

September 26, 2019

Applicant(s): Thomas Geddes and William McDermond, III
Sagamore Whiskey, LLC, T/a Sagamore Spirit
301 E. Cromwell Street 21230

Class: Class 1 Distillery License

Application for a new on premise consumption permit for a holder of a Class 1 Distillery license, requesting outdoor table service.

(a) **Applicant(s) Information:** (1) Thomas Geddes was born in Birmingham, England in October of 1977. He lives in Baltimore, MD; and (2) William McDermond, III was born in Portsmouth, VA in October of 1971. He lives in Naples, FL.

(b) **Ownership Breakdown:** (1) Thomas Geddes (0%); (2) William McDermond, III (15%); and Spring House Holdings, LLC (85%).

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

(d) **Qualified Voters:** Kristi Adkins, Morgan Dent, and Kristina Alexander are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise for barreling, bottling and storage of distilled spirits, with a visitor center, accessory retail space, and on premise consumption with outdoor seating.

(f) **Corporate Standing:** Sagamore Whiskey, LLC is a MD LLC and as of 9/11/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/19/2019, and checked on 8/28/2019. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "B" BWL-1; and "BD7" BWL-2.

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

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Request for a new On-Premises Consumption Permit CLASS TYPE: _____

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 301 E. Cromwell Street, Baltimore, MD 21230

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: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Sagamore Whiskey, LLC TRADE NAME: Sagamore Spirit

BUSINESS PHONE NUMBER: 410-646-8000 BUSINESS EMAIL ADDRESS: compliance@sagamospirit.com

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

Part of Premises Used (Note: Floors and Areas for Storage): Entire distillery premises. Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 96

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

1. Applicant A

Thomas A. Geddes _____
 (Full name) (Telephone no.) E-mail (Required)
 204 St. Dunstons Road Baltimore MD 21212 17 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/1977 M Birmingham, England
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

William J. McDermond, III _____
 (Full name) (Telephone no.) E-mail (Required)
 5974 Sunnyslope Drive Naples FL 34419 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/1971 M Portsmouth, VA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

10. Do any of the applicant(s) - personally or through an entity - have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? Yes No If yes, please explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

Applicant A B C

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

Name	Address	Phone	Email
TBD	301 E. Cromwell Street, Baltimore, MD 21230	TBD	TBD

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-10B (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Thomas A. Geddes ADDRESS: 204 St. Dunstons Rd., Baltimore, MD TITLE: Business Manager % OF STOCK HELD: 0%
- 2) NAME: William J. McDermond, III ADDRESS: 5974 Sunnyslope Drive, Naples, FL TITLE: Co-founder % OF STOCK HELD: 15%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

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

Signature of Applicant A

I hereby certify that on the 22nd day of July, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Frederick County personally appeared Thomas Geddes 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: ROBERT WAYNE OTTO III

[Notary Seal] My Commission expires Nov. 25, 2019

ROBERT WAYNE OTTO III
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 25, 2019

Signature of Applicant B

I hereby certify that on the 22nd day of July, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Frederick County personally appeared William McDermond 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: ROBERT WAYNE OTTO III

[Notary Seal] My Commission expires Nov. 25, 2019

ROBERT WAYNE OTTO III
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 25, 2019

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: _____ Printed Name: _____

[Notary Seal] My Commission expires _____

Robinson, Kirsten

From: Giordano, Margaret <MGiordano@rosenbergmartin.com>
Sent: Tuesday, August 6, 2019 4:09 PM
To: Robinson, Kirsten
Cc: Hecker, Caroline
Subject: Ownership Breakdown for Sagamore Whiskey, LLC at 301 E. Cromwell Street

[THIS EMAIL IS FROM AN EXTERNAL SENDER]

Hi Kirsten –

As we discussed, here is the ownership breakdown for Sagamore Whiskey, LLC t/a Sagamore Spirit:

William McDermond III – 15%
Spring House Holdings, LLC – 85%

Please let us know if you need anything else.

Thanks,

Maggie Giordano



Rosenberg
Martin
Greenberg...



Name and Address of the owners of the premise/landlord: Sagamore Whiskey Properties, LLC Phone Number: [REDACTED]

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

(I, WE) Sagamore Whiskey Properties, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 301 East Cromwell Street, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Landlord

I hereby certify that on the 22nd day of July, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Frederick County, personally appeared Tom Gaddes 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: Robert Wayne Otto III

[Notary Seal] My Commission expires Nov. 25, 2019

ROBERT WAYNE OTT
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 25, 2019

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.

Name	Address	Signature	DOB (Month/Year)	Length of time known to Applicant(s)
Kristi Adkins	1133 Battery Ave Baltimore, MD 21230	<u>[Signature]</u>	10/07/72	4 years
Morgan Dent	1426 Haubert Street Baltimore, MD 21250	<u>[Signature]</u>	01/01/90	7 years
Kristina Perry Alexander	120 S Ellwood Ave Baltimore, MD 21224	<u>[Signature]</u>	01/01/84	2 years

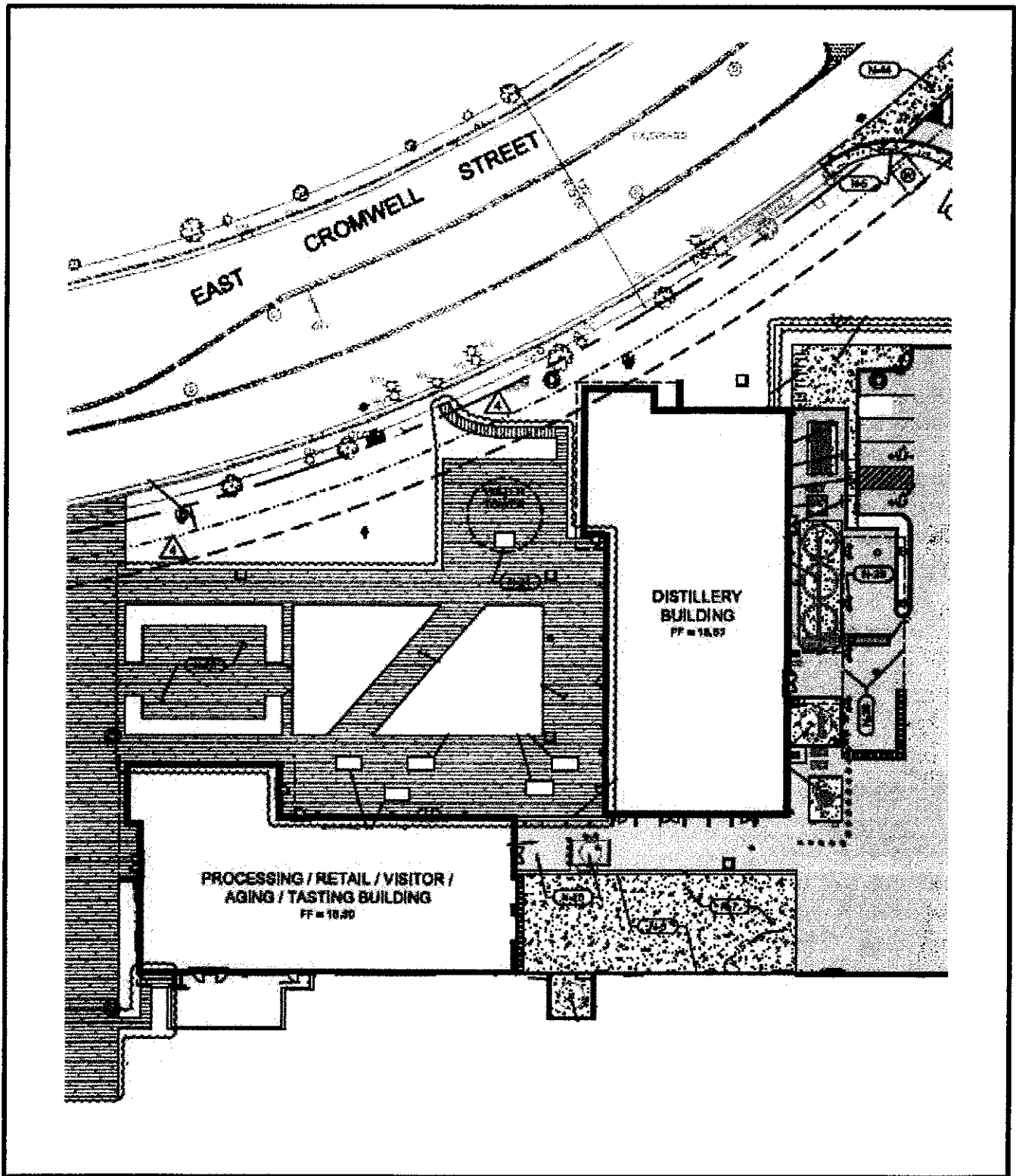
BOARD OF LIQUOR LICENSE COMMISSIONERS

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.

RECEIVED

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.

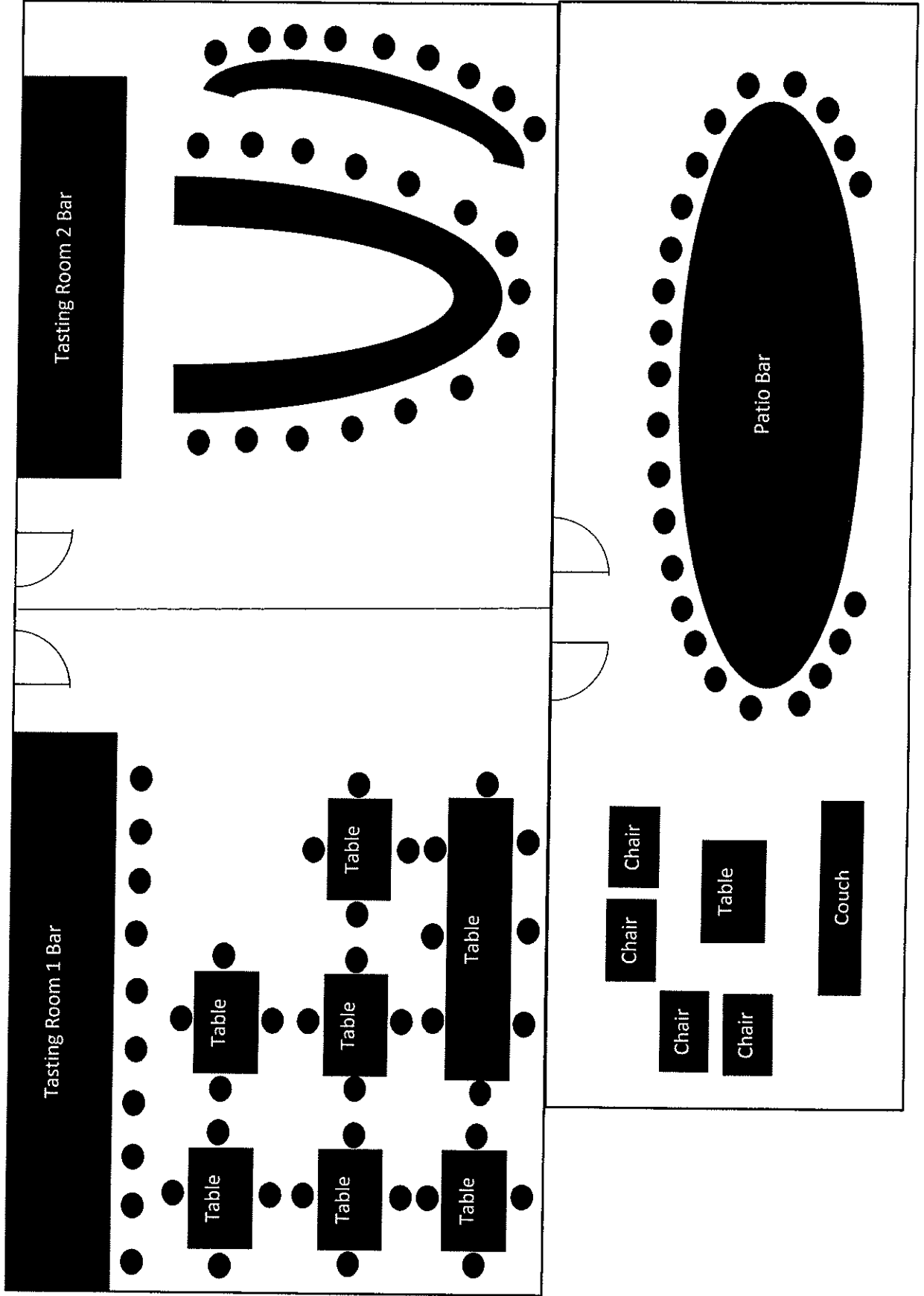


Tasting Room and Patio Floorplan

Tasting Room 1 Seats - 42

Tasting Room 2 Seats - 24

Patio Seats - 30



Comptroller of Maryland

Field Enforcement Division
Regulatory and Licensing Section
Annapolis, Maryland

License No. M1-01800

Class 1 Manufacturer's License - Distillery

THOMAS A. GEDDES & WILLIAM J. MCDERMOND III
SAGAMORE WHISKEY LLC T/A SAGAMORE SPIRIT

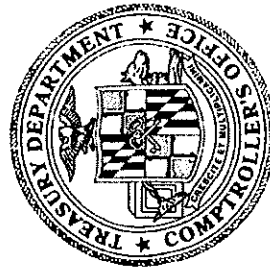
301 EAST CROMWELL STREET BALTIMORE MARYLAND 21230

is licensed by the STATE OF MARYLAND to establish and operate a plant for distilling, rectifying, blending and bottling at the location described in the license: brandy, rum, whiskey, alcohol and neutral spirits. This license permits the holder to sell and deliver alcoholic beverages to a person in the State that is authorized to acquire them and to a person located outside the State that is authorized to acquire them.

This license permits the holder to manufacture alcoholic beverages in the name of another person or under a trade name, provided a distilling license has been issued to such other person or under such trade name, as the case may be. This license permits the holder to acquire alcoholic beverages from the holder of a manufacturer's license or wholesaler's license or the holder of a non-resident dealer permit.

This license does not permit the holder to sell or deliver alcoholic beverages to retail licensees.

Issued under authority of the Annotated Code of Maryland, Alcoholic Beverages Article.



WITNESS the hand and official seal of the Comptroller of Maryland

this FIRST day of MAY, 2019

Cost of License \$ 2,000.00

No. 406

Comptroller of Maryland

This License shall continue in force until the first of May next.



Business Name

SAGAMORE WHISKEY, LLC: W14973663

General Information

Department ID Number:

W14973663

Business Name:

SAGAMORE WHISKEY, LLC

Principal Office:

301 EAST CROMWELL STREET
BALTIMORE MD 21230

Resident Agent:

THE CORPORATION TRUST, INCORPORATED
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

12/07/2012 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 301 E. Cromwell St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"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 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD?" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 8/22/19

301 E. Cromwell St.

Licensed Establishments

- ★ Sagamore Spirit Distillery
- 📍 Rye Street Tavern LBD7
- 📍 South Point LBD7
- 📍 Nick's Fish House LB

Downtown Dog
Resort & Spa

Park

more City
commerce

Donaldson St

City Garage

West
Covington
Park

Hanover Street Bridge

95

95

95

McComas St

The Baltimore Sun

Sagamore Spirit Distillery

Tidewater Yacht Ser

BF

NGK Locker

Under Armour

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):	Sagamore Spirit
Corporation Name:	Sagamore Whiskey, LLC
Location Address:	301 E. Cromwell St.
License Type:	Select... <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	8/19/2019 <input type="checkbox"/>
Estimated Date of Removal?	8/28/2019 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	No <input type="checkbox"/>

Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed application for new on-premise consumption permit with outdoor table service.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
i:\O#w\baltimore\terri.chase	8/21/2019	11:03:45 AM
Name of Licensee (if present)		
Approve		Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Thomas A. Geddes; William J. McDermond, III
Address of Premises:	301 E. Cromwell St.
Inspector:	i:0#w baltimore\terri.chase
Date Posted:	8/19/2019
Time Posted:	4:00 PM
Date Rechecked:	8/28/2019
Time Rechecked:	5:00 PM
Manager or Owner when sign posted:	

Summary on location of sign posted:

Sign posted on bottom window.

Summary on location of sign rechecked:

Sign still posted on the bottom window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

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

**Online Use & Occupancy Permit
Application**

Property Address: 301 E CROMWELL
Block/Lot: 1053/011

Permit No: **USE2019-53873**

Applicant:
MARGARET GIORDANO
25 S. CHARLES STREET 21ST FLOOR BALTIMORE MD 21201

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

Owner/Lessee:
Owner SAGAMORE WHISKEY PROPERTIES, LLC

Total : 98.00

Lessee SAGAMORE WHISKEY, LLC

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

Property Use & Occupancy Information:

Existing Use : (Industrial) Food Processing: Light

Proposed Use : (Industrial) Food Processing: Light

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

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	08/05/2019		BATT
F02 - REGULATED FLOODPLAIN BFE	08/05/2019		BATT
FIRE DEPARTMENT REFERRAL	08/05/2019		LDZI
One Stop Permit Office Review	08/05/2019		LONG
PUD-PLANNED UNIT DEVELOPMENT	08/05/2019		PLAN
Application Received		08/05/2019	
Zoning Sign-off	08/05/2019	08/05/2019	

District:901

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.

USE A PORTION OF THE PREMISES FOR BARRELING, BOTTLING AND STORAGE OF DISTILLED SPIRITS, WITH A VISITOR CENTER, ACCESSORY RETAIL SPACE. AND ON-PREMISES CONSUMPTION PERMIT WITH OUTDOOR SEATING.

AFFIDAVIT BY: MARGARET A GIORDANO

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

Project Name: 301 E. CROMWELL

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: SAGAMORE WHISKEY PROPERTIES, LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

Statute Text

Article - Alcoholic Beverages

[Previous][Next]

§2-202.

- (a) There is a Class 1 distillery license.
- (b) The license shall be obtained for each trade name and each distillery in the State.
- (c) A license holder may:

(1) establish and operate a plant for distilling, rectifying, blending, and bottling, at the location described in the license:

- (i) brandy;
- (ii) rum;
- (iii) whiskey;
- (iv) alcohol; and
- (v) neutral spirits;

(2) sell and deliver the alcoholic beverages:

- (i) in bulk to a person in the State that is authorized to acquire them; and
- (ii) to a person outside the State that is authorized to acquire them;

(3) manufacture an alcoholic beverage listed in item (1) of this subsection in the name of another person or under a trade name if the other person or trade name also holds a Class 1 distillery license;

(4) acquire alcoholic beverages from the holder of a manufacturer's license or wholesaler's license or nonresident dealer's permit for use in manufacturing;

(5) (i) conduct guided tours of the licensed premises;

(ii) at no cost or for a fee, serve to an individual who has attained the legal drinking age and participated in a guided tour of the licensed premises, not more than 2 ounces of products, with each product sample consisting of not more than one-half ounce from a single product manufactured by the license holder;

(iii) serve samples blended with other products manufactured by the license holder or nonalcoholic ingredients; and

(iv) sell not more than 2.25 liters of products manufactured on the licensed premises, for off-premises consumption, and related merchandise to an individual who has attained the legal drinking age and participated in a guided tour of the licensed premises; and

(6) subject to subsection (i) of this section, sell liquor manufactured by the license holder that is mixed with other nonalcoholic ingredients.

(d) A license holder or entity in which a license holder has a pecuniary interest may not act as a caterer of food.

(e) Subject to subsection (f) of this section, a license holder may conduct the activities specified in subsections (c)(5) and (i)(2) of this section from 10 a.m. to 10 p.m. each day.

(f) A Class 1 distillery license allows the license holder to operate 7 days a week.

(g) At least 14 days before holding a planned promotional event after 6 p.m., a license holder shall file a notice of the promotional event with the Comptroller on the form that the Comptroller provides.

(h) A holder of a caterer's license or privilege under Subtitle 5 of this title or Subtitle 12 of various titles of Division II of this article may exercise the privileges of the license or privilege on the licensed premises of the license holder.

(i) (1) A local licensing board may grant an on-site consumption permit for use at the location of the Class 1 distillery license to a holder of a Class 1 distillery license.

(2) (i) The permit authorizes the holder to sell mixed drinks made from liquor that the holder produces that is mixed with other nonalcoholic ingredients for on-premises consumption.

(ii) The holder may not use more than an aggregate of 7,750 gallons annually of liquor the holder produces for mixed drinks sold under subparagraph (i) of this paragraph.

(3) A local licensing board:

(i) may establish and charge a permit fee; and

(ii) shall require the permit holder to:

1. comply with the alcohol awareness requirements under § 4-505 of this article; and
2. abide by all applicable trade practice restrictions.

(j) Nothing in this section limits the application of relevant provisions of Title 21 of the Health – General Article, and regulations adopted under that title, to a license holder.

(k) The annual license fee is \$2,000.

[Previous][Next]

Chapter 665

(House Bill 549)

AN ACT concerning

Alcoholic Beverages – Class 1 Distillery License – On-Site Consumption Permit

FOR the purpose of authorizing the holder of a Class 1 distillery license to sell mixed drinks made from certain liquor and *certain* other ingredients, under certain circumstances; authorizing a local licensing board to grant an on-site consumption permit to the holder of a Class 1 distillery license; ~~allowing mixed drinks sold by the permit holder to contain alcohol not produced by the holder, under certain circumstances; prohibiting the permit holder from possessing more than a certain amount of alcohol not produced by the holder;~~ prohibiting the permit holder from using more than a certain amount annually of liquor the holder produces for mixed drinks; authorizing a local licensing board to establish and charge a fee for a certain permit; requiring the holders of a certain permit to comply with certain requirements and restrictions; and generally relating to Class 1 distillery licenses.

BY repealing and reenacting, with amendments,
 Article – Alcoholic Beverages
 Section 2–202
 Annotated Code of Maryland
 (2016 Volume and 2018 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
 That the Laws of Maryland read as follows:

Article – Alcoholic Beverages

2–202.

- (a) There is a Class 1 distillery license.
- (b) The license shall be obtained for each trade name and each distillery in the State.
- (c) A license holder may:
 - (1) establish and operate a plant for distilling, rectifying, blending, and bottling, at the location described in the license:
 - (i) brandy;
 - (ii) rum;

- (iii) whiskey;
 - (iv) alcohol; and
 - (v) neutral spirits;
- (2) sell and deliver the alcoholic beverages:
- (i) in bulk to a person in the State that is authorized to acquire them; and
 - (ii) to a person outside the State that is authorized to acquire them;
- (3) manufacture an alcoholic beverage listed in item (1) of this subsection in the name of another person or under a trade name if the other person or trade name also holds a Class 1 distillery license;
- (4) acquire alcoholic beverages from the holder of a manufacturer's license or wholesaler's license or nonresident dealer's permit for use in manufacturing; [and]
- (5) (i) conduct guided tours of the licensed premises;
- (ii) at no cost or for a fee, serve to an individual who has attained the legal drinking age and participated in a guided tour of the licensed premises, not more than 2 ounces of products, with each product sample consisting of not more than one-half ounce from a single product manufactured by the license holder;
 - (iii) serve samples blended with other products manufactured by the license holder or nonalcoholic ingredients; and
 - (iv) sell not more than 2.25 liters of products manufactured on the licensed premises, for off-premises consumption, and related merchandise to an individual who has attained the legal drinking age and participated in a guided tour of the licensed premises; AND
- (6) SUBJECT TO SUBSECTION (I) OF THIS SECTION, SELL LIQUOR MANUFACTURED BY THE LICENSE HOLDER THAT IS MIXED WITH OTHER NONALCOHOLIC INGREDIENTS.**
- (d) A license holder or entity in which a license holder has a pecuniary interest may not act as a caterer of food.
- (e) Subject to subsection (f) of this section, a license holder may conduct the activities specified in [subsection] SUBSECTIONS (c)(5) AND (I)(2) of this section from 10 a.m. to 10 p.m. each day.

(f) A Class 1 distillery license allows the license holder to operate 7 days a week.

(g) At least 14 days before holding a planned promotional event after 6 p.m., a license holder shall file a notice of the promotional event with the Comptroller on the form that the Comptroller provides.

(h) A holder of a caterer's license or privilege under Subtitle 5 of this title or Subtitle 12 of various titles of Division II of this article may exercise the privileges of the license or privilege on the licensed premises of the license holder.

(i) (1) A LOCAL LICENSING BOARD MAY GRANT AN ON-SITE CONSUMPTION PERMIT FOR USE AT THE LOCATION OF THE CLASS 1 DISTILLERY LICENSE TO A HOLDER OF A CLASS 1 DISTILLERY LICENSE.

(2) (I) THE PERMIT AUTHORIZES THE HOLDER TO SELL MIXED DRINKS MADE FROM LIQUOR THAT THE HOLDER PRODUCES THAT IS MIXED WITH OTHER NONALCOHOLIC INGREDIENTS FOR ON-PREMISES CONSUMPTION.

~~(II) THE MIXED DRINKS SOLD UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH MAY CONTAIN ALCOHOL THAT THE HOLDER DOES NOT PRODUCE, PROVIDED THAT:~~

~~1. AT LEAST 75 PERCENT OF THE ALCOHOL USED IN THE MIXED DRINKS IS PRODUCED BY THE HOLDER; AND~~

~~2. THE ALCOHOL THAT IS NOT PRODUCED BY THE HOLDER IS PURCHASED FROM A LICENSED RETAILER.~~

~~(III) THE HOLDER MAY NOT KEEP MORE THAN 10 VARIETIES OF ALCOHOL NOT PRODUCED BY THE HOLDER ON THE LICENSED PREMISES.~~

~~(IV)~~ (II) THE HOLDER MAY NOT USE MORE THAN AN AGGREGATE OF 7,750 GALLONS ANNUALLY OF LIQUOR THE HOLDER PRODUCES FOR MIXED DRINKS SOLD UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH.

(3) A LOCAL LICENSING BOARD:

(I) MAY ESTABLISH AND CHARGE A PERMIT FEE; AND

(II) SHALL REQUIRE THE PERMIT HOLDER TO:

1. COMPLY WITH THE ALCOHOL AWARENESS REQUIREMENTS UNDER § 4-505 OF THIS ARTICLE; AND

2. ABIDE BY ALL APPLICABLE TRADE PRACTICE RESTRICTIONS.

(J) Nothing in this section limits the application of relevant provisions of Title 21 of the Health – General Article, and regulations adopted under that title, to a license holder.

[G] (K) The annual license fee is \$2,000.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2019.

Enacted under Article II, § 17(c) of the Maryland Constitution, May 25, 2019.

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Md. Code Regs. 03.02.05.02

Section 03.02.05.02 - General Provisions
Current through Register Vol. 46, No. 15, July 19, 2019

- A.** A representative may not engage in an activity that is impermissible on the part of the brand owner, nonresident dealer, supplier, or licensed wholesaler. If the representative is found to be acting contrary to this chapter, the representative's license or permit may be subject to suspension or revocation, and the license or permit of the representative's employer may be subject to suspension or revocation.
- B.** Trade practice restrictions upon a brand owner, supplier, or licensed wholesaler, which apply to alcoholic beverage products, advertising, or promotions, apply equally to nonalcoholic products if the activity or service could be construed as providing something of value to a licensed retailer or as relieving the licensed retailer of an ordinary business expense.
- C.** If a licensee or permittee is deemed to be acting contrary to one or more specific provisions of this chapter, in whole or in part, in addition to other available administrative remedies, including suspension or revocation of a license or permit, the licensee's or permittee's authority to engage in that particular trade practice activity may be temporarily or permanently terminated, without affecting the other aspects of the licensee's or permittee's operation or authority.
- D.** This chapter is applicable to all alcoholic beverage trade practice regulations. If there is a specific conflict with previously issued administrative notices or bulletins, these regulations prevail. Otherwise, any prior notice or bulletin on the subject of trade practices remains in effect.
- E.** If a general statement conflicts with an exception or qualification applicable to persons or sets of circumstances, the regulation as stated in the exceptions or qualifications prevails over the general provisions insofar as there is any conflict or inconsistency between the two.

[Previous Section](#)

[Section 03.02.05.01 - Definitions](#)

[Next Section](#)

[Section 03.02.05.03 - Coupons](#)

Md. Code Regs. 03.02.05.02

Regulation .02A amended effective December 11, 2000 (27:24 Md. R. 2198)



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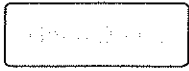


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Section 03.02.05.06 - Relationships With Consumers
Current through Register Vol. 46, No. 15, July 19, 2019

A. In General.

- (1) A consumer's source of supply is a licensed retailer.
- (2) A representative or agent of a supplier or licensed wholesaler may provide to consumers in trivial quantities:
 - (a) Nominal advertising items such as matches, pencils, buttons, can openers, recipes, pamphlets, and similar items; and
 - (b) Nonapparel items as part of a nonstructured promotional campaign during a spontaneous and isolated visit to licensed retail premises.
- (3) A licensed wholesaler or supplier may furnish samples for use by any bona fide religious, fraternal, civic, veterans, hospital, or charitable organization if it is a nonprofit organization which does not hold an alcoholic beverage retail license.
- (4) A supplier or licensed wholesaler representative may have contact with consumers as permitted by Regulation .12 of this chapter.

[Previous Section](#)
[Section 03.02.05.05 - Tastings](#)

[Next Section](#)
[Section 03.02.05.07 - Third Parties and Charitable Groups](#)

B. Solicitation of Consumers.

- (1) Only an employee of a licensed retailer may directly solicit an order for alcoholic beverages from a consumer.
- (2) A promotion or contact for an order that entails personal solicitation of a consumer away from licensed retailer's premises is prohibited.
- (3) A supplier or licensed wholesaler representative may have casual conversations with consumers away from the licensed retail premises concerning the merits of products if the conversations or discussions are not for the purpose of selling or offering for sale alcoholic beverages to the consumers.
- (4) A solicitor or salesperson may buy a consumer a drink at licensed, on-sale retail premises if:



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(c) The licensee or competitor licensee is not at the premises conducting a pre-announced or pre-planned promotional activity at the time of the visit (see Regulation .12B(6) of this chapter).

(5) A supplier or licensed wholesaler may have mailings of advertising materials to consumers as permitted by this chapter.

Md. Code Regs. 03.02.05.06

Regulation .06B amended effective January 26, 1998 (25:2 Md. R. 75)

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Section 03.02.05.12 - On-Premises Promotions
Current through Register Vol. 46, No. 15, July 19, 2019

A. Description.

[Previous Section](#)
[Section 03.02.05.11 - Services to Retailers](#)

(1) An on-premises promotion is an activity to promote a brand owner's product that includes:

- (a) Brand owner promotions;
- (b) Charity promotions;
- (c) Radio station promotions; or
- (d) Licensed retailer promotions.

(2) An on-premises promotion includes tastings:

- (a) That are open to the public and held in conjunction with a reception or dinner; and
- (b) At which a representative of a supplier or licensed wholesaler:
 - (i) Is present;
 - (ii) Discusses the characteristics and merits of a particular brand or type of alcoholic beverage;
 - (iii) Interacts with the attendees; and
 - (iv) May pour the representative's own products.

B. Brand Owner Promotional Activities.

(1) A brand owner or supplier, third party, or wholesaler acting as a brand owner's agent may sponsor, organize, or participate in up to 24 promotional activities in a calendar year on behalf of the same licensed retailer. The limit is per brand owner or supplier and not per brand.

(2) An event conducted by or on behalf of a licensed off-premises retailer at a licensed on-premises retail account may not be construed as one of the licensed on-premises retailer's promotions if the licensed on-premises retailer's sole involvement is to cater the event and provide the alcoholic beverages. In these instances, it shall be

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(a) The total number of cumulative items or prizes for any given promotion does not exceed 50 percent of the maximum capacity of the licensed retailer's premises as determined by the Fire Marshal;

(b) The unit cost of any one item or prize does not exceed \$10;

(c) A brand owner or agent does not expend more than \$150 in incidental expenses for any given promotion;

(d) All prizes and other incidentals not used in connection with an approved promotional event are removed from the retail licensed premises at the conclusion of the event; and

(e) Documentation on the expenses is maintained for each event and is available for inspection.

(4) A brand owner, supplier, or licensed wholesaler may not provide alcoholic beverage products at no cost to a licensed retailer. All products shall be provided and paid for through the normal distribution channels.

(5) A representative of a brand owner, supplier, or licensed wholesaler may attend and participate in an approved on-premises promotional activity and may spend up to \$100 for the purchase of alcoholic beverage products at a licensed retail establishment at the regular price charged by the licensed retailer.

(6) In addition to pre-planned and pre-announced promotions that are permitted, a supplier or licensed wholesaler may make short, spontaneous, and unannounced visits to a licensed retailer's premises for the purpose of promoting a brand owner's product. Brand identifiable items or prizes provided during these visits shall be of nominal value and distributed in trivial quantities. See Regulation .06B(4) of this chapter.

C. Charity Promotions.

(1) A charity or nonprofit group which holds a temporary alcoholic beverage license is considered a licensed retailer and is generally subject to all the restrictions and responsibilities of any other licensed retailer regarding trade practices.

(2) A charity group which does not hold a retail license may receive legitimate donations from suppliers or licensed wholesalers when engaging in legitimate fund raising or other activities.

(3) Holders of a charity wine auction permit may receive alcohol from other sources as provided in Article 2B, Annotated Code of Maryland.

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wholesaler, radio stations may not engage in any promotion on a licensed retailer's premises on behalf of a supplier or licensed wholesaler unless the supplier or licensed wholesaler is authorized by the Comptroller to conduct the promotion.

E. Retail Promotions.

- (1) A licensed retailer may sponsor promotional activities on the retailer's own premises.
- (2) All expenses related to the promotion which include, but are not limited to, prizes, entertainment, support materials, staff, media advertising, and alcoholic beverages, shall be paid by the licensed retailer.
- (3) Except as otherwise permitted in this chapter, a supplier or licensed wholesaler may not participate at a licensed retailer-sponsored promotion.
- (4) Supplier and licensed wholesaler personnel may be on the premises of a licensed retailer-sponsored promotion for observation purposes only.
- (5) A licensed retailer may not participate in the cost of advertising or promoting a wine or distilled spirits product.
- (6) A licensed retailer may use advertising items including "bar kits" which are purchased from a brand owner or licensed wholesaler as authorized by Regulation .10 of this chapter.
- (7) A supplier or licensed wholesaler may rent to a licensed retailer promotional materials approved by the Bureau to be used at a licensed retailer-sponsored event if:
 - (a) The daily cost of the rental is at least 5 percent of the original value of the materials;
 - (b) A minimum daily charge is \$20; and
 - (c) Both parties to the rental agreement maintain documentation which is available for review by the Comptroller.

F. Approvals.

- (1) A person or entity who engages in on-premises promotional activities as authorized by §B of this regulation shall file a report on forms provided by the Bureau.
- (2) A wholesaler or third party may file a promotional activity form on behalf of a brand owner only if they have written authorization to act



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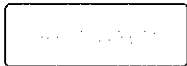
month in which the proposed event will be conducted.

- (4) Regular monthly reports are not acknowledged by the Bureau.
- (5) A brand owner or supplier, as well as any wholesaler or third party acting as an agent of the brand owner, is responsible for complying with all provisions of this chapter including limitations on the number of events conducted.
- (6) Amended Report. An amended report:
 - (a) May be accepted up to 5 days before the planned promotional activity if unusual circumstances warrant; and
 - (b) Shall be approved by the Bureau.
- (7) If an accurate and timely report is not submitted:
 - (a) Each promotion shall be submitted to the Bureau for approval; and
 - (b) An acknowledgment must be received from the Bureau before conducting the event.

Md. Code Regs. 03.02.05.12

Regulation .12A, B amended effective January 26, 1998 (25:2 Md. R. 75) Regulation .12B amended effective May 1, 2005 (32:6 Md. R. 635) Regulation .12B, F amended effective December 11, 2000 (27:24 Md. R. 2198) Regulation .12 amended effective 41:24 Md. R. 1426, eff.12/11/2014

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Md. Code Regs. 03.02.05.04

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Section 03.02.05.04 - Alcoholic Beverage Lists
Current through Register Vol. 46, No. 15, July 19, 2019

A. In General.

(1) Except as provided in this regulation, a supplier, licensed wholesaler, or person connected with a supplier or licensed wholesaler may not furnish, procure, or otherwise prepare an alcoholic beverage list for a licensed retailer.

(2) A licensed retailer may prepare and provide the retailer's own alcoholic beverage list if there is not an exclusive arrangement with consideration given by a supplier or licensed wholesaler to the licensed retailer.

(3) A supplier may procure alcoholic beverage lists for a licensed retailer. The supplier shall charge the licensed retailer fair market value or higher.

(4) A list sold to a licensed retailer is not limited on the quantity and type of products listed.

(5) A licensed retailer and licensed wholesaler shall maintain documentation on their respective premises for a period of 2 years for lists sold to a licensed retailer.

Previous Section

Section 03.02.05.03 - Coupons

Next Section

Section 03.02.05.05 - Tastings

B. Table Tents.

Alcoholic Beverages table tents may be personalized if the personalized portion is not more than 1/2 of the overall table tent.

Md. Code Regs. 03.02.05.04

Regulation .04B amended effective February 9, 2009 (36:3 Md. R. 207) Regulation .04 amended effective 41:24 Md. R. 1426, eff. 12/11/2014



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September 26, 2019

Applicant(s): Kathleen Hughes
Harbor East Parcel D-Promenade Dining, LLC, T/a Maximon
200 International Drive 21202

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Kathleen Hughes was born in Baltimore, MD in February of 1962. She lives in Baltimore, MD. Ms. Hughes is a current licensee at 200 International Drive T/a Four Seasons Hotel.

(b) **Ownership Breakdown:** (1) Kathleen Hughes (0%); and (2) Harbor East Parcel D-Promenade Dining, LLC (100%).

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

(d) **Qualified Voters:** Kristin Sullins, Laurie Weishorn, and Darcel Vinson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant on ground floor of hotel with live entertainment and outdoor seating.

(f) **Corporate Standing:** Harbor East Parcel D-Promenade Dining, LLC is a MD LLC and as of 9/11/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/19/2019, and checked on 8/28/2019. This meets the 10-day rule. There are 13 licensed liquor establishments in the 4x4 area: "B" BWL-9; "BD7" BWL-2; and "Hotel/Motel"-2.

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

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: New license for a new establishment CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 200 International Drive, Baltimore, MD 21202

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: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Harbor East Parcel D-Promenade Dining, LLC TRADE NAME: Maximon

BUSINESS PHONE NUMBER: 410-779-4700 BUSINESS EMAIL ADDRESS: gphilippou@hspdc.com

ATTORNEY FOR THE APPLICANT: Caroline Hecker ADDRESS: 25 S. Charles St., 21st Floor PHONE: 410-727-6600

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

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? DJ, Band 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: 136

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

1. Applicant A

Kathleen E. Hughes [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
1513 Henry Street	Baltimore MD 21230	57 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
02/1962	Female	Baltimore
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

Applicant is a current licensee on the license for Harbor East Parcel D-Hotel, LLC (Four Seasons Hotel)

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

N/A - New business

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

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

Name	Address	Phone	Email
TBD			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Kathleen E. Hughes ADDRESS: 1513 Henry St., Baltimore, MD 21230 TITLE: Authorized Person %OF STOCK HELD: 0
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

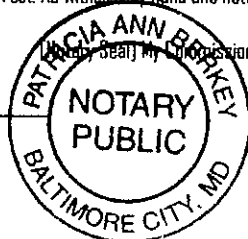
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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

Kathleen E. Hughes
Signature of Applicant A

I hereby certify that on the 20th day of August, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kathleen E. Hughes 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: Patricia Ann Beckey [Notary Seal] My Commission expires 4/14/2020

Printed Name: Patricia Ann Beckey



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

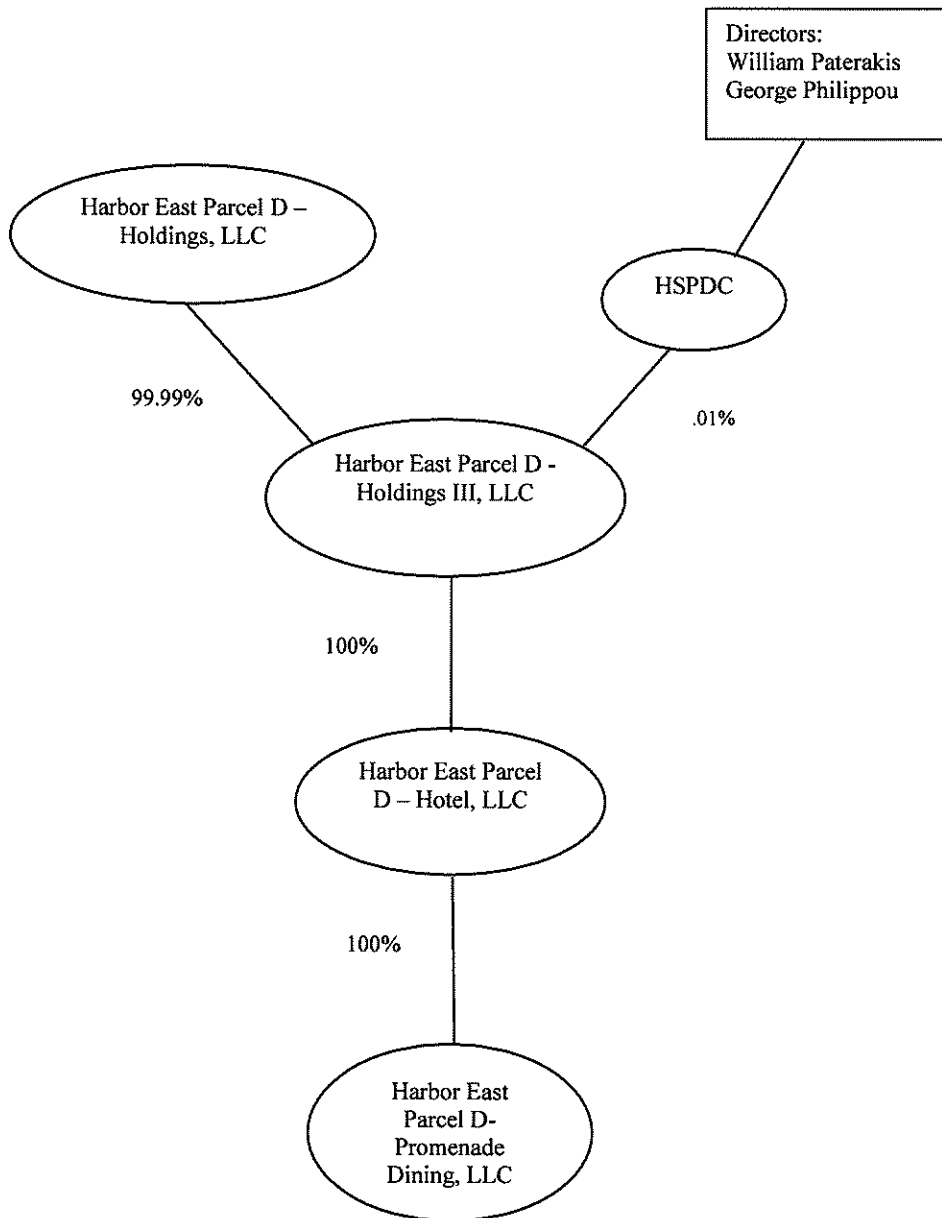
Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

ORGANIZATIONAL CHART
HARBOR EAST PARCEL D-PROMENADE DINING, LLC



Name and Address of the owners of the premise/landlord: Harbor East Parcel D-Hotel, LLC Phone Number: [REDACTED]
650 S. Exeter St., Suite 200, Balto 21202

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

(I, WE) Harbor East Parcel D-Hotel, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 200 International Drive, Baltimore, City with a Zip Code of 21202, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Harbor East Parcel D-Hotel, LLC

By: [Signature]
 Signature of Landlord

I hereby certify that on the 5th day of August, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared George Philippon, Authorized Person of 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: Patricia Ann Berkeley My Commission expires April 14, 2020

Notary Printed Name: Patricia Ann Berkeley



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.

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kristin Sullins	807 S Fagley St. Baltimore, MD 21224	[Signature]	12/1981	8 1/2 yrs
Laurie Weishar	1713 W.ilmington Ave Balt MD 21230	[Signature]	3/1964	14 years
Darrell C Vinson	1753 Darley Avenue Baltimore, MD 21213	[Signature]	6/1965	5 years

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

BOARD OF LIQUOR LICENSING COMMISSIONERS

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

RECEIVED



Business Name

HARBOR EAST PARCEL D-PROMENADE DINING, LLC.: W19370832

General Information

Department ID Number:

W19370832

Business Name:

HARBOR EAST PARCEL D-PROMENADE DINING, LLC.

Principal Office:

650 S. EXETER STREET
STE 200
BALTIMORE MD 21202

Resident Agent:

GEORGE PHILIPPOU, ESQ.
HARBOR EAST MANAGEMENT GROUP, LLC
650 S. EXETER STREET
STE 200
BALTIMORE MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» Order Certificate of Status

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

01/23/2019 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 200 International Drive

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"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 9

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL 2

RACING _____

PREPARED BY: Steven Han DATE: 8/29/2019

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):	Maximon
Corporation Name:	Harbor East Parcel D-Promenade Dining, LLC
Location Address:	200 Interational Drive
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	8/19/2019 <input type="checkbox"/>
Estimated Date of Removal?	8/28/2019 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

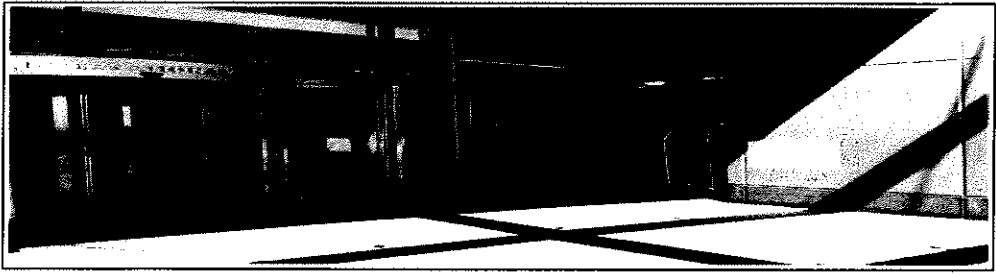
Other licensed locations - Describe/Note:

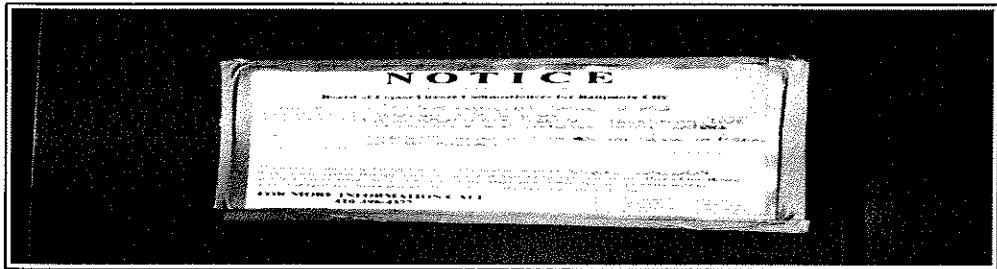
see map

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

sign was up for 10 days

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name		Date and Time	
<input type="text" value="i:0#w/baltimore\steven.han"/>		<input type="text" value="8/28/2019"/>	<input type="text" value="10:06:51 AM"/>
Name of Licensee (if present)			
<input type="text"/>			
Approve		Disapprove	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	kathieen hughes
Address of Premises:	200 international drive
Inspector:	i:\0#.w\baltime\steven.han
Date Posted:	8/19/2019
Time Posted:	
Date Rechecked:	8/28/2019
Time Rechecked:	
Manager or Owner when sign posted:	

Summary on location of sign posted:

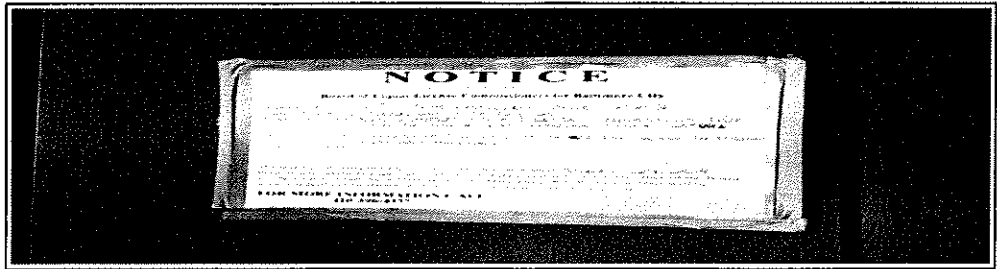
side wall front entrance

Summary on location of sign rechecked:

up for 10 days

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

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

**Online Use & Occupancy Permit
 Application**

Property Address: 200 INTERNATIONAL DR
 Block/Lot: 1800/005

Permit No: **USE2019-53786**

Applicant:
 PETER MARTIN

1001-000000-2600-159400-400540 Filing Fee	50.00
1001-000000-1500-102800-400230 Tax	3.00
1001-000000-2600-158009-400480 Use&Occupancy	45.00
Total :	98.00

Owner/Lessee:
 Owner HARBOR EAST PARCEL D - HOTEL, LLC

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

Property Use & Occupancy Information:

				Description	Created	Completed	Assigned To
Existing Use : (Commercial) Restaurant				FIRE DEPARTMENT REFERRAL	08/01/2019		LDZI
Proposed Use : (Commercial) Restaurant				FIRE INSPECTION	08/01/2019		LDZI
	Dwelling:	Rooming:	Efficiency:	HEALTH DEPARTMENT INSPECTION	08/01/2019		JWEL
Existing Count:	049	256	0	MINOR PRIVILEGE	08/01/2019		MPRV
Proposed Count:	0	0	0	One Stop Permit Office Review	07/31/2019		SMIT
				PUD-PLANNED UNIT DEVELOPMENT	08/01/2019		PLAN
				Application Received		07/30/2019	

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.

RESTAURANT ON GROUND FLOOR OF HOTEL WITH LIVE ENTERTAINMENT AND OUTDOOR SEATING.

AFFIDAVIT BY: WILL FEJES

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: **MAXIMON @ FOUR SEASONS**

Owner First Name:

Role: **Contractor**

Owner Last Name Or Company Name: **HARBOR EAST PARCEL D- PROMENADE DINING, LI**

Applicant: **MARTIN,PETER**

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

September 26, 2019

Applicant(s): Nicholas Driver
KSS Hotel, LLC, T/a Trade Name Pending
1803 Porter Street aka 1215 E. Fort Avenue, Land Unit 3 21230

Class: "B (H-M)" Beer, Wine & Liquor License

Application for a new Class "B (H-M)" Beer, Wine and Liquor hotel license requesting outdoor table service.

(a) **Applicant(s) Information:** (1) Nicholas Driver was born in Arlington, VA in January of 1986. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Nicholas Driver (0%); (2) Kinsley Equities Limited Partnership (80%); (3) Shaner Growth Fund Limited Partnership (10%); and (4) Stacy Sapperstein (10%).

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

(d) **Qualified Voters:** Ariana Malik, Harrison Bloom, and Caren Lipman-Bloom are qualified Baltimore City voters.

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

(f) **Corporate Standing:** KSS Hotel, LLC is a MD LLC and as of 9/11/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/5/2019, and checked on 9/16/2019. This meets the 10-day rule. There are 11 licensed liquor establishments in the 4x4 area: "D" BW-3 "B" BWL-3; "BD7" BWL-4; and "Brewery"-1.

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

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: New Class B-HM Liquor License CLASS TYPE: B-HM

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1803 Porter Street AKA 1215 E. Fort Ave. Land Unit 3, Baltimore, MD 21230

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: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: KSS Hotel, LLC TRADE NAME: _____

BUSINESS PHONE NUMBER: 814-278-7212 BUSINESS EMAIL ADDRESS: nrush@shanercorp.com

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

Part of Premises Used (Note: Floors and Areas for Storage): Entire premises. Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 127

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

1. Applicant A

Nicholas M. Driver _____
 (Full name) (Telephone no.) E-mail (Required)

747 S. Curley Street _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

01/1986 _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

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

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

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

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

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

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

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 2019 JUN 5 PM 3:31
 BOARD OF LIQUOR
 LICENSING COMMISSIONERS

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

[Redacted area]

2. Has the applicant(s) been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland? Yes No - If yes, mark applicant and provide explanation in adjacent space provided.
Applicant A B C

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

N/A - New License

10. Do any of the applicant(s) - personally or through an entity - have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? Yes No If yes, please explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

[Redacted area]

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

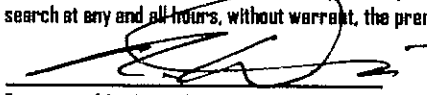
Name	Address	Phone	Email
Nancy Rush	1803 Porter Street, Baltimore, MD 21230	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 9-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Nicholas M. Driver ADDRESS: 747 S. Curley Street TITLE: Authorized M % OF STOCK HELD: 0%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

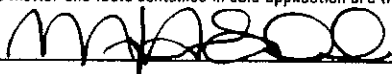
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

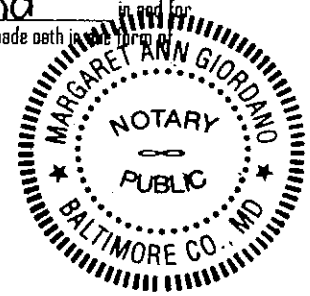


Signature of Applicant A

I hereby certify that on the 2nd day of August, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Nicholas Driver 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 3/30/21

Printed Name: Margaret Ann Giordano



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

OPERATING AGREEMENT

KSS HOTEL, LLC

EXHIBIT A

List of Members and Percentages

<u>Members</u> <u>Name, Address</u>	<u>Percentages</u>
Kinsley Equities II Limited Partnership [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	80%
Shaner Growth Fund Limited Partnership [REDACTED] [REDACTED]	10%
Mark C. Sapperstein and Stacy L. Sapperstein, T/E [REDACTED] [REDACTED]	10%
Total:	100%

Name and Address of the owners of the premise/landlord: KSS Hotel, LLC Phone Number: [REDACTED]
 6259 Reynolds Mill Road, Seven Valleys, PA 17360

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

(I, WE) KSS Hotel, LLC HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 1803 Porter Street, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Robert A. Kinsley
 Signature of Landlord

I hereby certify that on the 1st day of August, 2019, before me, the subscriber, a notary public of the State of Pennsylvania, in and for York County, personally appeared Robert A. Kinsley 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: Jennifer S. Small
 Notary Printed Name: Jennifer S. Small

[Notary Seal] My Commission expires May 13, 2021

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Jennifer S. Small, Notary Public
 York Twp., York County
 My Commission Expires May 13, 2021
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

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

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

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

Name and Address of the owners of the premise/landlord: _____ Phone Number: _____

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

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

Signature of Landlord

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Arianna Mark	625 S Curley St Baltimore, MD 21224	<i>Arianna Mark</i>	01/1987	9 years
Harrison Bloom	818 S. Macon St. Baltimore, MD 21224	<i>H Bloom</i>	2/88	10 years
Caren Bloom (nee Lipman)	818 S. Macon St. Baltimore, MD 21224	<i>C Bloom</i>	8/87	16 years

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

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

10 HENRY ROW
 MADISON, WISCONSIN 53703
 HOTEL

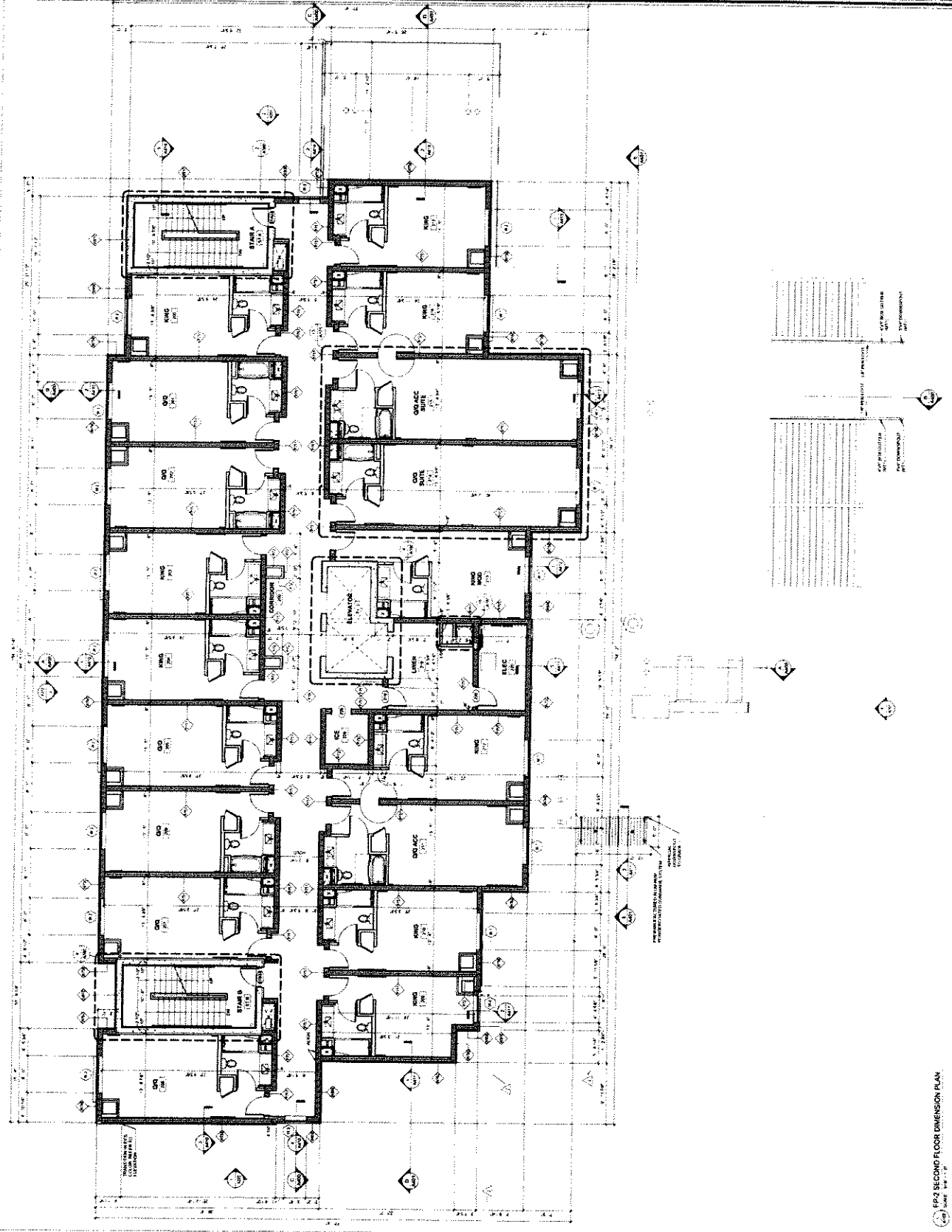
WARE HAUS

Architect: [Faint text]
 Engineer: [Faint text]
 Designer: [Faint text]
 Date: [Faint text]

PROJECT NO. [Faint text]
 SHEET NO. [Faint text]

REVISIONS
 NO. DESCRIPTION
 1. [Faint text]

SECOND FLOOR
 DIMENSION PLAN



NO.	DESCRIPTION
1	[Faint text]
2	[Faint text]
3	[Faint text]
4	[Faint text]
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50	[Faint text]

COCKTAILS

black cherry old-fashioned | 210 CAL
maker's mark bourbon | demerara sugar |
cherry bitters

1806 style old-fashioned "No Muddled Fruit" crafted with Maker's Mark bourbon, demerara syrup, finished with cherry bitters + a Bordeaux cherry.

southside | 190 CAL

tanqueray gin | lime | sugar | mint

A pre-Prohibition classic cocktail made popular at the "21 Club" in New York. A refreshing combination of Tanqueray gin, citrus + a kiss of mint.

whiskey buck | 360 CAL

bulleit rye | lemon | ginger beer |

angostura bitters

Southern twist on a Dark + Stormy, highlighted with Bulleit high-rye whiskey.

french 77 | 230 CAL

st-germain elderflower liqueur | bombay

sapphire gin lemon | prosecco

A bright + floral take on the timeless classic created at "Harry's New York Bar" in Paris, France.

coconut collins | 210 CAL

absolut vodka | lemon | coconut water

Refreshing + mindful concoction accentuated with nutrient-dense coconut water, nature's natural electrolyte beverage. Topped with toasted coconut.

fresh margarita | 210 CAL

patron silver tequila | lime | cane sugar

Freshly squeezed lime juice, cane sugar + Patron Silver tequila.

KIDS' MENU AVAILABLE

2 drinks always available for general admission, always for children's menu only.

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness. Additional nutritional information is available upon request. In bar/restaurant, please inform your server if a person in your party has a food allergy.

Please ask your server for our spirit selections

BEER

1000-1500 CAL

regional craft

ipa | lager | pale ale | wheat

always available

corona light | corona extra | heineken | samuel adam boston lager | stella artois budweiser | bud light | michelob ultra

WINE

140-393 CAL

607 | 807

sparkling | blush

*bevanger white zinfandel, usa
mionetto prosecco d.o.c.g. brut nv, italy (187 ml only)*

white

*brancott sauvignon blanc, new zealand
clean state riesling, germany
clos du bois chardonnay, usa
meridian pinot grigio, usa*

red

*diablos malbec, argentina
clos du bois merlot, usa
estancia cabernet sauvignon, usa
estancia pinot noir, usa*

BISTRO

ETASAMES WITH 4-10PST

ASK ABOUT OUR SEASONAL MENU ITEMS

Bistro To Go, available in the evenings

Call the Front Desk to place your order and pick up in the Bistro

Please ask your server for bottle prices

FRUITS + GRAINS

classic fruit + yogurt bowl | 310 CAL
greek yogurt, fresh berries, granola + honey

classic or vanilla nut oatmeal | 430 | 390 CAL
classic with banana + candied nuts, or vanilla-infused oatmeal, maple syrup, bananas + candied nuts

awakening açai bowl | 670 CAL
açai smoothie topped with fresh berries, bananas + granola

fruit + berry bowl | 70 CAL
fresh mint

BREAKFAST BOARDS

avocado toast | 480 CAL
avoc + lemon + flaky sea salt on whole grain toast with pickled red onions, roasted tomatoes, hard-cooked egg + lemon-dressed arugula

contemporary continental | 410-580 CAL
choice of cheerys or granola, strawberries, milk, banana bread + orange juice, coffee or tea

EGGS

eggs your way* | 560-810 CAL
choice of applewood-smoked bacon, chicken or pork sausage or thin-sliced prosciutto, with breakfast potatoes + choice of artisan or whole grain toast

two egg omelette | 1080 CAL
gruyere, caramelized onions + applewood-smoked bacon

egg white frittata | 370 CAL
monterey jack cheese, avocado, lightly dressed arugula, torn basil, cucumber + grape tomatoes

farm stand breakfast bowl* | 750 CAL
oven-roasted broccolini, tomatillos, baby kale, + breakfast potatoes topped with two cage-free eggs your way, basil pesto + parmesan

bistro breakfast sandwich | 820 CAL
cage-free scrambled eggs, applewood-smoked bacon, aged white cheddar, arugula + avocado on a brioche roll

EGGS

balanced breakfast sandwich | 430 CAL
scrambled cage-free egg whites, turkey breast with arugula, roasted green chiles + cheddar on craftish muffin

breakfast burrito | 950 CAL
cage-free scrambled eggs, applewood-smoked bacon, breakfast potatoes, cheddar in a tortilla with tomato salsa + avocado mash

GRIDDLED

lemon blueberry ricotta pancakes | 700 CAL
topped with blueberry reduction + whipped ricotta, Vermont maple syrup

banana bread french toast | 1080 CAL
dipped in cinnamon-vanilla custard + griddled, topped with powdered sugar, fresh bananas, whipped ricotta + candied walnuts, Vermont maple syrup

BITES + BOARDS

crispy brussels sprouts | 530 | 810 CAL
fried brussels sprouts, parmesan + lemon, with garlic aioli

pesto prosciutto flatbread | 720 CAL
pesto, roasted tomatoes, ricotta + prosciutto

margherita flatbread | 620 CAL
roasted tomatoes, basil + cheese

SOCIAL SNACKS

french fries + dip trio | 1070 CAL
spicy ketchup, garlic aioli + green goddess ranch

skillet meatballs | 800 CAL
pomodoro sauce, ricotta + parmesan, with artisan toast

grilled chicken + bacon quesadilla | 850 CAL
tomato salsa, avocado mash

classic chicken wings | 1040-1180 CAL
traditional or hot honey garlic

GREENS + GRAINS

modern cobb salad | 750 CAL
little gems, grilled chic ken, applewood-smoked bacon, hard-cooked egg, grape tomatoes, pickled red onions, gorgonzola + green goddess ranch

little gems caesar | 400 | 790 CAL
parmesan, olive oil toasted croutons, creamy caesar, add chicken | 110 CAL

mediterranean grain bowl | 820 CAL
grilled chicken, roasted broccolini, lemon-dressed arugula, goat cheese, tomatoes + almonds over quinoa + brown rice

BISTRO CLASSICS

the bistro burger | 800-1460 CAL
gruyere, lettuce, tomato + garlic aioli on a brioche roll, with french fries or arugula salad

green goddess chicken blt | 800-1460 CAL
applewood-smoked bacon, avocado, lettuce, pickled red onions, tomato + green goddess ranch, stacked between toasted artisan bread, with french fries or arugula salad

three-cheese grilled cheese + tomato soup | 840 CAL
white cheddar, gruyere + parmesan on artisan bread, classic tomato soup

individual chicken pot pie | 830 CAL
roasted chicken, vegetables + herbs, topped with flaky pie crust

vegetable baked pasta | 820 CAL
roasted peppers, broccolini + tomatoes, baked with pesto cream sauce, parmesan

roasted herb chicken breast | 470 CAL
broccolini + lemon-dressed arugula

SWEETS

dark chocolate + sea salt cookie | 380 CAL
ask for if warmed to order

old-fashioned carrot cake | 560 CAL
cream cheese frosting + candied walnuts with whipped ricotta



Business Information

KSS HOTEL, LLC: W18372771

General Information

Department ID Number:

W18372771

Business Name:

KSS HOTEL, LLC

Principal Office:

1922 GREENSPRING DR
LUTHERVILLE-TIMONIUM MD 21093

Resident Agent:

DANIEL M. DRIVER
1922 GREENSPRING DR
LUTHERVILLE-TIMONIUM MD 21093

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/03/2017 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1803 Porter St. aka 1215 E Fort Ave.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 3

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

Brewery 1

PREPARED BY: Chase DATE: 9/3/19

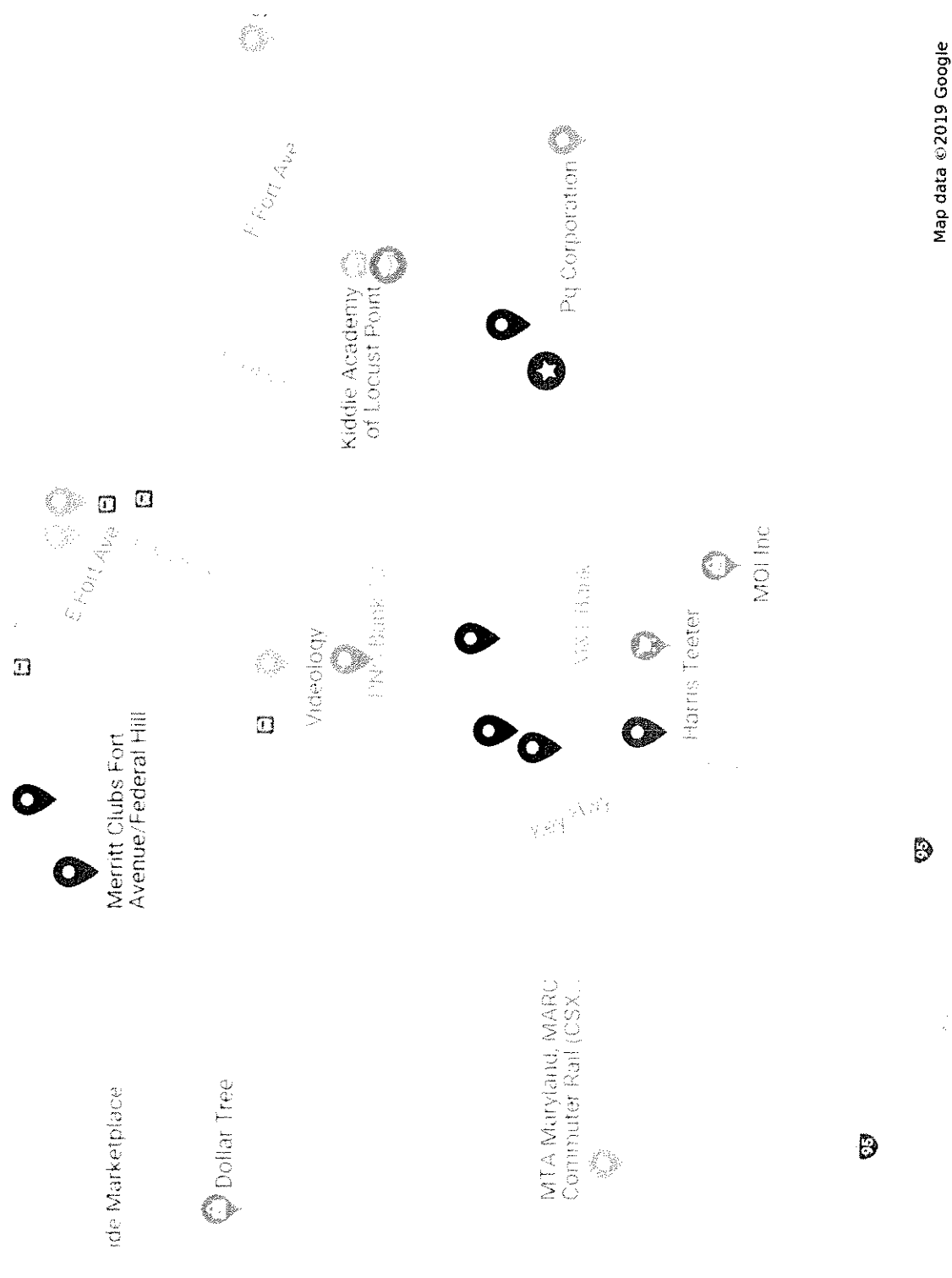
1803 Porter St. aka 1215 E. Fort Ave.

Licensed Establishments

- 1803 Porter St. aka 1215 E. Fort Ave LBHM
- Barracudas LBD7
- Diamondback Brewing Company D
- Harry's Restaurant & Bar LBD7
- Iron Rooster LB
- L.P. Steamers WD
- Ludlow Market LBD7
- Merritt Clubs Fort Avenue/Federal Hill LBD7
- Samos WD
- The Cellars WD
- The Urban Oyster LB
- World of Beer LB

Schools

- Kiddie Academy of Locust Point



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):	N/A
Corporation Name:	KSS Hotel, LLC
Location Address:	1803 Porter Street aka 1215 E. Fort Ave,
License Type:	Hotel/Motel License <input checked="" type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input checked="" type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input checked="" type="checkbox"/>
Date Posted?	9/5/2019
Estimated Date of Removal?	9/16/2019
Are there any other licensed establishments within a two block radius?	Yes <input checked="" type="checkbox"/>

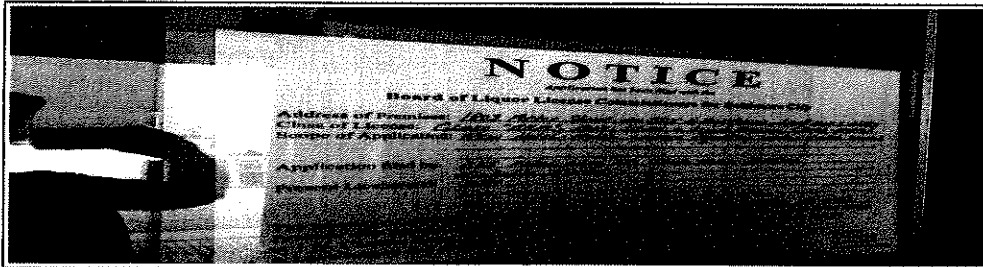
Other licensed locations - Describe/Note:

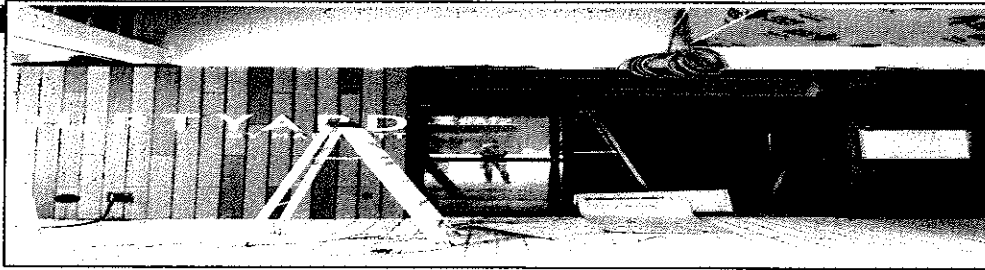
Please see maps for additional locations.

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

Filed application for new class B-HM license with outdoor table service. The establishment is not open and operating, it is still under construction.

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltime\terri.chase

8/27/2019

11:01:40 AM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Nicholas M. Driver
<i>Address of Premises:</i>	1803 Porter St. aka 1215 E. Fort Ave.
<i>Inspector:</i>	i:\0#.w\baltime\joann.martin
<i>Date Posted:</i>	9/5/2019
<i>Time Posted:</i>	1:00 PM
<i>Date Rechecked:</i>	9/16/2019
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

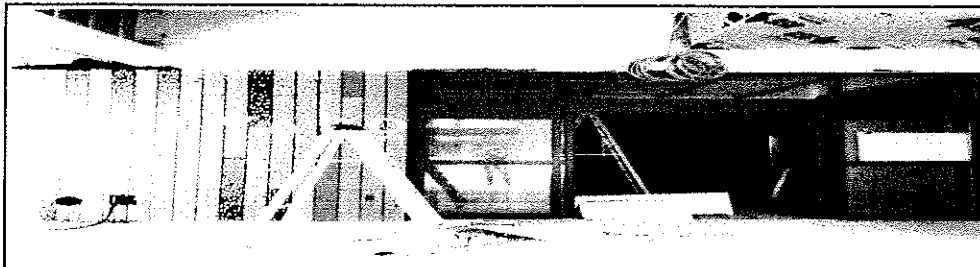
Summary on location of sign posted:

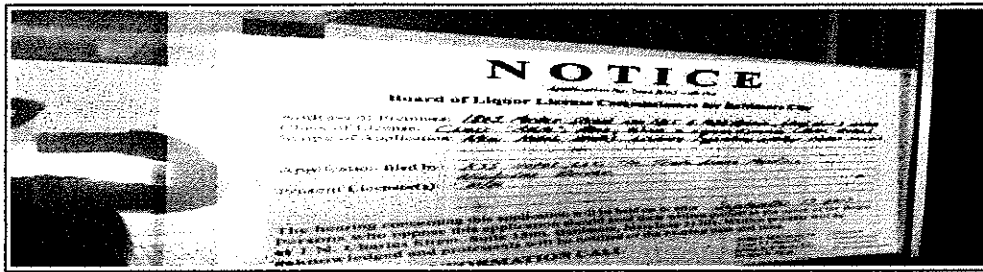
Re posted on front door of building (inside)

Summary on location of sign rechecked:

Sign remained posted for the ten day period

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

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

**Online Use & Occupancy Permit
 Application**

Property Address: Block/Lot: 2034/004A

1215 E FORT AVE LU 3

Permit No: **USE2019-53841**

Applicant:
 MARGARET GIORDANO
 25 S. CHARLES STREET 21ST FLOOR BALTIMORE MD 21201

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

Owner/Lessee:
 Owner FORT HOTEL, LLC

Total : **98.00**

Lessee KSS HOTEL, LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Hotel or Motel

Proposed Use : (Commercial) Hotel or Motel

	Dwelling:	Rooming:	Efficiency:
Existing Count:	223	00	00
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	08/05/2019		BATT
FIRE DEPARTMENT REFERRAL	08/02/2019		LDZI
HEALTH DEPARTMENT INSPECTION	08/05/2019		JWEL
MINOR PRIVILEGE	08/02/2019		MPRV
One Stop Permit Office Review	08/02/2019		LONG
Application Received		08/02/2019	
Zoning Sign-off	08/02/2019	08/02/2019	

District:901

MINOR PRIVILEGE:

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

TO USE THE PREMISES AS A HOTEL WITH BISTRO AND OUTDOOR TABLE SERVICE.

AFFIDAVIT BY: MARGARET GIORDANO

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

Project Name: SHANER HOTEL

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: **KSS HOTEL, LLC**

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

2013, c. 666, § 1, eff. June 1, 2013; Acts 2014, c. 45, § 1, eff. April 8, 2014; Acts 2014, c. 219, § 1, eff. July 1, 2014; Acts 2014, c. 388, § 1, eff. July 1, 2014; Acts 2014, c. 483, § 1, eff. July 1, 2014; Acts 2014, c. 504, § 1, eff. July 1, 2014; Acts 2014, c. 517, § 1, eff. July 1, 2014; Acts 2014, c. 518, § 1, eff. July 1, 2014; Acts 2014, c. 517, § 1, eff. Oct. 1, 2014; Acts 2014, c. 518, § 1, eff. Oct. 1, 2014; Acts 2014, c. 522, § 1, eff. July 1, 2014; Acts 2014, c. 586, § 1, eff. July 1,

2014; Acts 2015, c. 22, § 1, eff. April 14, 2015; Acts 2015, c. 62, § 1, eff. July 1, 2015; Acts 2015, c. 85, § 1, eff. July 1, 2015; Acts 2015, c. 107, § 1, eff. Oct. 1, 2015; Acts 2015, c. 205, § 1, eff. July 1, 2015; Acts 2015, c. 255, § 1, eff. July 1, 2015; Acts 2015, c. 264, § 1, eff. July 1, 2015; Acts 2015, c. 280, § 1, eff. July 1, 2015, related to class B beer, wine and liquor licenses, repealed by Acts 2016, c. 41, § 1, eff. July 1, 2016.

Library References

Intoxicating Liquors ≈55, 91.
Westlaw Topic No. 223.

C.J.S. Intoxicating Liquors §§ 163 to 165, 409 to 410.

Research References

Encyclopedias

Maryland Law Encyclopedia Alcohol and Intoxication § 29. Fees for License or Permit.

Notes of Decisions

Multiple licenses 1

1. Multiple licenses

Statute prohibiting granting of more than one license to any single licensee in each county of

state did not apply to liquor licenses, so as to preclude issuance of licenses to various restaurants operated under common name. Board of License Com'rs of Carroll County v. Pizza Hut of Maryland, Inc., 1993, 620 A.2d 953, 95 Md.App. 291. Intoxicating Liquors ≈ 57.1

§ 12-904. Class B-BWL (H-M) license

Scope of section

(a) This section does not apply to:

- (1) a restaurant not located in a hotel or motel; or
- (2) a catering establishment.

Established

(b) There is a Class B-BWL (H-M) license.

Scope of authorization

(c) The Board may issue the license for use by a hotel or motel that has:

- (1) a dining room with facilities for preparing and serving regular meals for at least 125 individuals at one seating;
- (2) at least 100 rooms for the accommodation of the public; and
- (3) a capital investment of not less than \$500,000.

Fees

(d)(1) The annual license fee is \$6,500.

(2) In addition, the license holder annually shall pay:

- (i) \$1,000, if the licensed premises has fewer than 100 rooms;
- (ii) \$500, if the license holder provides live entertainment; and

(iii) \$200, if the license holder provides outdoor table service.
 Added by Acts 2016, c. 41, § 2, eff. July 1, 2016.

Legislative Notes

Revisor's Note (Acts 2016, c. 41):

This section is new language derived without substantive change from former Art. 2B, § 6-201(d)(2), (5), and (6).

In the introductory language of subsection (c) of this section, the reference to "the Board" is added for clarity.

Also in the introductory language of subsection (c) of this section, the former references to "the minimum criteria of subparagraph (iv) of this paragraph" and "[t]he minimum criteria for the issuance of a Class B-BWL (H-M) license are as follows" are deleted as surplusage.

In subsection (c)(1) of this section, the reference to "individuals" is substituted for the former reference to "persons" because this subsection refers only to human beings.

In subsection (d)(2)(iii) of this section, the former reference to "cafe" service is deleted as included in the reference to "outdoor" service.

The Alcoholic Beverages Article Review Committee notes, for consideration by the General Assembly, that whether the license authorizes the holder to sell alcoholic beverages for on-premises consumption, off-premises consumption, or on- and off-premises consumption is not stated in statutory law. In addition, the hours and days of sale for the license are not stated.

Defined terms: "Board" § 1-101

"Hotel" § 1-101

"Restaurant" §§ 1-101, 12-101

Historical and Statutory Notes

Derivation:

Former Art. 2B, § 6-201, amended by Acts 1994, c. 3, §§ 1, 2, eff. Feb. 28, 1994; Acts 1994, c. 218, § 1, eff. May 2, 1994; Acts 1994, c. 239, § 1, eff. June 1, 1994; Acts 1994, c. 240, § 1, eff. Oct. 1, 1994; Acts 1994, c. 263, § 1, eff. Oct. 1, 1994; Acts 1994, c. 388, § 1, eff. Oct. 1, 1994; Acts 1994, c. 392, § 1, eff. Oct. 1, 1994; Acts 1994, c. 394, § 1, eff. Oct. 1, 1994; Acts 1994, c. 404, § 1, eff. Oct. 1, 1994; Acts 1994, c. 426, § 1, eff. Oct. 1, 1994; Acts 1994, c. 504, § 1, eff. June 1, 1994; Acts 1994, c. 726, § 1, eff. May 26, 1994; Acts 1995, c. 3, §§ 1, 2, eff. March 7, 1995; Acts 1995, c. 24, § 1, eff. Oct. 1, 1995; Acts 1995, c. 88, § 1, eff. April 11, 1995; Acts 1995, c. 458, § 1, eff. Oct. 1, 1995; Acts 1996, c. 162, § 1, eff. Oct. 1, 1996; Acts 1996, c. 366, § 1, eff. Oct. 1, 1996; Acts 1997, c. 27, § 1, eff. Oct. 1, 1997; Acts 1997, c. 114, § 1, eff. July 1, 1997; Acts 1997, c. 502, § 1, eff. June 1, 1997; Acts 1997, c. 506, § 1, eff. Oct. 1, 1997; Acts 1997, c. 703, § 1, eff. Oct. 1, 1997; Acts 1997, c. 726, §§ 1, 2, eff. Oct. 1, 1997; Acts 1997, c. 738, § 1, eff. June 1, 1997; Acts 1998, c. 61, § 1, eff. Oct. 1, 1998; Acts 1998, c. 313, § 1, eff. Oct. 1, 1998; Acts 1998, c. 593, § 1, eff. Oct. 1, 1998; Acts 1999, c. 34, § 1, eff. April 13, 1999; Acts 1999, c. 39, § 1, eff. Oct. 1, 1999; Acts 1999, c. 78, § 1, eff. Oct. 1, 1999; Acts 2000, c. 138, § 1, eff. July 1, 2000; Acts 2000, c. 233, § 1, eff. Oct. 1, 2000; Acts 2000, c. 446, § 1, eff. Oct. 1, 2000; Acts 2000, c. 450, § 1, eff. Oct. 1, 2000; Acts 2000, c. 454, § 1, eff. Oct. 1, 2000; Acts 2000, c. 478, § 1, eff. Oct. 1, 2000; Acts 2001, c. 29, § 1,

eff. April 10, 2001; Acts 2001, c. 91, § 1, eff. April 10, 2001; Acts 2001, c. 467, § 1, eff. Oct. 1, 2001; Acts 2001, c. 488, § 1, eff. Oct. 1, 2001; Acts 2001, c. 523, § 1, eff. Oct. 1, 2001; Acts 2001, c. 525, § 1, eff. Oct. 1, 2001; Acts 2002, c. 241, § 1, eff. Oct. 1, 2002; Acts 2002, c. 581, § 1, eff. July 1, 2002; Acts 2003, c. 123, § 1, eff. June 1, 2003; Acts 2003, c. 150, § 1, eff. June 1, 2003; Acts 2003, c. 151, § 1, eff. June 1, 2003; Acts 2003, c. 156, § 1, eff. Oct. 1, 2003; Acts 2003, c. 257, § 1, eff. Oct. 1, 2003; Acts 2004, c. 25, § 1, eff. April 13, 2004; Acts 2004, c. 204, § 1, eff. June 1, 2004; Acts 2004, c. 277, § 1, eff. June 1, 2004; Acts 2004, c. 453, § 1, eff. June 1, 2004; Acts 2005, c. 12, § 1, eff. June 1, 2005; Acts 2005, c. 25, § 1, eff. April 12, 2005; Acts 2005, c. 46, § 1, eff. July 1, 2005; Acts 2005, c. 47, § 1, eff. July 1, 2005; Acts 2005, c. 48, § 1, eff. April 12, 2005; Acts 2005, c. 48, § 2, eff. April 12, 2005; Acts 2005, c. 65, § 1, eff. June 1, 2005; Acts 2005, c. 70, § 1, eff. Oct. 1, 2005; Acts 2005, c. 84, § 1, eff. June 1, 2005; Acts 2005, c. 150, § 1, eff. Oct. 1, 2005; Acts 2005, c. 346, § 1, eff. June 1, 2005; Acts 2006, c. 132, § 1, eff. June 1, 2006; Acts 2006, c. 137, § 1, eff. Oct. 1, 2006; Acts 2006, c. 138, § 1, eff. Oct. 1, 2006; Acts 2006, c. 302, § 2, eff. July 1, 2006; Acts 2006, c. 547, § 1, eff. July 1, 2006; Acts 2007, c. 5, § 7, eff. March 22, 2007; Acts 2007, c. 222, § 1, eff. July 1, 2007; Acts 2007, c. 335, § 1, eff. June 1, 2007; Acts 2007, c. 376, § 1, eff. July 1, 2007; Acts 2007, c. 409, § 1, eff. July 1, 2007; Acts 2007, c. 463, § 1, eff. July 1, 2007; Acts 2007, c. 466, § 1, eff. July 1, 2007; Acts 2008, c. 110, § 1, eff. June 1, 2008; Acts 2008,

Statute Text

Article - Alcoholic Beverages

[Previous][Next]

§12-1604.

(a) This section applies only to the 46th alcoholic beverages district, which at all times is coterminous with the 46th legislative district in the Legislative Districting Plan of 2002 as ordered by the Maryland Court of Appeals on June 21, 2002.

(b) Except as provided in subsections (c) and (d) of this section, the Board may not issue a new license in the 46th alcoholic beverages district.

(c) (1) The Board may issue:

(i) a 1-day license; and

(ii) except as provided in paragraph (2) of this subsection, and subject to paragraphs (3) and (4) of this subsection, a Class B beer, wine, and liquor license for use by a restaurant if the average daily receipts from the sale of food are at least 51% of the total daily receipts of the restaurant.

(2) The Board may issue a Class B beer, wine, and liquor license:

(i) for a restaurant in ward 26, precinct 8, ward 4, precinct 1, or ward 3, precinct 3 that has:

1. seating for more than 150 individuals;

2. a minimum capital investment of \$700,000; and

3. subject to paragraph (3) of this subsection, average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant;

(ii) for a restaurant in ward 4, precinct 1, or ward 22, precinct 1, if the restaurant has:

1. seating for more than 75 individuals;

2. a minimum capital investment of \$700,000;

3. average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant; and

4. except as provided in paragraph (5) of this subsection, no sales for off-premises consumption;

(iii) for not more than three restaurants in a residential planned unit development for Silo Point as approved by the Mayor and City Council of Baltimore City in Ordinance 04-697 on June 23, 2004, if each restaurant has:

1. a minimum capital investment of \$700,000;

2. seating for more than 75 individuals;

3. average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant; and

4. except as provided in paragraph (5) of this subsection, no sales for off-premises consumption;

(iv) for not more than three restaurants in a business planned unit development in ward 24, precinct 5, if each restaurant:

1. has a minimum capital investment of \$700,000;

2. has seating for more than 75 individuals, but not more than 150 individuals;

3. has average daily receipts from the sale of food that are at least 51% of the total daily receipts of the restaurant; and

4. except as provided in paragraph (5) of this subsection, may not sell for off-premises consumption; and

(v) for a restaurant in the area that is commonly known as Port Covington, bounded on the north by Interstate 95, on the east by the South Locust Point Terminal, and on the south and west by the Patapsco River, and that has:

1. seating for more than 150 individuals;

2. a minimum capital investment of \$700,000; and

3. subject to paragraph (3) of this subsection, average daily receipts from the sale of food that are at least 60% of the total daily receipts of the restaurant.

(3) When a license is renewed, the license holder shall file with the Board a statement of average daily receipts and an affidavit of a licensed certified public accountant that verify that the license holder has met the requirement under paragraph (1)(ii) or (2)(i)3 or (v)3 of this subsection.

(4) (i) A license may not be issued under paragraph (1)(ii) of this subsection for use in an establishment that is a fast-food-style restaurant.

(ii) A license issued under paragraph (1)(ii) of this subsection may not be transferred from the location of its first issuance.

(5) The Board may issue a Class B beer, wine, and liquor license for a restaurant in ward 21, precinct 4 in the 1400 block of Warner Street that has:

(i) seating for more than 150 individuals;

(ii) average daily receipts from the sale of food that are at least 40% of the total daily receipts of the restaurant; and

(iii) no sales for off-premises consumption.

(6) A license specified under this subsection, including a license that does not allow sales for off-premises consumption, may include an off-sale privilege for sales of refillable containers under a refillable container license issued in accordance with § 12-1102 of this title.

(d) (1) The Board may issue a Class D beer, wine, and liquor license to an applicant who holds or has applied for a Class 9 limited distillery license.

(2) A Class D beer, wine, and liquor license issued under this subsection may be transferred only to a holder of a Class 9 limited distillery license.

(e) The Board may issue:

(1) a Class C beer, wine, and liquor license in the 200 block of Holliday Street in ward 3, precinct 3;

(2) a Class C beer, wine, and liquor license in the 200 block of South Central Avenue in ward 3, precinct 3; and

(3) subject to subsection (f) of this section, a Class D beer license for the area in ward 24, precinct 5 that is bounded by East Fort Avenue on the north, the CSX access way on the east, East McComas Street on the south, and Whetstone Way on the west.

(f) A Class D beer license may be transferred into the area specified under subsection (e)(3) of this section if originally issued for another area.

(g) Notwithstanding subsection (c)(1) and (2) of this section, the Board may not issue a Class B beer, wine, and liquor restaurant license in:

(1) the area covered by the Key Highway East Industrial Area Urban Renewal Plan, as adopted by the Mayor and City Council of Baltimore City in Ordinance 986 on June 29, 1987;

(2) the area covered by the Key Highway Urban Renewal Plan, as adopted by the Mayor

and City Council of Baltimore City in Ordinance 622 on March 12, 1986;

(3) (i) ward 1, precinct 4 or 5;

(ii) ward 23, precinct 1; and

(iii) ward 24, precinct 5; and

(4) the area known as Pen Lucy, ward 9, precincts 1 and 2.

(h) (1) Except as provided in paragraphs (2) and (3) of this subsection, the Board may not issue a license for:

(i) ward 1, precincts 4 and 5;

(ii) ward 23, precinct 1; or

(iii) ward 24, precinct 5.

(2) The Board may issue not more than two Class B beer, wine, and liquor licenses, so that the cumulative number of licenses issued or transferred is two, into the area of 829 through 919 E. Fort Avenue only if the Board:

(i) has executed a memorandum of understanding between the community associations in Riverside and Locust Point regarding the nature of the establishment; and

(ii) enforces the memorandum of understanding against any license holder that obtains a license under this paragraph and seeks to renew or transfer the license.

(3) (i) The Board may issue not more than a combined total of five Class B beer, wine, and liquor licenses for use by establishments on the north side of the 900 block of East Fort Avenue and on the west side of the 1400 block of Lawrence Street.

(ii) A license issued for an establishment in these areas may not be transferred to another establishment.

(4) The Board may issue not more than one Class B-HM (hotel-motel) beer, wine, and liquor license to a hotel in the 1200 block of East Fort Avenue.

[Previous][Next]

September 26, 2019

Applicant(s): Stephen Mowbray and Chuchart Kampirapang
Dee Group, LLC, T/a Dee@Thai
1301 N. Calvert Street 21202

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting outdoor table service.

(a) **Applicant(s) Information:** (1) Stephen Mowbray was born in Baltimore, MD in March of 1946. He lives in Baltimore, MD; and (2) Chuchart Kampirapang was born in Thailand in April of 1959. He lives in Alexandria, VA. Mr. Mowbray was a licensee at 1301 N. Calvert Street t/a Stang, LLC from 2014-2015.

(b) **Ownership Breakdown:** (1) Stephen Mowbray (0.5%); and (2) Chuchart Kampirapang (99.5%).

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

(d) **Qualified Voters:** Terry Trimble, Nancy Drayden Hebb, and John Mariani are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Dee Group, LLC is a MD LLC and as of 9/11/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/22/2019, and checked on 8/1/2019. This meets the 10-day rule. There are 7 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-5; and "BD7" BWL-1.

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

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: NEW CLASS B BOW CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1301 N. CALVERT ST

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: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: DEE GROUP LLC TRADE NAME: DEE@THAI

BUSINESS PHONE NUMBER: 443-627-8827 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: GARY MASLAN ADDRESS: 7504 EPOKLAN PHONE: 410-282-2700

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.)? BAR MUSIC + GRUBBY DJ Off Premises 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. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

STEPHEN MOWBRAY _____

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

700 WASHINGTON PL #3A BALTIMORE MD 21201 2 YEARS

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

3-____-46 _____ M _____ BALTIMORE MD

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

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

2. Applicant B

CHUCHART KAMPPIRAPANG _____

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

8318 ORVILLE ST ALEXANDRIA VA 22309 _____

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

04/____/1959 _____ MALC _____ THAILAND

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

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

3. Applicant C

N/A _____

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

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

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

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

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C 1301 N GPHURPT 2014-2018 STS NS LLC

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email
Pat chace kru easarn	1301 N Calvert St Baltimore MD 21202		

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licenses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-103 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: STEPHEN MOWBRAY ADDRESS: 700 WASHINGTON PL #3A BALTIMORE MD 21201 TITLE: MEMBER %OF STOCK HELD: .5
- 2) NAME: CHUCHART KAMPIRAPANG ADDRESS: 8318 ORVILLE ST ALEX VA 22309 TITLE: MEMBER %OF STOCK HELD: 99.5
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

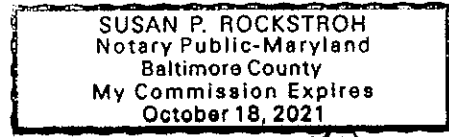
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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

[Signature]
Signature of Applicant A

I hereby certify that on the 16 day of May, 2019, before me, the subscriber, a notary public of the State of MD in and for Baltimore County, personally appeared Stephen Mowbray the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 10-18-21

Printed Name: Susan P Rockstroh

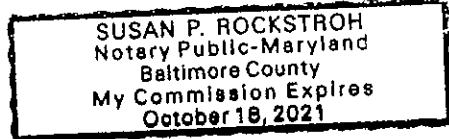


[Signature]
Signature of Applicant B

I hereby certify that on the 16 day of May, 2019, before me, the subscriber, a notary public of the State of MD in and for Baltimore County, personally appeared Chuchart Kampirapang the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 10-18-21

Printed Name: Susan P Rockstroh



Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: 200 E PRESTON ST LLC Phone Number: [REDACTED]

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

(I, WE) STEPHEN MOWBRAY - MEMBER (SOLE) HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1301 N. CALVERT ST, Baltimore, City with a Zip Code of 21202, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

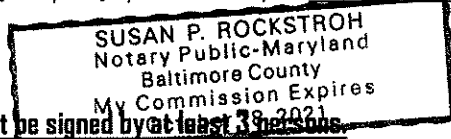
[Signature]
Signature of Landlord

I hereby certify that on the 17 day of May, 2019, before me, the subscriber, a notary public of the State of MD, in and for Baltimore County, personally appeared STEPHEN MOWBRAY 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: SUSAN P ROCKSTROH

[Notary Seal] My Commission expires 10-15-21



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

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

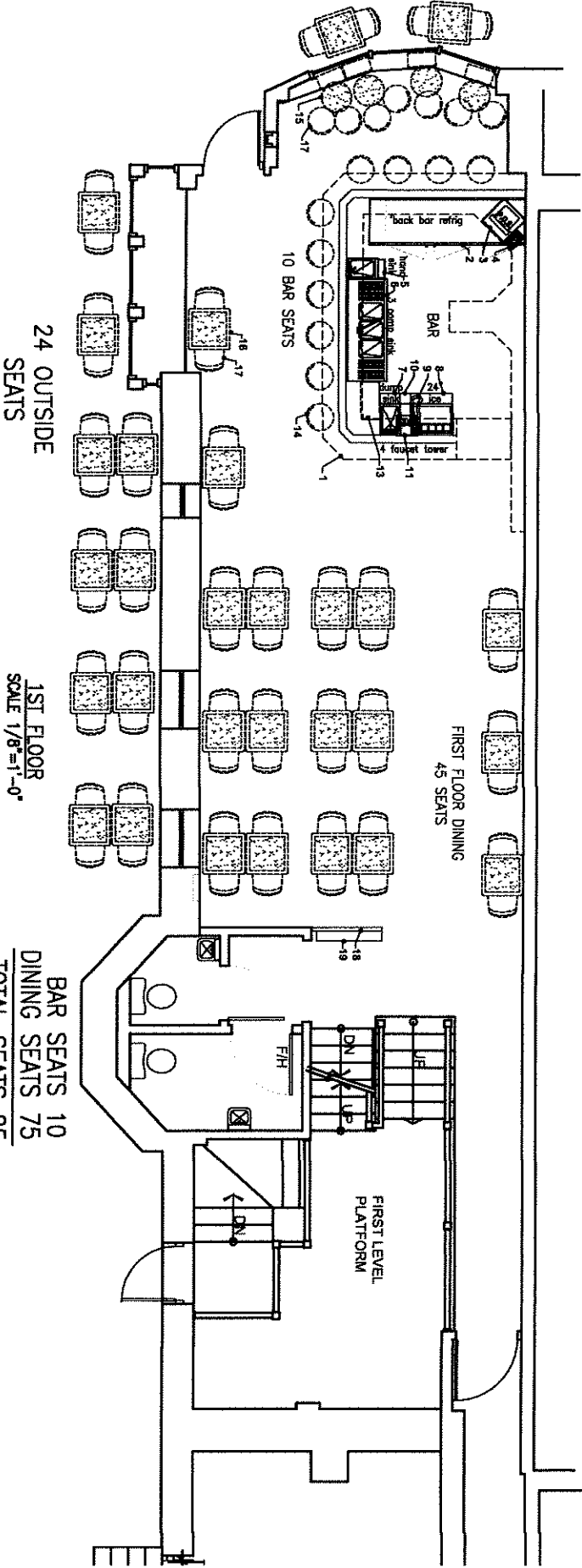
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Terry L. Trumble	5401 Elsie Ave. Baltimore, MD 21214	[Signature]	11/1971	10+ years
N. Drayden Hebb	304 Southway Baltimore 21248	[Signature]	7/1954	65 yrs
John Mariani	213A Cambridge St Baltimore, MD 2123	[Signature]	5/1962	10+ years

BOARD OF LIQUOR LICENSE COMMISSIONERS

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.

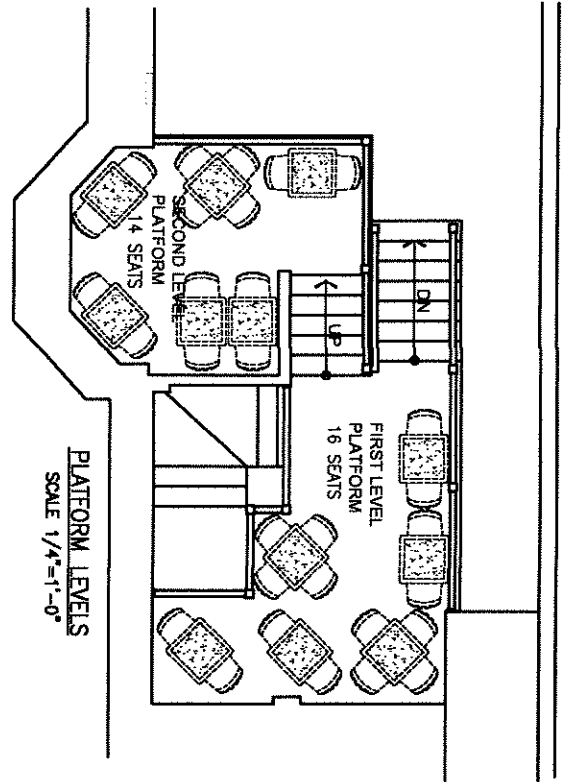
RECEIVED



24 OUTSIDE SEATS

1ST FLOOR SCALE 1/8"=1'-0"

BAR SEATS 10
DINING SEATS 75
TOTAL SEATS 85



PLATFORM LEVELS SCALE 1/4"=1'-0"

SECOND LEVEL PLATFORM 14 SEATS

FIRST LEVEL PLATFORM 16 SEATS



Business Name

DEE GROUP LLC: W19296250

General Information

Department ID Number:

W19296250

Business Name:

DEE GROUP LLC

Principal Office:

9110 BILLINGSLEY ROAD
WHITE PLAINS MD 20695

Resident Agent:

CHUCHART KAMPIRAPANG
9110 BILLINGSLEY ROAD
WHITE PLAIN MD 20695

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

12/18/2018 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1301 N. Calvert St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 5

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Steven Han DATE: 07/26/2019

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):	Dee@Thai
Corporation Name:	Dee Group, LLC.
Location Address:	1301 N. Calvert St
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	7/22/2019 <input type="checkbox"/>
Estimated Date of Removal?	8/1/2019 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

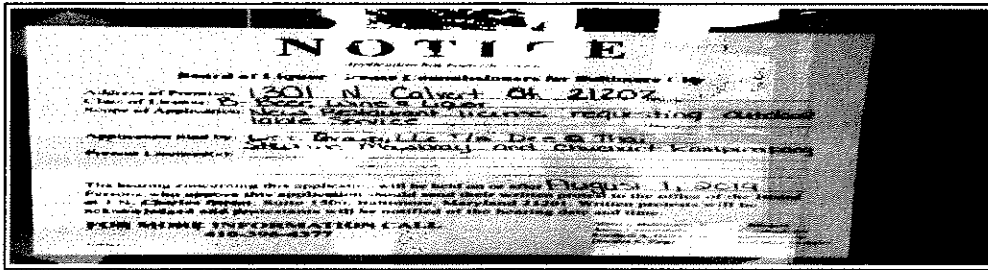
see map

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

the sign was up for 10 days

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time	
i:\0#.w\ baltimore\steven.han	8/2/2019	9:42:37 AM
Name of Licensee (if present)		
Approve		Disapprove

Back

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Stephen Mowbray
Address of Premises:	1301 N. Calvert St.
Inspector:	i:O#.w baltimore\steven.han
Date Posted:	7/22/2019
Time Posted:	
Date Rechecked:	8/1/2019
Time Rechecked:	
Manager or Owner when sign posted:	Patchaaree

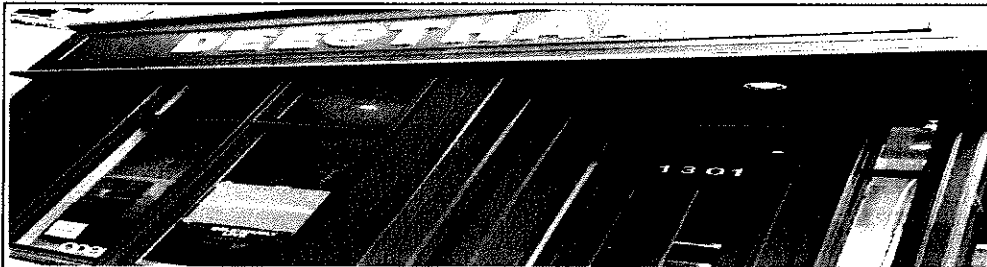
Summary on location of sign posted:

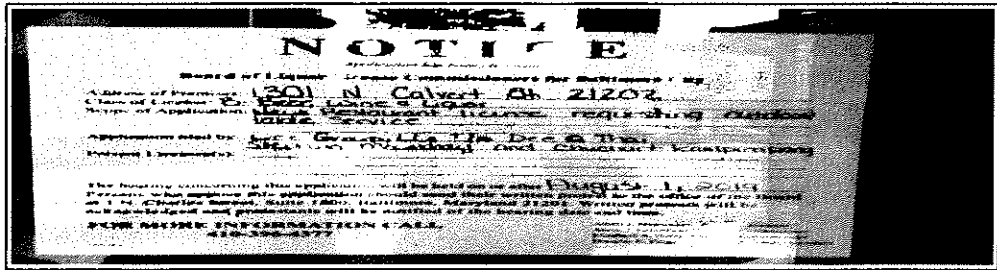
front window

Summary on location of sign rechecked:

up for 10 days

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
11	01	0468	032	6/12/19	101

PROPERTY ADDRESS: 200 E PRESTON ST

K/A ADDRESS: 1301 N CALVERT ST

OWNER: 200 EAST PRESTON LLC

ADDR: 1309 P STREET, NW #1 WASHINGTO

LESSEE: DEE GROUP LLC

ADDR: 9110 BILLINGSLEY ROAD WHITE PLA

LAND USE CODES 3-50 0000 0000 0000

USE GROUND FLOOR OF PORTION K/A 1301 N CALVERT ST AS A RESTAURANT

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-159009-400480 MISC.	1001-000000-2600-159009-400480 CH. USE	1001-000000-2600-159301-400490 NEW BLDG.	1001-000000-2600-159302-400490 ADDITIONS
		45.00		
1001-000000-2600-159302-400490 ALTERATIONS	1001-000000-2600-159304-400490 REPAIRS	1001-000000-2600-159304-400490 MISC. CONST.	1001-000000-2600-159000-400500 ELECT.	1001-000000-2600-159001-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-159902-400510 DISTRIB/EXH	1001-000000-2600-159902-400510 AIR COND.	1001-000000-2600-159902-400510 DISP. TANKS	1001-000000-2600-159905-400510 FIRE	1001-000000-2600-159906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508001-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-159306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-159009-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



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

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

September 26, 2019

Applicant(s): Christopher Kerns and Cory Cartwright
PHVIF II Baltimore F&B, LLC, T/a Hampton Inn Baltimore
550 Washington Boulevard 21230

Class: "B (H-M)" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Christopher Kerns was born in Wilmington, DE in May of 1975. He lives in Baltimore, MD; and (2) Cory Cartwright was born in Towson, MD in September of 1977. He lives in Shrewsbury, PA.

(b) **Ownership Breakdown:** (1) Christopher Kerns (1%); (2) Cory Cartwright (1%); and (3) PHVIF II Baltimore F&B, LLC (98%).

(c) **Purchase Price of Business:** The purchase price of the business is \$16,850,000. Down payment of \$1,000,000 was made. \$15,850,000 to be paid via loan at settlement.

(d) **Qualified Voters:** Martha White, Scott Stauber, and Sarah Stauber are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a 126-room hotel, to include outdoor patio, and live entertainment.

(f) **Corporate Standing:** PHVIF II Baltimore F&B, LLC is a MD LLC and as of 9/11/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/19/2019, and checked on 8/28/2019. This meets the 10-day rule. There are 13 licensed liquor establishments in the 4x4 area: "D" BW-2; "A" BWL-1; "B" BWL-3; "BD7" BWL-3; "Arena"-1; and "Hotel/Motel"-3.

(h) **Timeline:** Last Inspection by BLLC was performed 8/21/2019. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00

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

EXPLANATION OF REQUEST: Transfer from MCR Camden Licensee LLC CLASS TYPE: BIBL/HM

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: 550 Washington Boulevard, Baltimore, MD 21230

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: PHVIF II Baltimore F&B, LLC TRADE NAME: Hampton Inn Baltimore

BUSINESS PHONE NUMBER: 410-685-5000 BUSINESS EMAIL ADDRESS: cory.cartwright@hilton.com

ATTORNEY FOR THE APPLICANT: Leanne Schrecengost ADDRESS: 102 W. Pennsylvania Ave., Ste 600, Towson, MD 21204 PHONE: 410-823-1800

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: Lobby/dining 110, mtg rm 106, banquet rm 50, Patio 30

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

I. Applicant A

Christopher Kerns [REDACTED] [REDACTED]

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

1011 Lake Avenue Baltimore MD 21212 7+ years

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

05/1975 Male Wilmington, DE

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

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

2. Applicant B

Cory Cartwright [REDACTED] [REDACTED]

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

6 Lois Lane Shrewsbury PA 17361 n/a

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

09/1977 Male Towson, MD

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

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

3. Applicant C

N/A

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

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

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

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

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

Mr. Kerns holds this license for the Hampton Inn, Baltimore located at 550 Washington Blvd., Baltimore since 2013, the license for Courtyard by Marriott located at 1000 Alceanna St., Baltimore, since 2018 and Homewood Suites, 625 S. President St., Baltimore, MD since 2018.

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

Applicant A B C

[Redacted area]

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

Applicant A B C

Mr. Kerns holds 1% interest in Crestline Hotels & Resorts, Inc.-Baltimore, which holds the liquor licenses for the Courtyard by Marriott located at 1000 Alceanna St., Baltimore, MD and Homewood Suites, 625 S. President St., Baltimore, MD.

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

Applicant A B C

Mr. Kerns' spouse holds the Uno's license located at 201 W. Pratt Street, Suite 108, Baltimore, MD.

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

Mr. Kerns holds 1% interest in Crestline Hotels & Resorts, Inc.-Baltimore, which holds the liquor licenses for the Courtyard by Marriott located at 1000 Alceanna St., Baltimore, MD and Homewood Suites, 625 S. President St., Baltimore, MD.

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email
Cory Cartwright	6 Lois Lane, Shrewsbury, PA	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-215 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Christopher Kerns ADDRESS: 1011 Lake Avenue, Baltimore, MD TITLE: Authorized Person/ Class B Member %OF STOCK HELD: 1
- 2) NAME: Cory Cartwright ADDRESS: 6 Lois Lane, Shrewsbury, PA TITLE: Authorized Person/ Class B Member %OF STOCK HELD: 1
- 3) NAME: PHVIF II Baltimore, LLC ADDRESS: 3500 Lenox Rd., Suite 625, Atlanta, GA TITLE: Manager & Sole Class A Member %OF STOCK HELD: 98
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

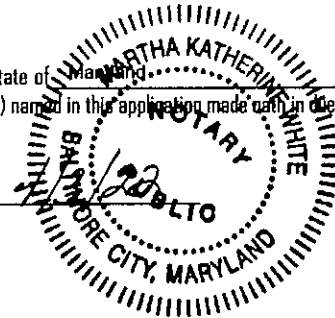
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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

[Signature] Christopher Kerns
Signature of Applicant A

I hereby certify that on the 26th day of June, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Christopher Kerns the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

Printed Name: Martha K. White



Cory Cartwright
Signature of Applicant B

I hereby certify that on the _____ day of _____, 2019, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared Cory Cartwright 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: _____

N/A

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

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

Name	Address	Phone	Email
Cory Cartwright	6 Lois Lane, Shrewsbury, PA	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Christopher Kerns ADDRESS: 1011 Lake Avenue, Baltimore, MD TITLE: Authorized Person/ Class B Member %OF STOCK HELD: 1
- 2) NAME: Cory Cartwright ADDRESS: 6 Lois Lane, Shrewsbury, PA TITLE: Authorized Person/ Class B Member %OF STOCK HELD: 1
- 3) NAME: PHVIF II Baltimore, LLC ADDRESS: 3500 Lenox Rd., Suite 625, Atlanta, GA TITLE: Manager & Sole Class A Member %OF STOCK HELD: 98
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Christopher Kerns

Signature of Applicant A

I hereby certify that on the _____ day of _____, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Christopher Kerns 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: _____

Cory Cartwright

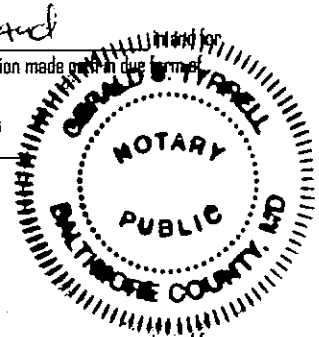
Cory Cartwright

Signature of Applicant B

I hereby certify that on the 27 day of June, 2019, before me, the subscriber, a notary public of the State of Maryland in and for _____, personally appeared Cory Cartwright 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: Gerald S Tyrell (Notary Seal) My Commission expires 1-22-2020

Printed Name: Gerald S Tyrell



N/A

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premises/landlord: PHVIF II Baltimore, LLC, 3600 Lenox Rd., Suite 625, Atlanta, GA Phone Number: [REDACTED]

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

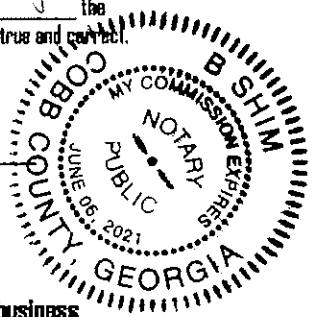
(I, WE) PHVIF II Baltimore, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 550 Washington Boulevard, Baltimore, MD, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Landlord

I hereby certify that on the 9 day of July, 2019 before me, the subscriber, a notary public of the State of Georgia in and for Cobb County personally appeared John Desai 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: B. Shim

(Notary Seal) My Commission expires 6-6-21



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Martha White	1011 E Lake Ave Baltimore MD 21224	<u>[Signature]</u>	09/1980	7+ years
Scott Stauber	3044 Dillon St. Baltimore MD 21224	<u>[Signature]</u>	08/1978	16+ years
Sarah Stauber	3044 Dillon St. Baltimore, MD 21224	<u>[Signature]</u>	03/1977	16 years
RECEIVED				

JUL 10 2019

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

Please note that this is a **Baltimore City** request will be provided to the **Liquor Board** public.



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBHM 017** Cert Num: **0255** Fee: **\$7,200.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 15033637
 Payment Date: 04-23-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **MCRB CAMDEN LICENSEE, LLC**
 Trade Name: **HAMPTON INN DOWNTOWN BALTIMORE**
 Zone Code: 27
 Phone: 410-685-5000
 Block Num: 550 Street: WASHINGTON BOULEVARD
 City: BALTIMORE State: MD Zip: 21230
 CR Number: 15033637

Portion of Business Used:
 USE ENTIRE PREMISES AS A 126 ROOM HOTEL TO INCLUDE OUTDOOR PATIO AND LIVE ENTERTAINMENT
 Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHRISTOPHER G.	KERNS	1011 LAKE AVENUE	BALTIMORE	MD	21212	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
RICHARD T.	MORSE	212 WEST 17TH STREET	NEW YORK	NY	10011	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

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Date	Comment	Action
08/09/2019	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of PHVIF II Baltimore F&B, LLC T/a Hampton Inn Baltimore, Christopher Kerns and Cory Cartwright on 7/10/19 /kk	Delete
04/01/2019	Requested Extension (Orioles Opening Day) on Thursday, April 04, 2019; Invoice #	Delete
05/22/2018	Alcohol Awareness expires 05/18/22 (Christian Ross Mendoza and Chuanyi Chu) John Murray.... /sb	Delete
07/08/2013	6/27/2013 Public Hearing re: Request for outdoor table service within property line of hotel. Board unanimously APPROVED extension.	Delete

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

License num: LBHM 017 Address: 550 WASHINGTON BOULEVARD
 Trade Name: HAMPTON INN DOWNTOWN BALTIMORE

Comment:

[Add Comment](#)

Hold Info



PROPOSED LOCATION: 550 Washington Blvd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

ARENA 1

HOTEL/MOTEL 3

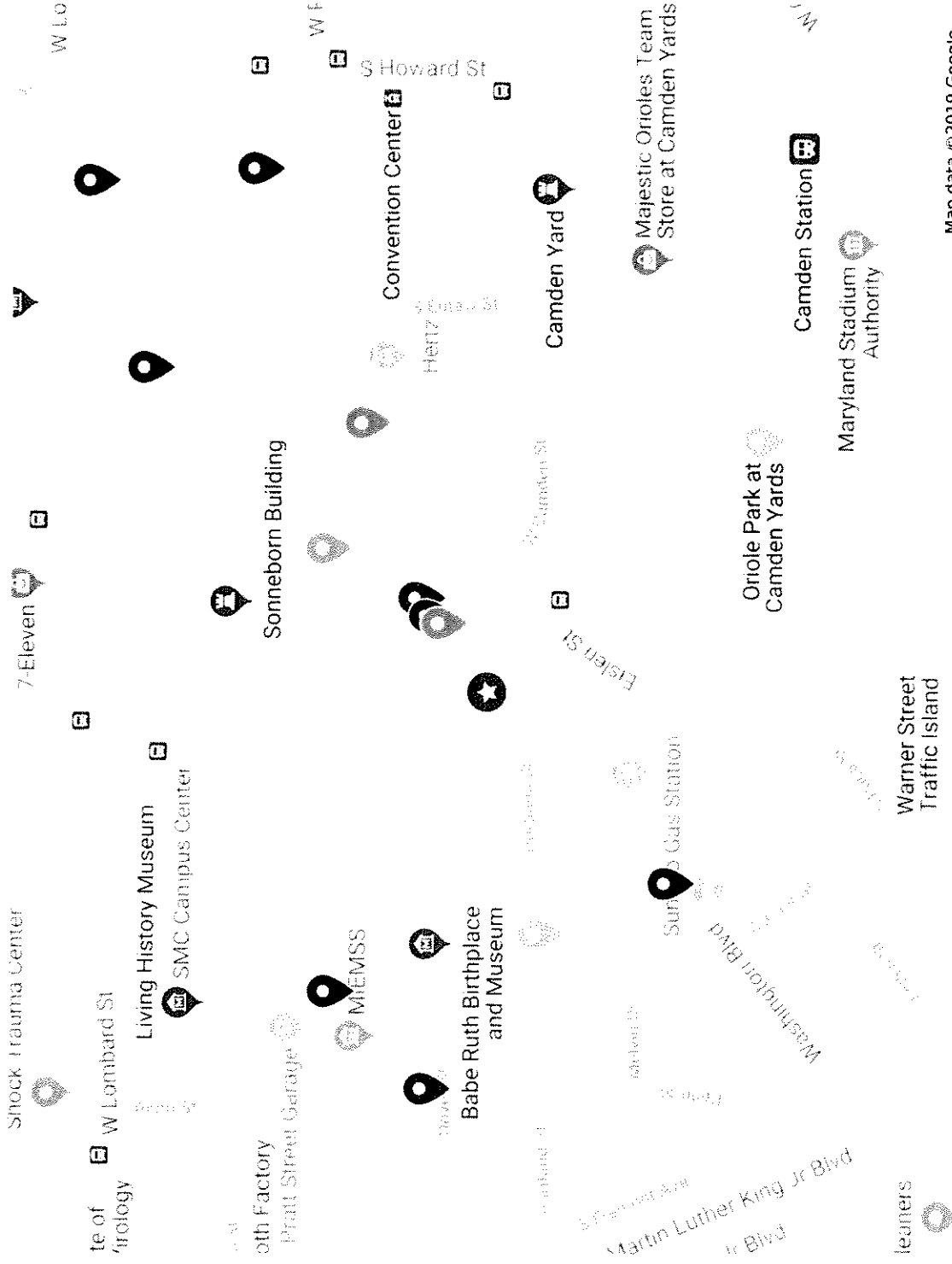
RACING _____

PREPARED BY: Chase DATE: 8/27/19

550 Washington Blvd

Licensed Establishments

- Hampton Inn Baltimore
- Sliders Bar and Grill LBD7
- Bulpen Sports Bar & Grill WD
- Pickles Pub LBD7
- Oriole Park at Camden Yards
LBAL
- Quigley's Half-Irish Pub LBD7
- The Corner Bistro & Wine Bar
WD
- Ridgely's Mini Mart LA
- Ebenezer Ethiopian
Restaurant LB
- Frank & Nic's West End Grille
LB
- Hilton Baltimore LBHM
- Luna Del Sea LB
- Baltimore Marriott Inner
Harbor LBHM
- Holiday Inn Baltimore-Inner
Harbor LBHM



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):	Hampton Inn Baltimore
Corporation Name:	PHVIF II Baltimore F & B, LLC
Location Address:	550 Washington Blvd
License Type:	Hotel/Motel License <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input checked="" type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input checked="" type="checkbox"/>
Date Posted?	8/19/2019
Estimated Date of Removal?	8/28/2019
Are there any other licensed establishments within a two block radius?	Yes <input checked="" type="checkbox"/>

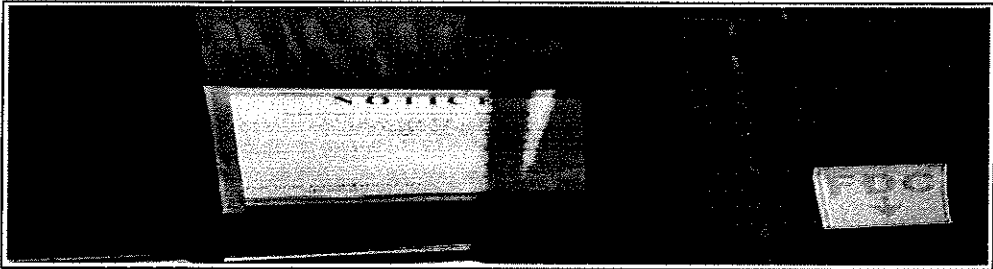
Other licensed locations - Describe/Note:

Please maps for additional locations

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

Filed application for transfer from MCR Camden Licensee LLC with outdoor table service and live entertainment which includes a DJ.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
i:O#.w/baltimore\terri.chase	8/21/2019	11:31:43 AM
Name of Licensee (if present)		
Approve		Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Christopher Kerns; Cory Cartwright
<i>Address of Premises:</i>	550 Washington Blvd
<i>Inspector:</i>	i:\0#\w\baltimore\terri.chase
<i>Date Posted:</i>	8/19/2019
<i>Time Posted:</i>	5:00 PM
<i>Date Rechecked:</i>	8/28/2019
<i>Time Rechecked:</i>	2:00 PM
<i>Manager or Owner when sign posted:</i>	Dante Amino

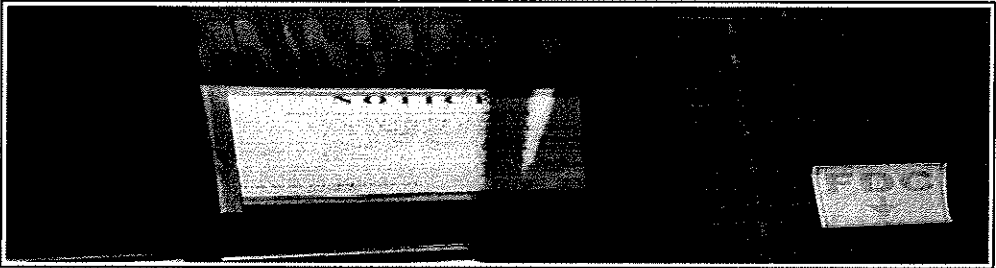
Summary on location of sign posted:

Sign posted on front window.

Summary on location of sign rechecked:

Sign still posted on the front window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

Back

BLLC Routine Inspection

Licensee Information

Address: 550 WASHINGTON BOULEVARD 21230

Trade Name: HAMPTON INN DOWNTOWN BALTIMORE

Corporation Name: MCRB CAMDEN LICENSEE, LLC

Type of License: Hotel/Motel License

Date/Time of Inspection: 8/21/2019 11:15:17 AM

Manager/Licensee: Dante Amino

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:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD? 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:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/6/2017

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - if Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe): Yes

Outdoor Table Service Yes

Violations

Violation Issued: No

Violations Noted:

Area's

Instructions Given to Licensee:

Inspector's Comments: Inspected on 8/19/2019 by Chase.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
22	03	0677	011	2/20/13	102

PROPERTY ADDRESS: 550 WASHINGTON BLVD

OWNER: MCRB CAMDEN LLC C/O MATT KINLDR: 550 WASHINGTON BLVD 21230
 LESSEE: MCRB CAMDEN LICENSEE LLC ADDR: 152 W 57TH ST 46 FLOOR NY NY

LAND USE CODES 1510 0000 0000 0000

(USE USE USE ENTIRE PREMISES AS A 126-ROOM HOTEL, TO INCLUDE OUTDOOR PATIO, LIVE ENTERTAINMENT.

1001-000000-2600-15800-400560 PER INSP	1001-000000-2600-15800-400480 MISC	1001-000000-2600-15800-400480 CH USE	1001-000000-2600-15800-400490 NEW BLDG	1001-000000-2600-15800-400490 ADDITIONS
		45.00		
1001-000000-2600-15800-400490 ALTERATIONS	1001-000000-2600-15800-400490 REPAIRS	1001-000000-2600-15800-400490 MISC CONST	1001-000000-2600-15800-400500 ELECT	1001-000000-2600-15800-400510 HYDRONIC STEAM HEAT
1001-000000-2600-15800-400510 DISTRIB EXH	1001-000000-2600-15800-400510 AIR COND	1001-000000-2600-15800-400510 OSR LINES	1001-000000-2600-15800-400510 FIRE	1001-000000-2600-15800-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-15800-400520 ELEVATOR	1001-000000-2600-15800-400520 PLUMBING	1001-000000-2600-15800-400520 S & E CONTROL	1001-000000-2600-15800-400511 CHAP	1001-000000-2600-15800-400230 TAX
	0.00			3.00
1001-000000-2600-15800-400490 RAZING	1001-000000-2600-15800-400540 FILING FEE	1001-000000-2600-15800-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-15800-400540 PENALTY	TOTAL FEES
	50.00			98.00

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



Richard Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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

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

September 26, 2019

Applicant(s): Marnell Cooper, Carlos Orihuela, and Michael Breitenbach
Merritt Beverage Baltimore, LLC T/a Hotel RL Baltimore Inner Harbor
207 E. Redwood Street 21202

Class: "B (H-M)" Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Marnell Cooper (1%); (2) Carlos Orihuela (1%); (3) Michael Breitenbach (1%); and (4) Merritt Hospitality, LLC (97%).

(b) **Corporate Standing:** Merritt Beverage Baltimore, LLC is a MD Corporation and as of 9/11/2019 is not in good standing.

(c) **Timeline of request:** On 12/19/2018 applicant(s) filed an application to transfer ownership of a Class "B (H-M)" BWL license. The Board approved the request on 2/21/2019. The 180 days of the request runs until 8/20/2019. On 8/16/2019 staff received hardship letter request from the applicants(s). As the 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 August 20, 2019).

Board's Decision:

ROYSTON

ROYSTON, MUELLER, McLEAN & REID, LLP

Leanne Schrecengost, Esq.
schrecengost@rmmr.com

The Royston Building
Suite 600
102 West Pennsylvania Avenue
Towson, Maryland 21204-4575

Tel: 410.823.1800
Fax: 410.823.3832
www.rmmr.com

August 16, 2019

VIA E-MAIL & HAND DELIVERY

Board of Liquor License Commissioners
for Baltimore City
231 E. Baltimore Street, 6th Floor
Baltimore, MD 21202

Re: Hotel RL Baltimore Inner Harbor
207 E. Redwood Street
Baltimore, MD 21202

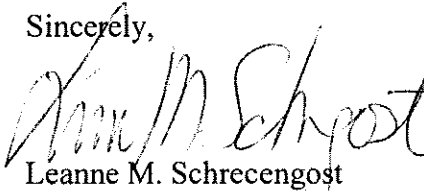
Dear Commissioners:

I write pursuant to Section 12-1705 of the Alcoholic Beverages Article to request a hardship hearing relating to the transfer of the Hotel RL liquor license from Red Lion Hotel Management, Inc. to Merritt Beverage Baltimore, LLC. The Board approved the transfer on February 21, 2019 and, through no fault of the hotel, the transfer will not be completed within the 180-day window.

Will you kindly place this matter on the September 26, 2019 agenda? The \$100 hearing fee is enclosed.

Thank you for your time and assistance. Please call me at (410) 823-1800 with any questions or concerns.

Sincerely,



Leanne M. Schrecengost

Enclosure

cc: Mr. Rick Hibbs (w/ encl. - via e-mail)
Thomas Akras, Esq. (w/encl. - via e-mail)

2019 AUG 16 PM 12:12

RECEIVED



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBHM 001** Cert Num: **0004** Fee: **\$7,000.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 15999379
 Payment Date: 04-30-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **RED LION HOTEL MANAGEMENT, INC.**
 Trade Name: **HOTEL RL BALTIMORE INNER HARBOR**
 Zone Code: 12
 Phone: 410-685-2381

Block Num: 207 Street: REDWOOD STREET EAST
 City: BALTIMORE State: MD Zip: 21202

CR Number: 15999379

Portion of Business Used:
 USE FLOORS 2-10 AS A 130 GUEST ROOM HOTEL AND FIRST FLOOR LOBBY AND RESTAURANT WITH LIVE ENTERTAINMENT. MEETING SPACE AND FITNESS ROOM IN RESTAURANT.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARNELL	COOPER	615 S. HANOVER STREET	BALTIMORE	MD	21230	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JULIE M.	LANGENHEIM	112 E. 1ST AVENUE #A4	POST FALLS	ID	83854	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
CARLOS	ORIHUELA	9077 FLAMEPOOL WAY	COLUMBIA	MD	21045	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
07/18/2019	7/17/2019 150 day transfer pending letters were sent....k/r	Delete
07/18/2019	5/16/2019 90 day transfer pending letters were sent....k/r	Delete
02/25/2019	2/21/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
01/10/2019	Application for transfer of ownership with continuation of live entertainment filed on behalf of Merritt Beverage Baltimore, LLC T/a Hotel RL Baltimore Inner Harbor, Marnell Cooper, Carlos Orihuela, and Michael Breitenbach on 12/19/18 /kk	Delete
04/06/2017	2017 food form was attached to 2017-2018 renewal application....k/r	Delete
04/06/2017	Alcohol Awareness expires 03/27/21 (Erick Buishop and Carlos Orihuela).... /mb	Delete
08/05/2015	Alcohol Awareness expires 07/17/19 (Robert Pottberg).	Delete
07/30/2015	Hearing Dated: 07/30/15, New Licensee; Paid fee \$100.00, Invoice #99302.... /sb	Delete

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

License num: LBHM 001 Address: 207 REDWOOD STREET EAST
 Trade Name: HOTEL RL BALTIMORE INNER HARBOR

Comment:

[Add Comment](#)

Hold Info





W19258441

MERRITT BEVERAGE BALTIMORE, LLC: W19258441

General Information

Department ID Number:

W19258441

Business Name:

MERRITT BEVERAGE BALTIMORE, LLC

Principal Office:

207 ESAST REDWOOD STREET
BALTIMORE MD 21202

Resident Agent:

CSC-LAWYERS INCORPORATING SERVICE
7 ST. PAUL STREET
SUITE 820
BALTIMORE MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/30/2018 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

September 26, 2019

Licensee(s): David Pierce
Secured Creditor T/a No Trade Name
1171-73 W. Hamburg Street 21230

Class: "BD7" Beer, Wine & Liquor License

Request for a hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) David Pierce (100%).

(b) **Corporate Standing:** N/A

(c) **Timeline of request:** On 5/24/2019 staff received hardship letter request from licensee. According to request the establishment was closed as of 11/29/2018. The first 180 days of the hardship extension runs until 5/28/2019. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180-day period (on or before May 28, 2019).

Board's Decision:

DAVID B. PIERCE

ATTORNEY AT LAW

25 HOOKS LANE, SUITE 316, BALTIMORE, MD 21208

(410)-486-5464, (410)-486-5605 (FAX), david@kingtitle.com

Application for Hardship Extension for Liquor License

May 24, 2019

Re: 1171-73 Hamburg Street, Baltimore City, MD
LBD7 430

Dear Baltimore City Liquor License Board,

Please accept this hardship application to extend the term of the above liquor license. The business last operated on 11/29/18. I understand this application must be filed on or before 5/29/19.

The reason for the extension is that the property is in foreclosure. The original foreclosure auction date was scheduled for 2/1/19. However, Touchdown, LLC filed bankruptcy on 1/30/19 cancelling the auction. The case is working its way thru bankruptcy court, and we expect to be scheduling a new foreclosure auction shortly.

Enclosed is my check in the amount of \$100.00.

Should you need anything further, please let me know. Thank you.

Very truly yours,


David B. Pierce

BOARD OF LIQUOR
LICENSING COMMISSIONERS

2019 MAY 24 AM 10:41

RECEIVED



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 360** Cert Num: **1044** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 15467148
 Payment Date: 05-06-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**
 Trade Name: **N/A**
 Zone Code: 5
 Phone: 443-691-9418

Block Num: 1171-73 Street: HAMBURG STREET WEST
 City: BALTIMORE State: MD Zip: 21230

CR Number: 15467148

Portion of Business Used:
 CONTINUE TO USE ENTIRE PREMISES AS A TAVERN WITH LIVE ENTERTAINMENT.

Restriction:
 THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DAVID B.	PIERCE	24 HOOKS LANE, SUITE 316	BALTIMORE	MD	21208	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

08/09/2019	Request for a Hardship Extension processed from David Pierce; Invoice #117725..../jr	Delete
08/09/2019	Received timeline from David Peirce concerning the seizure of the license, subsequent bankruptcy filing, consent order, proof of violation of the consent order, sale of property, and imminent ratification of the sale. The license will be placed in the name of the secured creditor and a hardship hearing will be held in September to ensure the creditor has the opportunity to preserve the license for transfer. TRA	Delete
08/08/2019	PAID IN FULL for Bounced Check (2019 License Renewal) Invoice #117722 = \$1,320.00; and Invoice #117723 = \$30.00 Bounced Check Fee.... /sb	Delete
07/31/2019	Spoke with David Peirce, the secured creditor and note holder for the location. He confirmed that he will be sending a letter with attachments by 8/9/19 regarding the sale at auction and disposition of the property and liquor license at 1171 Hamburg Street. In addition, he will make payment for the license fee and bounced check in full. The license will be renewed in the name of the secured creditor and a hardship hearing will be held for the purposes of extending the license and readying it for sale. HS request was filed on 5/24/2019 by David Pierce. TRA.	Delete
07/16/2019	Received information from Finance that the license fee check submitted by a "Ms. Tracie Thompson" for payment on behalf of Touchdown LCC did not clear as there was a stop payment placed on the check. Accordingly, the establishment owes the BLLC monies for the license fee. Effective immediately the establishment will be posted and closed. There is a pending auction regarding the establishment to be held on 7/17/2019 by the secured creditor. This license may be reclaimed by the secured creditor for the failure of Touchdown LLC to comply with the Bankruptcy court order. The BLLC will monitor the sale on 7/17/2019 to determine the next steps. TRA.	Delete
07/01/2019	Received notice from David Pierce, Esq. in regards to foreclosure auction being held on 7/17/19 - please see parent file for auction information. /kk	Delete
06/28/2019	File and renewal 2019 for this location is with DKP. 6/28/19	Delete
06/28/2019	Copy of the Hardship extension request letter from David B. Pierce received on May 24, 2019 and Check for \$100 (Check #015577) given to Douglas Paige..../jr	Delete
03/13/2019	Received request from Ms. Torres, the lawyer for Touchdown LLC, requesting that the liquor license be reverted back to Ms. Owens. Upon review of the law, the BLLC informed Ms. Torres and Mr. Pierce that it would not allow the completion of the transfer to Mr. Pierce, but it would also not allow the reversion back to Ms. Owens. The BLLC would await an order from the Bankruptcy Court regarding the asset to determine the next steps. Copy to file. TRA.	Delete
02/25/2019	Received fax from Mr. Butler stating that he has filed for Chapter 11 Bankruptcy, Case #19-11248 MMH..../sb	Delete
02/22/2019	Spoke with Mr. Pierce (410-446-3185) the secured creditor concerning the alleged operation of this establishment - while under a secured creditor on 2/16/2019. Mr. Pierce informed me that he did not give permission to anyone to hold an event at the location. Mr. Pierce further stated that he had heard about the event this past week - after the fact. In addition, Mr. Pierce stated that Touchdown LLC has entered into Chapter 11 Bankruptcy. He stated that he was going to reach out to the trustee of the bankruptcy and Touchdown LLC's attorney to send them a cease and desist letter. Again, he stated that he is not giving anyone permission to use the property or the license. I asked him to document all of his correspondence regarding the matter and provide it to the liquor board in the coming weeks. TRA	Delete
01/10/2019	Substitute application in name of David Pierce processed by office after Mr. Pierce showed sufficient information to establish a chain of secured interest. Mr. Young representing Touch Down LLC signed a promissory note on behalf of the company using as collateral the liquor license and property to Penn Mortgage for \$93k. Penn Mortgage assigned the note to Karen Becker, who then in turn assigned an interest to David Pierce. All UCC filings were made identifying Touchdown LLC and Kevin Young. A default notice was sent to all relevant parties and a civil foreclosure action was filed against Kevin Young and Touchdown LLC. Accordingly, the license has been issued to Mr. Pierce as the secured creditor. TRA.	Delete
01/04/2019	Substitute application was submitted and processed. Removing Wanda Ownes and adding David Pierce. Please check invoice # 113958 and# 113957...k/r	Delete
12/27/2018	12/27/18 - Return To Sender-Not Deliverable As Addressed-Unable To Forward (Sales of Dangerous Knives and certain Packaging Products)..... /sb	Delete
12/18/2018	PAID BAD CHECK BY MONEY ORDERS OF \$1,320.00: Invoice #113893 = \$500.00; Invoice ##113894 = \$500.00; Invoice #113896 = \$350.00 (this also includes \$30.00 bad check fee).... /sb	Delete
12/18/2018	The License Fee \$1,320.00 check paid on November 20,2018 was bounced. I informed the Licensee to bring two separate money orders or cashier checks with the amount of \$1,320.00 and \$30.00 on December 17, 2018..../mb	Delete
12/17/2018	12/17/18 - Mail Returned: Return To Sender-Not Deliverable As Addressed-Unable To Forward... /sb	Delete
	As per Agent Chrissomallis, please be advised that this location after a joint inspection with	

11/29/2018	BCLB Fire Marshal Housing special Investigation Unit and BGE theft unit has been closed for tampering with electric and gas and not having service. Fire Marshal issued a closure till issues has been resolved. This was noted on 11/29/2018. TRA.	Delete
11/29/2018	11/29/18- Reminder letter sent to licensee in reference to 10 day time period to come into compliance with Health Dept. corporation inconsistency. Health permit must be in the name of Touch Down LLC the same corporation the liquor license is filed under. S.R	Delete
11/20/2018	11/20/2018- Licensee has 10 business day to produce a Health Department Permit or Letter explaining that TD II, LLC has always been the corporation since the permit has been issued. Per DKP	Delete
11/20/2018	LIVE ENTERTAINMENT WAS NOT REFLECTED ON THE USE PERMIT AT TIME OF TRANSFER THEREFORE IT WAS NOT ADDED TO THE LICENSE AT THAT TIME. TODAY LICENSEE SUBMITTED A UPDATE USE PERMIT WITH LIVE ENTERTAINMENT AND IT WAS ADDED TO THE LICENSE.	Delete
11/19/2018	11/19/18 RE: PAID RENEWAL LATE FEE OF \$500.00; Invoice # 113776..../sb	Delete
11/19/2018	Alcohol Awareness expires on 05/11/20 (Dontray Cotton) TAM Certification..../sb	Delete
11/13/2018	11/8/2018 - Public Hearing RE: Request for a hardship extension and request to reopen after being closed for more than 90 days - Hardship request-GRANTED (3-0 vote); Reopen request-GRANTED (3-0 vote)...../jr	Delete
11/13/2018	11/8/2018 - Public Hearing RE: Violation of Rule 4.16 Illegal Conduct (5/5/17) and Violation of Rule 4.16 Illegal Conduct (3/1/18) - Rule 4.16-No fine; Rule 4.16-No fine; Fines Suspended; Amin fee waived- No fine assessed...../jr	Delete
10/19/2018	Letter emailed to Mr. Butler on 10/18/2018 regarding late fee waiver. Original late fee of \$1,500 was waived \$1,000; therefore the licensee owes \$500 and has 30 days to pay. /kk	Delete
10/10/2018	* Licensee(s) changed during 2018 renewal period - Wanda Owens replaced Kevin Young - see 2018 renewal for more information (NOTE: Renewing the license reverts the date to 5/1/2018) * /kk	Delete
10/10/2018	10/9/2018- Re: Hardship & Reopen request received Invoice # 113569.	Delete
10/10/2018	10/10/2018- Mr Butler submitted a request to reopen letter (stating date of closure), 2018 Renewal Application (adding Ms. Owens and removing Mr. Young)with Corp resolution paperwork, \$100 which covered the hardship/reopening hearing , \$50 to cover the 2018 renewal application fee, and a check for \$50 which will be returned to him because we are not in need of \$50 processing fee. Mr. Butler failed to submit the license fee of \$1320 so the 2018 license remains unpaid. S.R	Delete
10/10/2018	A meeting was held on 10/5/2018 present was Mr. Butler, the paralegal for his attorney, Mr. Tom Akras, and myself. The meeting was held to discuss with Mr. Butler his case and what his next steps were. Mr. Butler was told that he needed to submit a check for \$100 to cover the cost for the hardship extension that he previously submitted to the board. Mr. Butler expressed that he had plans to begin the process to reopen. He was told he would need to submit a request for a hearing to reopen (Mr. Akras allowed for the \$100 for the hardship extension to cover the cost for reopening hearing also). Mr. Butler was advised that after the board had granted his reopening, he must submit an up to date Health Dept. Permit, 2018 Traders License, AA certificate, State Clearance, City Clearance, and a Letter of GS (the corp is not in good standing).S.R	Delete
10/10/2018	Cont...Mr Butler also wished to substitute the current licensee (Kevin Young) with a new licensee (Wanda Owens) because a renewal was not filed for 2018 Mr. Akras allowed for the substitute to be done via the 2018 renewal application. Mr Butler was informed to submit a Corp Resolution along with the renewal to do the substitution, Ms. Owens would need to do a background check, and we would need \$50 (application fee) and \$1320 (2018 license fee). There is a late fee of \$1500 for this renewal, Mr. Butler has requested a fee waiver which will be sent to the board. At this time we have not received a decision in reference to reduction in late fees. Mr. Butler was made aware that board must first hear and make a decision on his violation case than they can hear his hardship/request to reopen. S.R	Delete
04/09/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE cleared on 03/19/18 as on the stamp on bill collected.../mb	Delete
04/06/2018	4/5/2018 - Public Hearing RE: Violation of Rule 4.16 (5-5-17) and Violation of Rule 4.16 3/1/17) - GRANTED A CONTINUATION TO BE HEARD AT A FUTURE HEARING DATE...../jr	Delete
03/17/2018	3/15/2018 - Public Hearing RE: Violation of Rule 4.16 - POSTPONED...../jr	Delete
03/14/2018	Sent licensee letter regarding closed status per the request of Acting Agent in Charge JH /kk	Delete
02/28/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee (Kevin Young) Home Address on February 28, 2018.*** /mb	Delete
02/28/2018	Personal Property Tax Letter Returned To Sender on 02/27/18; Not Deliverable As Addressed; Unable To Forward.... /mb	Delete
02/07/2018	Re-send 2018-2019 Renewal Application to Licensees home addresses.... /sb	Delete

02/06/2018	Returned To Sender; Not Deliverable As Addressed; Unable To Forward... /sb	Delete
01/25/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
01/09/2018	Kevin Young the licensee called today to give updated contact info: phone number (443) 766-4609 or contact a Ms. leasha at (443)677-4788	Delete
01/02/2018	Given an Invoice out to Chief Inspector M. Fosler for Violation Hearing fee of \$375.00 dated on December 07,2017... /mb	Delete
12/28/2017	12/07/17 - Public Hearing RE: Violation of Rule 4.16 Illegal Conduct. Fined \$250.00 + \$125.00 Admin fee = \$375.00 Total. 30 Days to pay. (3-0 VOTE).... /sb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
04/28/2017	***RELEASED STATE TAX HOLD**** /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
08/23/2016	PAID FINE IN FULL OF \$625.00 FEE; Gave Licensee his license back; Invoice # 103985 & 103986.. /sb	Delete
08/23/2016	Given an Invoice out to Chief Inspector M. Fosler for Violation Hearing fee dating on July 14, 2016; need to be paid for \$625.00.... /sb	Delete
07/28/2016	7/14/2016-Violation Hearing re: Violation of Rule 4.08(a) Reaction with Wholesalers, Violation of Art.2B 13-101(e)(4)(ii)-Failure to present up to date valid certification- GUILTY \$500 fine +\$125 admin fee Total \$625	Delete
06/15/2016	PAID NSF Bounced Checks for Annual License fee, Invoice # 103639 = \$1,320.00 & Bounced Fee of \$30.00, Invoice # 103640.... /sb	Delete
06/14/2016	Letter is being hand-delivered by an inspector about NSF in the amount of \$1,320.00 (2016-2017 Annual License Fee) + \$30.00 (Processing NSF Fee)... /sb	Delete
05/20/2016	Alcohol Awareness expires 05/11/20 (Dontray Cotton)	Delete
04/27/2016	received letter from secured creditor's attorney Melvin Kodenski that the amount due the secured creditor has been satisfied and that he's withdrawing the application to transfer the license to him as the secured creditor. Okay to renew. ND	Delete
11/23/2015	On 11/23/2015, Mr. Edward Butler visited the office and was prepared to file amendments to the articles of incorporation contesting the corporate structure submitted by Kevin Young. Upon submission of the paperwork, Mr. Butler stated that he was going to request that the license be put back on deposit. I informed him, in the company of Douglas Paige (Assistant Executive Secretary), that there appeared to be a conflict over who the majority stock holder was and that the BLLC was not going to determine the authenticity of such documents and thus who or which entity controls the corporation. As such I informed Mr. Butler that if he wished to contest the corporate documents that were submitted and ask for the license to be put on deposit he should obtain a court order and present it to the BLLC. I informed him that our agency would follow any certified court order presented. TRA	Delete
11/20/2015	Licensee Kevin Young which is also 34% owner of Touchdown, LLC brought in copies of Article of Amendement	Delete
11/13/2015	license for Touch Down, LLC 1/a Touch Down @ 1171-73 West Hamburg Street has been placed on deposit as of today, Friday, November 13, 2015. The license was placed on deposit by Mr. Edward Butler the majority stockholder in Touch Down, LLC.	Delete
11/13/2015	Please do not add live entertainment or outdoor table service to the license until approved by majority stockholder in Touch Down, LLC. Edward Butler is majority stockholder.	Delete
04/15/2015	Released State of MD Tax Hold on 04/13/15..... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/28/2014	10/23/2014 Public Hearing re: Review of transfer pending for more than 180 days. POSTPONED	Delete
06/17/2013	06/13/2013 Public Hearing re: Application to transfer ownership from secured creditor to the applicant at the same location; application includes a request for live entertainment and outdoor table service. MOU submitted, signed & acknowledged by applicant. Board APPROVED the transfer w/ live entertainment & outdoor table service.	Delete
02/15/2013	2/7/2013 Public Hearing re: Application to transfer ownership with live entertainment and outdoor table service. POSTPONED.	Delete
01/17/2013	Application filed January 2013 transfer of ownership from secured creditor with requests for live entertainment & outdoor table service	Delete
09/04/2012	8/30/2012 Public Hearing re: Request hardship extension. GRANTED 180 day extension from hearing date.	Delete
12/14/2010	12/10/10 \$125 PAID IN LIEU OF (12/9/10) HEARING #75468	Delete

11/20/2006	11/16/06 Public hearing re:Violation of rule 4.01(a)DECISION: GUILTY \$300 OR 3 DAYS + \$125 ADM.FEE=\$425	Delete
05/14/2004	05/13/04 Public hearing re:Violation of rule 4.10(a) 2/25/04. DECISION: GUILTY \$100 OR 1 DAY/FINE SUSPENDED. MUST PAY ADM.FEE \$125	Delete
03/01/2004	10/29/97 Alcohol sold to minor CSO CC 9J-20848 1/29/98 Public hearing re: Violation of Rule 4.01 (a) (sale to i minor) Guilty \$500 fine or 5 day suspension reduced to \$50 or 1 i day suspension 2/4/98 \$50 fine paid BT 01197	Delete

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