. This meets the 10-day rule. There are 40 licensed liquor establishment(s) in the 2x2 area: D" BW-2; "B" BWL-18; "BD7" BWL-19; and "Hotel/Motel"-1.

(h) Timeline: Last Inspection by BLLC was performed 1/9/2022. 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:
2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - $800.00

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

EXPLANATION OF REQUEST: Request to Transfer License pursuant to Asset Purchase and Real Estate Purchase Agreements

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: 1710 Thames Street

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Admiral's of Thames, LLC

TRADE NAME: Waterfront Hotel

BUSINESS PHONE NUMBER: 443-602-8050

BUSINESS EMAIL ADDRESS: info@waterfronthealthgroup.com

ATTORNEY FOR THE APPLICANT: Anastasia Thomas Nordenskold

ADDRESS: 28 S. Charles St., Ste. 1, Baltimore, MD 21201

PHONE: 410-916-2638

Part of Premises Used (Note: Floors and Areas for Storage: shading areas for restaurant, seating for bar)

Outdoor Table Service Provided? ☐ Yes □ No

Delivery of alcohol? ☐ Yes □ No

Live Entertainment Provided? ☐ Yes □ No

What Kind (Ex: DJ, Band, etc.)? Band

Off Premise Catering of Food and Alcohol? ☐ Yes □ No

Zoning Receipt or Current Certificate of Occupancy Return attached to Application? ☐ Yes □ No

Estimated Seating Capacity: ☐ 275 ☐ No Change from Previous Owner (275)

Please note that per Alc. Law. Art. 12-4101(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

Vasillos G. Tsapkes

(Telephone no.)

520 John Street

City State Zip Code

Telephone no. 21224

(Month/Year/State/Zip Code)

2019

Male

(Month/Year of Birth)

(Sex: Male or Female)

Place of Birth

Check: ☐ Yes □ No Are you currently a resident of the City of Baltimore?

2. Applicant B

(Telephone no.)

Residence Street

City State Zip Code

(Required)

(Month/Year of Birth)

(Sex: Male or Female)

(Place of Birth)

Check: ☐ Yes □ No Are you currently a resident of the City of Baltimore?

3. Applicant C

(Telephone no.)

Residence Street

City State Zip Code

(Required)

(Month/Year of Birth)

(Sex: Male or Female)

(Place of Birth)

Check: ☐ Yes □ No Are you currently a resident of 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 □

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 □

   Vasileos Teairis directly owns the 25% of the restaurant known as The Chop Bank in Fells Point (owned by Fells Point Ventures, LLC) and indirectly owns 8% of the restaurant known as The Admiral's Cup (owned by Admiral's of Fells Point, LLC)

7. Do the spouses or dependent 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.
   See response to question 6 above

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) indebtedness 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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Darin Mislans</td>
<td>1730 Lancaster St., Baltimore, MD 21231</td>
<td></td>
<td></td>
<td>Rob Ruff</td>
<td>600 S. Exeter St., Ste. 1006, Baltimore, MD 21202</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eric Mathias</td>
<td>3400 Dillion St., Baltimore, MD 21224</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicants Applying as Business Entities: (Check name(s) and addresses – in Corporation list all officers (attach list if necessary) or in Limited Liability – Company/Partnership list all authorized persons.) Please note that all business entities must have a financial interest in the business applied for or part. U.S. Code Sec. 4-609 (a)(1), if necessary, please attach a list of the names and addresses of all outstanding stockholders 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: Vernie II, LLC (see ownership breakdown below)  ADDRESS: 600 S. Exeter St., Ste. 1006, Baltimore, MD 21202  TITLE: Member  % OF STOCK HELD: 57

2) NAME: Darin Mislans  ADDRESS: 1730 Lancaster St., Baltimore, MD 21231  TITLE: Member  % OF STOCK HELD: 5

3) NAME: Rob Ruff  ADDRESS: 600 S. Exeter St., Ste. 1006, Baltimore, MD 21202  TITLE: Member  % OF STOCK HELD: 14.25

4) NAME: Eric Mathias  ADDRESS: 3400 Dillion St., Baltimore, MD 21224  TITLE: Member  % OF STOCK HELD: 23.75

*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.

Vernie II, LLC Ownership Breakdown: Alexander Smith - 37.5%, Eric Smith - 37.5%, Nick Shlikmore - 5%, Brian McCormack - 5%, Vasilios Tserkis - 15%

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she shall be a current resident of Baltimore City, Maryland, at the time of filing this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she shall 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 Board of License Commissioners for Baltimore City, its duly authorized deputies, inspectors and clerks, to inspect and search at any time and, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

Signature of Applicant A  Vasilios G. Tserkis

I hereby certify that on the 22 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, personally appeared Vasilios G. Tserkis, the applicant(s) named in this application, made oath before me 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 06/23/24

Printed Name: Sarah L. Kusrow

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 before me 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 before me 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: ________
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(1) WE Thames Street Acquisition, LLC HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at 1710 Thames Street (prospective owner per contract), Baltimore, City with a Zip Code of 21231, which is named in the present application made to the 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.

Thames Street Acquisition, LLC

By: 

Signature of Owner of the Property
Alexander F. Smith, Manager

Thereby certify that on the 12th day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for the State of Maryland, personally appeared Alexander F. Smith, the Manager of Thames Street Acquisition, LLC, 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 Seal] My Commission expires 06/01/2025

Notary Printed Name: Kristen McDuff

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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laura Fraser</td>
<td>608 S. Broadway, Baltimore MD 21224</td>
<td>Laura Fraser</td>
<td>06/1988</td>
<td>5 years</td>
</tr>
<tr>
<td>Danielle Scutaro</td>
<td>1405 Point Street, Apt 715, Baltimore MD 21231</td>
<td>Danielle Scutaro</td>
<td>03/1994</td>
<td>6 mos.</td>
</tr>
</tbody>
</table>

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 membership of the public.

Revised January 2020
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

I, WE                                     Thames Street Acquisition, LLC                                      HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 1710 Thames Street (prospective owner per contract), Baltimore, City with a Zip Code of 21231, which is named in the present application made to the 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.

Thames Street Acquisition, LLC

By:

Signature of Owner of the Property

Alexander F. Smith, Manager

I hereby certify that on the _______ day of November 20__, before me, the subscriber, a notary public of the State of Maryland, in and for _________, personally appeared Alexander F. Smith, the Manager of Thames Street Acquisition, LLC, 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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah M. Shively</td>
<td>2008 Rockwre Ave. Baltimore, MD 21201</td>
<td>Sarah M. Shively</td>
<td>10/1/1957</td>
<td>5 years</td>
</tr>
<tr>
<td>Megan E. Easter</td>
<td>1517 Wilkms St. Baltimore, MD 21236</td>
<td>Megan E. Easter</td>
<td>5/10/1989</td>
<td>10 years</td>
</tr>
<tr>
<td>Margaret L. Argent</td>
<td>2117 Selgrove Ave. Baltimore, MD 21205</td>
<td>Margaret L. Argent</td>
<td>2/1/1959</td>
<td>6 years</td>
</tr>
</tbody>
</table>

Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377  Fax: 410-396-4362

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

Revised January 2020
2nd Floor

- Lounge Seating
- Bath
- Service Bar
- Stair
- HVAC
- Bar

Dimensions:
- 28 ft.
- 100 ft.
License Detail

License Info
License Num: LBD7 197
Cert Num: T0473
Fee: $200.00
Status: Transferred
License Date: 7/27/2021 9:27:09 AM
License Year: 2021
CR Number: 17764555
Payment Date: 05-13-21

2020 - 2021 TPP Paid
2021 Trader's License
Update Info

Click to Start License Renewal

Add Adult Entertainment License
Add New Adult Entertainment License

Location
Corp Name: WATERFRONT FELLS POINT, LLC
Trade Name: WATERFRONT HOTEL
Zone Code: 13
Phone: 410-537-5055

Block Num: 1710
City: BALTIMORE
Street: THAMES STREET
State: MD
Zip: 21231
CR Number: 17764555

Portion of Business Used:
CONTINUE TO USE THE PREMISE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE
(APPROVED WITH CONDITIONS ON 04/13/2010 PER BMZA 2010-063) AND LIVE
ENTERTAINMENT.

Restriction:
MUST MAINTAIN 50% FOOD SALES IN LINE WITH AGREEMENT WITH HOMEOWNER'S
ASSOCIATION

Edit the License Location Info
Alternate Mailing Address

License Owners
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>RONALD W.</td>
<td>HOWARD</td>
<td>2603 LIGHTHOUSE LANE</td>
<td>BALTIMORE</td>
<td>MD</td>
<td>21224</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>Date</td>
<td>Comment</td>
<td>Action</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>02/04/2022</td>
<td>2/3/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - POSTPONED.... /fr</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>02/01/2022</td>
<td><strong><strong>STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.</strong></strong> /mb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12/10/2021</td>
<td>Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Admiral's of Thames, LLC T/a Waterfront Hotel, Vasilos G. Tsikis on 11/22/2021 /kk</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>07/27/2021</td>
<td>TRANSFER COMPLETED &amp; ISSUED: Application for Transfer of Ownership issued to WATERFRONT FELLS POINT, LLC T/a WATERFRONT HOTEL RONALD W. HOWARD on JULY 27, 2021; see Invoice #127742.... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>02/12/2021</td>
<td>Issued Outdoor License extension starting from February 12, 2021 until the governor has lifted his executive order; IMP permit# 1MP2020-50278.... /fr</td>
<td>Delete</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>06/26/2020</td>
<td>Issued Outdoor License extension starting from June 26, 2020 until the governor has lifted his executive order; DOT permit# ROW2020-SE1025807.... /fr</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>06/05/2020</td>
<td>6/4/2020 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED [3-0 vote].... /fr</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>05/11/2020</td>
<td>Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Kevin Havens and Ronald Howard on 5/1/2020 /kk</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11/15/2019</td>
<td>11/14/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED [3-0 vote].... /fr</td>
<td>Delete</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>10/11/2019</td>
<td>Requested an Extension (Fells Point Festival) for Saturday, October 12 and Sunday, October 13, 2019; Invoice #1118105 and #1118108.... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10/04/2019</td>
<td>Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Mari Lisa DeSantis on 9/27/2019 /kk</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10/10/2018</td>
<td>License Extension for Saturday, October 13, 2018, Permit #ROW2018-SE1021038; Invoice #1113564.... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09/18/2018</td>
<td>Transfer of ownership and location of a Class &quot;BD7&quot; Beer, Wine &amp; Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service to Waterfront Hotel Bar &amp; Grill, LLC T/a Waterfront Hotel Bar &amp; Grill Mari Lisa DeSantis completed on 9/11/2018-KR</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09/18/2018</td>
<td>3/15/2018- Public Hearing Re: Application to transfer ownership and location of a class &quot;BD7&quot; Beer, Wine &amp; Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service- Approved (3-0 vote).</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>11/16/2009</td>
<td>11/12/09 Transfer hearing re: Application to add second floor to the existing licensed premise. DECISION: GRANTED-SUBJECT TO LETTER FROM COMMUNITY ASSOCIATION AND USE PERMIT. MUST PAY HEARING FEE $100</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03/01/2004</td>
<td>10/17/91 Public hearing re: application to transfer ownership i and location of Class BD7 license presently in the name of L.S. Deutch Inc., T/a Bernie's Bar at 1733 Bank Street to the i applicants at location 906-08 S. Wolfe Street APPROVED</td>
<td>Delete</td>
<td></td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

**License num:** LBD7 197  
**Address:** 1710 THAMES STREET  
**Trade Name:** WATERFRONT HOTEL

**Comment:**

**Add Comment**
ADIMIRAL'S OF THAMES, LLC: W22352082

Department ID Number:
W22352082

Business Name:
ADIMIRAL'S OF THAMES, LLC

Principal Office:
650 S. EXETER STREET
SUITE 1095
BALTIMORE MD 21202

Resident Agent:
ANASTASIA THOMAS NARDANGELI, ESQUIRE
THOMAS & LIBOWITZ, P.A.
25 S. CHARLES STREET, SUITE 2015
BALTIMORE MD 21201

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:
11/17/2021

State of Formation:
MD

Stock Status:
N/A

Close Status:
N/A
PROPOSED LOCATION: 1710 James Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 40

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 18

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR

"BD7" BEER, WINE & LIQUOR 19

ARENA

HOTEL/MOTEL 1

RACING

PREPARED BY: April Bennett Buman  DATE: January 06, 2009
1710 Thames St

Proposed Location

1710 Thames St

Licensed Establishments

- Sir Duke - LBD7
- Todd Conner's - LBD7
- Blarney Stone Pub - LBD7
- The Rockwell - LBD7
- Alexander's Tavern - LB
- The Greene Turtle - LB
- Lil Phil Tavern - LBD7
- Max's Taphouse - LBD7
- Moby Dick's - LBD7
- Rodos Bar - LBD7
- DogWatch Tavern - LBD7
- Jimmy's LB
- El Coyote - LBD7
- INN AT THE BLACK OLIVE - LB
- One-Eyed Mike's LB
- Slainte Irish Pub LB
- Kooper's Tavern LB
- Waterfront Hotel LB
- Thames St Oyster House LB
- The Point In Fells LB
- Cat's Eye Pub - LBD7
- V-NO Wine Bar LBD7
- Nanami Cafe WD
- Red Star LBD7
- The Wharf Rat LBD7
- Abbey Burger Bistro LB
- Dudas Tavern LD
- Bond Street Social LB
- Kali's Court LBD7
- The Horse LBD7
- Admiral Fell Inn LB
- Bertha's LB
- Sagamore Pendry LBHM
- Barcocina LB
- The Admiral's Cup LBD7
- Rye LBD7
- Ampersea LB
- Black Olive LB
- Yardam LBD7
# INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<table>
<thead>
<tr>
<th>Licensee Information (Trade Name):</th>
<th>Water Front Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation Name:</td>
<td>Admiral's of Thames, LLC</td>
</tr>
<tr>
<td>Location Address:</td>
<td>1710 Thames Street</td>
</tr>
<tr>
<td>License Type:</td>
<td>Class &quot;BD7&quot; Beer, Wine and Liquor</td>
</tr>
</tbody>
</table>

- **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?**
  - Yes

- **Date Posted?**
  - 1/5/2022

- **Estimated Date of Removal?**
  - 1/20/2022

- **Are there any other licensed establishments within a two block radius?**
  - Yes

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

See / Refer to attached Map for other licensed locations.

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

Application for Transfer of Ownership w/ continuation of live entertainment and outdoor table service. Establishment Open and operating.

**Insert Photo of Sign and location:**

![Photo of Sign and location](image-url)
**NOTICE**

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 117 Water Street

Date of Application: January 10, 2022

Application Filed by: Waterfront Hotel

Name of Licensee: Nicole Sheckells


The hearing concerning the application will be held on or after January 10, 2022. Notice is hereby given of the time, place and subject of the hearing before the Board of Liquor License Commissioners to act upon the application. Any person may file a petition to present evidence or to be heard. Applications will be considered at the hearing.

For more information call: 410-396-2377

Inspector Name: April Bennett-Burman

Date and Time: 1/9/2022 9:04:40 PM

Name of Licensee (if present): Nicole Sheckells

[Approve] [Disapprove]
Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

**POSTING SIGNS REPORT**

<table>
<thead>
<tr>
<th>Applicant(s) Name:</th>
<th>Vasilios G. Tserkis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Premises:</td>
<td>1710 Thames Street</td>
</tr>
<tr>
<td>Inspector:</td>
<td>/04.w/baltimore/april.bennett-burman</td>
</tr>
<tr>
<td>Date Posted:</td>
<td>1/5/2022</td>
</tr>
<tr>
<td>Time Posted:</td>
<td>1:04 PM</td>
</tr>
<tr>
<td>Date Rechecked:</td>
<td>1/20/2022</td>
</tr>
<tr>
<td>Time Rechecked:</td>
<td>9:00 AM</td>
</tr>
<tr>
<td>Manager or Owner when sign posted:</td>
<td>Nicole Sheckells</td>
</tr>
</tbody>
</table>

**Summary on location of sign posted:**

Sign affixed to front entry window.

**Summary on location of sign rechecked:**

Sign remained affixed to front entry window

**Insert Photo of Sign and location:**

![Photo of Sign and Location]
NOTICE

Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1710 Thames Street 21231
Class of License: Class "B-07" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor table service

Application filed by: Admiral's of Thames, LLC The Waterfront Hotel
Vasilios G. Tserkis

Present Licensee(s): Waterfront Fell's Point, LLC The Waterfront Hotel
Ronald W. Howard

The hearing concerning this application will be held on or after January 20, 2022
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 protesters will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

Hon, Albert J. Matriciani, Jr., Esq. Aaron J. Greenfield, Esq.
Edward L. Besinger
Douglas K. Paige
Chairman Commissioner Commissioner Executive Secretary
BLLC Routine Inspection

License Information

Address: 1710 THAMES STREET 21231
Trade Name: WATERFRONT HOTEL
Corporation Name: WATERFRONT FELLS POINT, LLC
Type of License: Class "BD7" Beer, Wine and Liquor
Date/Time of Inspection: 1/9/2022 8:54:57 PM
Manager/Licensee: Nicole Sheckells

Open/Closed Status
Open
Closed Date: 

External Appearance
Clean and Free of Debris: Satisfactory

Internal Appearance
Location of Bar: Front
Shape of Bar: Rectangle
Condition of Bar Area/Floors: Satisfactory
Hot Water: Yes
Disinfectant Solution: Yes
Three Compartment/Washer: Yes

Package Goods/BD7 Checklist:
Bulletproof Partitioning: N/A
Separate Pkg. Goods Dept.: N/A
Separate Pkg. Goods Store: N/A
Bar/Tavern Open and Operating: Yes
Selling Household/Grocery: N/A

Dining Area

Capacity: 75

Location of Dining Area: Throughout

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 11/18/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Frederick P. Winner Acct# 59829 ... 12/23/2021

Kitchen

Inspector Comments: SATISFACTORY

Restroom

Inspector Comments: SATISFACTORY

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 75

Outdoor Seating Capacity: N/A

License is Valid:
Inspection Reports - WATERFRONT HOTEL Routine 2022-01-09 T20_54_57

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

**Auxiliary Services**

**Live Entertainment (Describe):**

**Outdoor Table Service** N/A

**Violations**

Violation Issued: No

Violations Noted:

**Wrap-Up**

Instructions Given to Licensee: NONE

Inspector's Comments: On January 05, 2022, The Admiral Water Front Hotel received a Routine Inspection as a result of a License Transfer Posting affixed on the same date. All documents and permits were presented upon requested with nothing further to report. Insp. Bennett-Burman # 007

Photo Taken:
Attach Additional Photos

Owner Email: 

Submitted by Inspector: 

Approve  Disapprove
Online Use & Occupancy Permit Application

Permit No: USE2021-55525

<table>
<thead>
<tr>
<th>Description</th>
<th>Created</th>
<th>Completed</th>
<th>Assigned To</th>
</tr>
</thead>
<tbody>
<tr>
<td>1001-000000-2600-159400-400540 Filing Fee</td>
<td>11/19/2021</td>
<td></td>
<td>BATT</td>
</tr>
<tr>
<td>1001-000000-1500-102800-400230 Tax</td>
<td>11/19/2021</td>
<td></td>
<td>BATT</td>
</tr>
<tr>
<td>1001-000000-2600-158009-400480 Use&amp;Occupancy</td>
<td>11/19/2021</td>
<td></td>
<td>SMITHDO</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>98.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 00 0
Proposed Count: 0 0 0

District: 201
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 THE PREMISE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE (APPROVED WITH CONDITIONS ON 4/13/2010 PER BMZA 2010-063) AND LIVE ENTERTAINMENT

AFFIDAVIT BY: ANASTASIA THOMAS NARDANGELE
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: WATERFRONT HOTEL
Role: Agent
Applicant: NARDANGELE ANASTASIA

Owner First Name: THAMES STREET ACQUISITIONS, LLC
Owner Last Name: Owner Company Name: Phone:
Address1: Address2:
City: State: Zip:
February 24, 2021

Licensee(s): Joshua Patel, Ganga Prasad Adhikari, and Ram B KC
517 Broadway, LLC, T/A Bluebay Bar & Liquors
3724 Eastern Avenue 21224

Class: "BD7" Beer, Wine & Liquor License

Request to add live entertainment.

(a) Applicant(s) Information: (1) Joshua Patel was born in New Jersey in January of 1990. He lives in Dayton, MD; (2) Ganga Prasad Adhikari was born in Nepal in August of 1973. He lives in Perry Hall, MD; and (3) Ram B KC was born in Nepal in December of 1964. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Joshua Patel (50%); (2) Ganga Prasad Adhikari (50%); and (3) Ram B KC (0%).

(c) Purchase Price of Business: N/A

(d) Qualified Voters: N/A

(e) Zoning: Applicant has applied for a USE permit, for the use of the premise 1st floor as a retail liquor store and bar/tavern per Art. 32, 1-314 with live entertainment.

(f) Corporate Standing: 517 Broadway, LLC is a MD LLC and as of 2/9/2022 is active and in good standing.

(g) Posting Report: The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There are 14 licensed liquor establishment(s) in the 2x2 area: “B” BW-1; “D” BW-2; “A” BWL-1; “B” BWL-3; “D” BWL-2; and “BD7” BWL-5.

(h) Timeline: Last Inspection by BLLC was performed 9/8/2021. 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 - $800.00

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

EXPLANATION OF REQUEST: Randall Entertainments License

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:

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: 3724 Eastern Ave Baltimore MD 21224

CORPORATE/LLC/ALP/PARTNERSHIP NAME: 517 Broadway LLC TRADE NAME: Blueboy Bar & Liquors

BUSINESS PHONE NUMBER: 612-705-1908 BUSINESS EMAIL ADDRESS: blueboybarliquors@gmail.com

ATTORNEY FOR THE APPLICANT: ☐ ADDRESS: ☐ PHONE: ☐

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: 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:

Please note that as per Alc. Bex. Art. 5 §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 (BMA)

1. Applicant A

Joshua Patel [Redacted]

1146 Sapping Ridge Drive Dayton MD 21036


(seasonal residency in Baltimore City)

01-1999 [Redacted]

Sex: Male [Redacted]

Birthplace: New Jersey [Redacted]

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

Ganga Maharaj Adhikari [Redacted]

505 Coney Ct Perry Hall MD 21128


(seasonal residency in Baltimore City)

08-1973 [Redacted]

Sex: Male [Redacted]

Birthplace: Nepal [Redacted]

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

Ram B. [Redacted]

432 Homeland Ave Baltimore MD 21212 19 Years


(seasonal residency in Baltimore City)

12-1964 [Redacted]

Sex: Male [Redacted]

Birthplace: Nepal [Redacted]

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?

Revised January 2019
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 beverage 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 beverage 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 □

Revised January 2019
II. Please list the following information for the Manager of the establishment to be licensed:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOSHUA PATEL</td>
<td>15146 Sapping Ridge Drive NAP</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicants Applying as Business Entities - (Give names 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 Ala. Code, Art. 8-415(4)(V). If necessary, please attach a list of the names and address of all outstanding stock holders who acquire a stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

1) NAME: Joshua Patel  ADDRESS: 15146 Sapping Ridge Drive NAP  TITLE: member  %OF STOCK HELD: 50%
2) NAME: Surinder P Singh  ADDRESS: 437 Homeland Ave, Baltimore, MD  TITLE: Partner  %OF STOCK HELD: 0%

*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

I hereby certify that on the 21st day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for the County of Baltimore, personally appeared Joshua Patel, 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:

Printed Name: JOSHUA PATEL

(Notary Seal) My Commission Expires 10-23-2021

Notary Public

Baltimore, Maryland

My Commission Expires 10-22-2022

Signature of Applicant B

I hereby certify that on the 21st day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for the County of Baltimore, personally appeared Surinder P Singh, 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:

Printed Name: SURIINDER P SINGH

(Notary Seal) My Commission Expires 10-23-2021

Notary Public

Baltimore, Maryland

My Commission Expires 10-22-2022

Signature of Applicant C

I hereby certify that on the 21st day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for the County of Baltimore, personally appeared Ram Kamal, 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:

Printed Name: SURIINDER P SINGH

(Notary Seal) My Commission Expires 10-23-2021

Notary Public

Baltimore, Maryland

My Commission Expires 10-22-2022

3

Revised January 2019
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

(1, WE) Ram B. KC

HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 3724 Eastern Ave, Baltimore City with a Zip Code of 21224, which is named in the present application made to the 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 all parts of the building in which said business is to be conducted, at any and all hours.

R. KC.

Signature of Landlord

I hereby certify that on the 26th day of November 20__ before me, the subscriber, a notary public of the State of Maryland, in and for the State of Maryland personally appeared Ram B. KC, 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.

Notary Signature:  

(Notary Seal) My Commission Expires 10-26-26

Notary Printed Name: SURENDER P. SINGH

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Signature</th>
<th>DDB (Month/Year)</th>
<th>Length of Time Acquainted with Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yamberling alvin</td>
<td>321 Oldham St</td>
<td></td>
<td>12-01-1997</td>
<td>2 years</td>
</tr>
<tr>
<td>Sanchez</td>
<td>Baltimore MD 21224</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joshua Parker</td>
<td>326 Kane St</td>
<td></td>
<td>03-01-1988</td>
<td>3 years</td>
</tr>
<tr>
<td>EDUARDO JUAREZ ALVAREZ</td>
<td>Baltimore MD 21224</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garcia Arrigui</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jeannette Alvarez</td>
<td>606 Lake Ave</td>
<td></td>
<td>10-01-1969</td>
<td>10 years</td>
</tr>
<tr>
<td>Rom B. KC</td>
<td>Edgewood MD 21140</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.*
License Detail

License Info
License Num: LBD7 017
Cert Num: 0072
Fee: $1,320.00 Status: Renewed
License Date: 5/1/2021 License Year: 2021
CR Number: 18083402
Payment Date: 05-19-21

2020 - 2021 TPP Paid
2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location
Corp Name: 517 BROADWAY, LLC
Trade Name: MAIN STREET BAR & LIQUORS
Zone Code: 12
Phone: 301-367-1686

Block Num: 3724
City: BALTIMORE
Street: EASTERN AVENUE
State: MD
Zip: 21224
CR Number: 18083402

Portion of Business Used:
CONTINUE TO USE FIRST FLOOR FOR A RETAIL LIQUOR STORE AND BAR (TAVERN PER ART 32.1-314) (USE SUBJECT TO THE CONDITIONS OF BMZA 2017-042M APPROVED ON 11/7/17).

Restriction:
AS PER AGREEMENT WITH HIGHLANDTOWN COMMUNITY ASSOCIATION DATED 2/14/2012

Edit the License Location Info Alternate Mailing Address

License Owners

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>GANGA PRASAD</td>
<td>ADHIKARI</td>
<td>5005 KANELY COURT</td>
<td>PERRY HALL</td>
<td>MD</td>
<td>21128</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>RAM B</td>
<td>KC</td>
<td>432 HOMELAND AVENUE</td>
<td>BALTIMORE</td>
<td>MD</td>
<td>21212</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>JOSHUA A.P.</td>
<td>PATEL</td>
<td>15146 SAPLING RIDGE DRIVE</td>
<td>DAYTON</td>
<td>MD</td>
<td>21036</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
</tbody>
</table>

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?id=325331
2/10/2022
<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>02/01/2022</td>
<td><strong><strong>STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.</strong></strong> /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/10/2021</td>
<td>Application requesting to add live entertainment filed on behalf of 517 Broadway, LLC T/a Blueboy Bar &amp; Liquors, Joshua Patel, Ganga Prasad Adhikari, and Ram B. KC on 11/18/2021 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>09/08/2021</td>
<td>PAID IN FULL $225.00 for Violation Hearing dated August 12, 2021; Invoice #123044.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/07/2021</td>
<td>08-26-21 Given an Invoice to Chief Inspector John for Violation Hearing fee dated on August 12, 2021 Fine Fee to be paid $225.00.... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>08/25/2021</td>
<td>8/12/2021 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors; and Violation of Rule 3.03(c) Records - ADMISSION OF GUILT - Rule 4.01(a)-fined $50; and Rule 3.03(c)-fined $50, $100 + $125 admin fee = $225 total fine, 30 days to pay (3-0 vote).... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>08/03/2021</td>
<td>***PAID In Full ($225.00) for Violation Hearing dated 7/8/2021; Invoice #122804..., .. /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>07/22/2021</td>
<td>Given an invoice to Chief Inspector John for Violation Hearing fee dated on July 8, 2021 Fine Fee to be paid $225.00.... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>07/12/2021</td>
<td>7/8/2021 - Virtual Public Hearing Re: Violation of Rule 3.12 General Welfare; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 4.14 Live Entertainment Without Authorization - ADMISSION OF GUILT - Rule 3.12-fined $25; Rule 4.16-fined $25; and Rule 4.14-fined $50; $100 + $125 admin fee = $225 total fine, 30 days to pay (3-0 vote).... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>01/14/2021</td>
<td>Processed and Issued transfer of ownership license; Invoice # 120290, Transfer License given to Chief inspector today to have delivered.... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>01/12/2021</td>
<td><em><strong><strong>RELEASED STATE OF MD TAX HOLD</strong></strong></em>... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/10/2020</td>
<td>PAID IN FULL $1,125.00 for Violation Hearing dated October 20, 2020; Invoice #120224.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/08/2020</td>
<td>On December 1 and 8, given a copy invoice to Chief Inspector John for Violation Hearing fee dated on October 20, 2020 Fine Fee to be paid $1,125.00.... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>11/05/2020</td>
<td>Given an Invoice to Chief Inspector John for Violation Hearing fee dated on October 20, 2020 Fine Fee to be paid $1,125.00.... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/27/2020</td>
<td>10/20/2020 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; Violation of Rule 3.12 General Welfare; Violation of Rule 3.01 Ownership and Operation; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - ADMISSION OF GUILT - Rule 4.16 (7/26/2020)-Fined $200; Rule 3.12 (7/26/2020)-Fined $200; Rule 3.01 (7/26/2020)-Fined $200; Rule 4.16 (8/15/2020)-Fined $200; and Rule 3.12 (8/15/2020)-Fined $200; $1,000 + $125 admin fee; $1,125 total fine, 30 days to pay (2-0 vote).... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>10/27/2020</td>
<td>10/15/2020 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) <strong>Additional 90 days granted for transfer</strong>.... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>10/20/2020</td>
<td>10/20/2020 Violation Hearing Penalty Assessment Notice mailed today to Atty. Melvin Kodenski.... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>09/15/2020</td>
<td>Request for transfer hardship. See invoice #119983... /kr</td>
<td>Delete</td>
</tr>
<tr>
<td>09/15/2020</td>
<td>Request for transfer hardship. See invoice #119980... /kr</td>
<td>Delete</td>
</tr>
<tr>
<td>09/08/2020</td>
<td>HOLD - Please do not complete the transfer of this license until the Board hears a pending violation in this matter. Board received violation report on 9/8/2020 for violation in establishment on July 24, 2020. Staci - Please note file, TRA.</td>
<td>Delete</td>
</tr>
<tr>
<td>03/13/2020</td>
<td>9/12/2020 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote) *MOU to be made a part of the license.... /fj</td>
<td>Delete</td>
</tr>
<tr>
<td>02/07/2020</td>
<td>Application for transfer of ownership filed on behalf of 517 Broadway, LLC T/a Main Street Bar &amp; Liquors/Das Mundos Bar &amp; Lounge - Joshua A. P. Patel, Ganga Prasad Adhikari, and Ram B. KC on 1/31/2020 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>01/28/2020</td>
<td><strong><strong>STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.</strong></strong> /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>11/25/2019</td>
<td>Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>10/30/2019</td>
<td>Personal Property Tax Owed to City of Baltimore was cleared and received Certificate of Good Standing on October 30, 2019... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/27/2019</td>
<td>**PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee's Home Address on September 27, 2019... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/06/2019</td>
<td>Submitted 2019 Traders' License.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/02/2019</td>
<td><em><strong><strong>RELEASED STATE OF MD TAX HOLD</strong></strong></em>... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td></td>
<td>****STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25,</td>
<td>Delete</td>
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<tr>
<td>Date</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>01/25/2019</td>
<td>2019.***/mb</td>
<td></td>
</tr>
<tr>
<td>11/08/2018</td>
<td>Paid In Full $2,625.00 for Violation Hearing dated October 11, 2018.*** /sb</td>
<td></td>
</tr>
<tr>
<td>10/26/2018</td>
<td>Given an Invoice to Inspector John Chrisomballis for Violation Hearing fee on October 11, 2018; Fine Fee to be paid $2,625.00. /mb.</td>
<td></td>
</tr>
<tr>
<td>10/12/2018</td>
<td>10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined $2,500; $2,500 + $125 admin fee; $2,625 total fine, 30 days to pay. &quot;Three (3) day suspension to commence immediately&quot; (3-0 vote)............ /ft</td>
<td></td>
</tr>
<tr>
<td>10/11/2018</td>
<td>10/11/18 RE: PUBLIC HEARING - SUSPENSION NOTICE HAS BEEN ISSUED AND PLACED ON BUILDING FOR THREE (3) DAYS OCTOBER 11 THRU OCTOBER 13, 2018.*** /sb</td>
<td></td>
</tr>
<tr>
<td>06/05/2018</td>
<td>*<em><strong>PAID IN FULL PLEASE CHECK INVOICE #112711</strong></em> 5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minor - ADMISSION OF GUILT - Rule 4.01(a) Fined $1,000 + $125 admin fee, $1,125 total fine, 30 days to pay (3-0 vote)...... /kr</td>
<td></td>
</tr>
<tr>
<td>05/22/2018</td>
<td>Given an invoice to Chief Inspector M. Foster for Violation Hearing fee dated on May 3, 2018; Fine Fee to be paid $1,125.00. /mb.</td>
<td></td>
</tr>
<tr>
<td>05/11/2018</td>
<td>Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk</td>
<td></td>
</tr>
<tr>
<td>05/09/2018</td>
<td>5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minor - ADMISSION OF GUILT - Rule 4.01(a) Fined $1,000 + $125 admin fee, $1,125 total fine, 30 days to pay (3-0 vote)...... /kr</td>
<td></td>
</tr>
<tr>
<td>05/08/2018</td>
<td>Alcohol Awareness expires 05/02/22 (Maria D. Ospina, Arielvaya Rivera ad Francisco T. Hernandez) John Murray.... /sb</td>
<td></td>
</tr>
<tr>
<td>04/27/2018</td>
<td><strong><strong>RELEASED STATE OF MD TAX HOLD</strong></strong>. /sb</td>
<td></td>
</tr>
<tr>
<td>01/25/2018</td>
<td><em><strong><strong>STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.</strong></strong></em> /sb</td>
<td></td>
</tr>
<tr>
<td>09/26/2017</td>
<td>Mailed letter of recognition for underage drinking compliance check on 6/27/17 /kk</td>
<td></td>
</tr>
<tr>
<td>03/30/2017</td>
<td>*****RELEASED STATE TAX HOLD..... /mb</td>
<td></td>
</tr>
<tr>
<td>01/26/2017</td>
<td>Alcohol Awareness expires 01/12/21 (Gurpreet Singh &amp; Ayenson Capellan) ... /sb</td>
<td></td>
</tr>
<tr>
<td>01/18/2017</td>
<td><em><strong><strong>STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.</strong></strong></em> /sb</td>
<td></td>
</tr>
<tr>
<td>11/16/2016</td>
<td>11/10/16 - PAID Violation Hearing Fine; Invoice #104434=$500.000. #104435=$500.00. #104436=$500.00. #104437=$500.00 &amp; #104438=$125.00... /sb</td>
<td></td>
</tr>
<tr>
<td>11/14/2016</td>
<td>11/10/16-hearing-Alleged Violation of Rule 4.01(a) [Sales to Minors] when at approximately 12:30 a.m. on September 24, 2016 members of the B LLC and Baltimore City Police Department observed sales being sold to minors without ID present. Licensee FAI (Failed to appear) Disposition: The board has found that the licensee violated Rule 4.01(a) on September 24, 2016 and imposed a fine of $2,000 and an administrative fee of $125, both payable within 60 days. The board also voted to suspend the license for 5 days, commencing immediately.</td>
<td></td>
</tr>
<tr>
<td>11/10/2016</td>
<td>11/10/2016 - Public Hearing re: Violation of 4.01(a) sales to minor: GUILTY - Licensee FTA- $2000 line + $125 admin fee = $2125 total fine + 5 day suspension</td>
<td></td>
</tr>
<tr>
<td>10/26/2016</td>
<td>State of MD Tax Hold, letter sent... /sb</td>
<td></td>
</tr>
<tr>
<td>10/26/2016</td>
<td>State of MD Tax Hold, letter sent... /sb</td>
<td></td>
</tr>
<tr>
<td>09/17/2015</td>
<td>9/17/2015-PUBLIC HEARING RE: VIOLATION OF RULE 4.18 [Illegal Conduct], VIOLATION OF RULE 4.18 [Illegal Conduct], VIOLATION OF RULE 3.03(c)[Employee Records], VIOLATION OF RULE 4.18 (Illegal Conduct)-$1000 fine + $125 admin fee, Total Fine $1125*14 days to pay</td>
<td></td>
</tr>
<tr>
<td>08/26/2015</td>
<td>8/20/15 PUBLIC HEARING RE: VIOLATION OF RULE 4.18, VIOLATION OF RULE 4.18, VIOLATION OF RULE 3.03(c), VIOLATION OF RULE 4.18 - POSTPONED 9/17/15</td>
<td></td>
</tr>
<tr>
<td>02/03/2015</td>
<td>State of MD Tax Hold, letter sent to merchant on January 23, 2015.</td>
<td></td>
</tr>
<tr>
<td>09/19/13</td>
<td>09/19/13 Public Hearing re: Violation of Rule 3.03(c) GUILTY Fine $25. Violation of Rule 4.01(a) GUILTY Fine $25. Violation of Rule 4.18 GUILTY $200. Violation of Rule 5.03(a) GUILTY $250 Admin Fee $125 Total Fine $1100</td>
<td></td>
</tr>
<tr>
<td>10/02/2013</td>
<td>10/02/2013 GUILTY Fine $500. Violation of Rule 4.18 GUILTY $200. Violation of Rule 5.03(a) GUILTY $250</td>
<td></td>
</tr>
<tr>
<td>04/12/2012</td>
<td>03/22/2012 Public Hearing re: Continuation of hearing concerning transfer of ownership and location to 3724 Eastern Ave. APPROVED.</td>
<td></td>
</tr>
<tr>
<td>02/03/2012</td>
<td>02/03/2012 Public Hearing re: Application to transfer. SUB-CURIA decision.</td>
<td></td>
</tr>
<tr>
<td>12/13/2011</td>
<td>12/11 Transfer of ownership and location from secured creditor at 40 Streeper Street to 3724 Eastern Avenue, BD7-BWL. Gurpreet Singh, Jamal Tate-Spruil, G&amp;S 3724, LLC</td>
<td></td>
</tr>
<tr>
<td>06/17/2009</td>
<td>05/09 Transfer of Ownership, Sharon Lonier, Rico Armero, Rufus Sanders, Big Poppa's Bar &amp; Grille, LLC</td>
<td></td>
</tr>
</tbody>
</table>

License num: LBD7 017  
Address: 3724 EASTERN AVENUE

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?Id=325331  
2/10/2022
Trade Name: MAIN STREET BAR & LIQUORS

Comment:

Add Comment

Hold Info
517 BROADWAY LLC: W19639020

Department ID Number:
W19639020

Business Name:
517 BROADWAY LLC

Principal Office:  
15146 SAPLING RIDGE DR  
DAYTON MD 21036

Resident Agent:  
JOSHUA PATEL  
15146 SAPLING RIDGE DR  
DAYTON MD 21036

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:
05/03/2019

State of Formation:
MD

Stock Status:
N/A

Close Status:
N/A
PROPOSED LOCATION: 3724 Eastern Ave

MAP SUMMARY (RECAPITULATION)

<table>
<thead>
<tr>
<th>Establishment Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;A&quot; BEER &amp; WINE</td>
<td>1</td>
</tr>
<tr>
<td>&quot;B&quot; BEER &amp; WINE</td>
<td>1</td>
</tr>
<tr>
<td>&quot;C&quot; BEER &amp; WINE</td>
<td>2</td>
</tr>
<tr>
<td>&quot;D&quot; BEER &amp; WINE</td>
<td>3</td>
</tr>
<tr>
<td>&quot;A&quot; BEER, WINE &amp; LIQUOR</td>
<td>1</td>
</tr>
<tr>
<td>&quot;A-2&quot; BEER, WINE &amp; LIQUOR</td>
<td>2</td>
</tr>
<tr>
<td>&quot;B&quot; BEER, WINE &amp; LIQUOR</td>
<td>3</td>
</tr>
<tr>
<td>&quot;C&quot; BEER, WINE &amp; LIQUOR</td>
<td>4</td>
</tr>
<tr>
<td>&quot;D&quot; BEER, WINE &amp; LIQUOR</td>
<td>5</td>
</tr>
<tr>
<td>ARENA</td>
<td></td>
</tr>
<tr>
<td>HOTEL/MOTEL</td>
<td></td>
</tr>
<tr>
<td>RACING</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL ESTABLISHMENTS IN MAP AREA 14

PREPARED BY: R. Jordan  DATE: 01/08/22
Inspector
Licensed Establishments

- Main St. Bar & Liquors LBD7
- Bayview Liquors LA
- La Sirena Rest. LB
- K&D Rest. LB
- Carlos O'Charlies LB
- Amigos Bar LD
- Sally O's LD
- El Puerto Jarrocho WD
- Spartan Pizzeria WD
- Cocina De La Abuelita WB
- El Oasis LBD7
- Venice Tavern LBD7
- Gnocco LBD7
- N/A LBD7
- Filippo's Pizzeria LBD7
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):          | MAIN STREET BAR & LIQUORS |
| Corporation Name:                           | 517 BROADWAY, LLC          |
| Location Address:                           | 3724 Eastern Ave           |
| License Type:                               | Class "BD7" Beer, Wine and Liquor |

- **Is the establishment open and operating in a safe and sanitary manner?** Yes
- **Is the location within 300 feet of Church and/or School?** No
- **Date Posted?** 1/5/2022
- **Estimated Date of Removal?** 1/14/2022
- **Are there any other licensed establishments within a two block radius?** Yes

**Other licensed locations - Describe/Note:**
Refer to the attached map for other licensed locations.

**Comments and Follow-up Items(s) (please note any issues or concerns about the location):**
"Add of entertainment license".

**Insert Photo of Sign and location:**
No picture inserted

<table>
<thead>
<tr>
<th>Inspector Name</th>
<th>Date and Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>C:0#W/baltimore/rosalba.jordan</td>
<td>1/8/2022  7:29:44 PM</td>
</tr>
</tbody>
</table>

Name of Licensee (if present)
Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

<table>
<thead>
<tr>
<th>Applicant(s) Name:</th>
<th>Joshua Patel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Premises:</td>
<td>3724 Eastern Ave</td>
</tr>
<tr>
<td>inspector:</td>
<td>i:0#.w</td>
</tr>
<tr>
<td>Date Posted:</td>
<td>1/5/2022</td>
</tr>
<tr>
<td>Time Posted:</td>
<td></td>
</tr>
<tr>
<td>Date Rechecked:</td>
<td>1/14/2022</td>
</tr>
<tr>
<td>Time Rechecked:</td>
<td></td>
</tr>
<tr>
<td>Manager or Owner when sign posted:</td>
<td></td>
</tr>
</tbody>
</table>

Summary on location of sign posted:
Sign was posted on the front door.

Summary on location of sign rechecked:
Remained posted on front door.

Insert Photo of Sign and location:
NOTICE

Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 8724 Eastern Ave. 21224
Class of License: BDB - Beer, Wine + Liquor
Scope of Application: Request to add live Entertainment

Application filed by: 517 Broadway, LLC T/A Blue Bay Bar + Liquors
Joshua Patel, Ganga Prasad Adhikari, and Ram B. K.

Present Licensee(s):
Same as above

The hearing concerning this application will be held on or after January 20, 2022
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 protesters will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377
BLLC Routine Inspection

Licensee Information

Address: 3724 EASTERN AVENUE 21224

Trade Name: MAIN STREET BAR & LIQUORS

Corporation Name: 517 BROADWAY, LLC

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

Date/Time of Inspection: 9/8/2021 8:15:13 PM

Manager/Licensee:

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Rear

Shape of Bar: Straight

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/ Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store:

rtal2013.baltimore.city/sites/BLLC_Inspections/_layouts/15/FormServer.aspx?XmlLocation=/sites/BLLC_Inspections/New Inspection Report/M... 1/5
Bar/Tavern Open and Operating: Yes
Selling Household/Grocery: N/A

Dining Area
Capacity: 
Location of Dining Area: 
Condition of Dining Area/Floors: N/A
Sanitation: N/A
Menu: N/A

Business Records
Traders License: Yes
Alcohol Awareness Certification Date Issued: 7/10/2021
Employee Records: Yes
Alcohol Beverage Information Invoice Numbers and Date: Southern Inv. 2022647 9/7/2021

Inspector Comments:

Restroom
Inspector Comments: No Issues

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

Ancillary Services

Live Entertainment (Describe): No

Outdoor Table Service: No

Violations

Violation Issued: No

Violations Noted:

Wrap-Up

Instructions Given to Licensee:
Inspector's Comments:
Delivered fine invoice
Invoice was paid per proof attached
Inspected on 09/07/2021 by Jordan

Photo Taken:

Attach Additional Photos
Owner Email: [Redacted]

Submitted by Inspector: [Redacted]

Approve  Disapprove
# Certificate of Occupancy

No: USE2020-55272

**Warning:** It is unlawful to conceal any work until inspected and approved by this department.

<table>
<thead>
<tr>
<th>WARD</th>
<th>SEC.</th>
<th>BLOCK</th>
<th>LOT</th>
<th>APPROVED</th>
<th>DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>10</td>
<td>6315A</td>
<td>021</td>
<td>12/29/20</td>
<td>201</td>
</tr>
</tbody>
</table>

**Property Address:**
3724-26 EASTERN AVE

**Owner:**
3724-26 EASTERN AVE. LLC

**Lessee:**
517 BROADWAY LLC

**Address:**
3724-26 EASTERN AVE. BALTIMORE

**Address:**
3724-26 EASTERN AVE. BALTIMORE

**Land Use Codes:** 3-53 3-56

**Continue to use first floor for a retail liquor store and bar (Tavern per Art 32 § 1-314).**

(Use subject to the conditions of BMZA 2017-402M approved on 11/7/17)

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remarks</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bldg.</td>
<td>1801-00000-3000-0500-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>45.00</td>
</tr>
<tr>
<td>New Addn.</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>3.00</td>
</tr>
<tr>
<td>Repairs</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>50.00</td>
</tr>
<tr>
<td>Misc. Cons.</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>5.00</td>
</tr>
<tr>
<td>Elect.</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>5.00</td>
</tr>
<tr>
<td>Hydronic Steam Heat</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>3.00</td>
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<tr>
<td>Elevator</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>5.00</td>
</tr>
<tr>
<td>Plumbing</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>3.00</td>
</tr>
<tr>
<td>Fire</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>3.00</td>
</tr>
<tr>
<td>Fuel-Burning Equipment</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>3.00</td>
</tr>
<tr>
<td>Elevator</td>
<td>1801-00000-3000-15000-40040</td>
<td>1801-00000-3000-15000-40040</td>
<td>3.00</td>
</tr>
<tr>
<td>Total Fees</td>
<td></td>
<td></td>
<td>98.00</td>
</tr>
</tbody>
</table>

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. Project 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.
This matter comes before the Board on referral from the decision of the Zoning Administrator for Baltimore City on Gurpreet Singh’s (“Petitioner” or “Appellant”) application to add indoor live entertainment and dancing to existing first floor tavern.

BACKGROUND

This property is located in a C-1 Zoning District and is improved by a two-story consolidated masonry building with current authorized uses of a first floor tavern, liquor store, and unoccupied second floor.

Appellant filed this appeal to the Board on September 29, 2017, and appeared for a public hearing on November 7, 2017. No one appeared in opposition but the file contains a letter of opposition from the Highlandtown Community Association. Board staff and the Planning Department prepared memoranda evaluating the appeal. Following deliberations the Board approved this appeal by unanimous vote for the reasons set forth below.

DISCUSSION

Appellant proposes to add indoor live entertainment and dancing to existing first floor tavern. Under ZC §10-101 and Table 10-301, “entertainment: live - accessory to restaurant, tavern, art studio or art gallery” is a conditional use requiring Board approval. Under ZC §14-319(b), the Board may impose conditions upon any approval of live entertainment to limit its impact on the broader community. The Board may approve conditional uses pursuant to the standards and conditions provided under ZC §§5-405 and 5-406.

Under ZC §5-406, neither the Board of Municipal and Zoning Appeals may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case under ZC §5-406(b), the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and
other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare. (Ord. 16-581; Ord. 17-015.)

The Board reviewed the file and evidence submitted in support of this application, as well as any evidence submitted on behalf of the Highlandtown Community Association. After a complete and comprehensive review of all the evidence before it the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of the proposed live entertainment would not be detrimental to or endanger the public health, safety, or welfare; the proposed use is not precluded by any other law, including an applicable Urban Renewal Plan; this authorization is not contrary to the public interest; and this authorization and proposed use are in harmony with the purpose and intent of this Code. In consideration of these standards including those criteria listed under ZC §5-406(b), and on review of the file, testimony, and evidence submitted in support of this conditional use application, the Board finds by competent evidence that Appellant's request meets the requirements of Article 32, the Zoning Code of the City of Baltimore.

Under ZC §5-405 and ZC § 14-319(b) [specific to live entertainment], before approving any conditional use, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, may impose on the establishment, location, construction, maintenance, or operation of the conditional use any condition, restriction, or limitation that it considers necessary for the protection of the public interest. Any condition imposed under this subsection must be reasonably related and roughly proportional to the expected impact of the conditional use. Failure to comply with any condition, restriction, or limitation imposed under this subtitle: (1) constitutes a violation of this Code; and (2) in addition to any other civil or criminal remedy or enforcement procedure is grounds for modification, suspension, or revocation of the conditional use. The Board imposes the conditions as listed below.

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, it is this 29th day of November, 2017, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

RESOLVED, that Petitioner's request to add indoor live entertainment and dancing to existing first floor tavern is GRANTED subject to the following CONDITION(S):

(1) A copy of the of the use and occupancy permit for the premises must be kept on the premise and available for inspection by representatives of Baltimore City at all times;

(2) A copy of the written approval by the Board of Municipal and Zoning Appeals for the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the
premises and available for inspection by representatives of Baltimore City at all times;

(3) A copy of all other permits and licenses required pursuant to the written approval of the Board and Municipal and Zoning Appeals must be kept on the premises as available for inspection by representatives of Baltimore City at all times;

(4) This authorization is restricted to the use, nature of live entertainment, and all other related provisions contained within the Conditional Use Authorization Application for Live Entertainment and Dancing 'submitted with Appellant’s application; and

(5) Hours of operation of live entertainment is restricted to the hours of 8:00pm to 1:30am.

DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.

David C. Tanner
Executive Director
Board of Municipal & Zoning Appeals