

October 18, 2018

Applicant(s): David Forster
PPRVenture1, LLC, T/a PekoPeko Ramen
7 E. 33rd Street 21218

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "B" Beer, Wine & Liquor License presently located at 3333 N. Charles Street to 7 E. 33rd Street requesting outdoor table service.

(a) **Applicant(s) Information:** (1) David Forster was born in Rutherford, NJ in February of 1992. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) David Forster (100%).

(c) **Purchase Price of Business:** Purchase price of business is \$30,000 to be paid over 6 years.

(d) **Qualified Voters:** Paul Cavalleri, Shira Cavalieri, and Brendan Dorr are qualified Baltimore City voters.

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

(f) **Corporate Standing:** PPRVenture1, LLC is a MD LLC and as of 10/4/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/24/2018, and checked on 9/4/2018. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "A" BWL-1; and "B" BWL-7.

(h) **Timeline:** License located at 3333 N. Charles Street t/a filed a transfer application on 10/4/2017. On 4/6/2018 the Board approved the transfer. Applicants had until 10/3/2018 to complete transfer, file a transfer application or file a new transfer application. On 7/18/2018, applicants filed an amendment to move the license and change applicant. License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of license CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 3333 N. Charles St Baltimore MD 2
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 7 E 33rd St Baltimore MD 21218

CORPORATE/LLC/LLP/PARTNERSHIP NAME: PPRventure 1 LLC TRADE NAME: PekoPeko Ramen

BUSINESS PHONE NUMBER: 3474193480 BUSINESS EMAIL ADDRESS: david@PekoPekoRamen.com

ATTORNEY FOR THE APPLICANT: Aberaham Hurdle ADDRESS: 320 N. Charles St Flo PHONE: 410-685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ Band Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 42

Please note that as per Alc. Bev. Art. § 12-4407(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 Administration (BMZA)

1. Applicant A

David Pike Forster _____

(Full name) 2700 Remington Ave Apt 420 Baltir MD (Telephone no.) 21211 E-mail (Required) _____

(Residence) Street 02/1992 City Male State _____ Zip Code _____ (period of residency in Baltimore City) Rutherford, NJ

(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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Ema
David Forster	2700 Remington Ave	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-109 (a)(11). If necessary, please attach a list of the names and addresses 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: David Forster ADDRESS: 2700 Remington Ave TITLE: member %OF STOCK HELD: 100%
APT 420
- 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.*

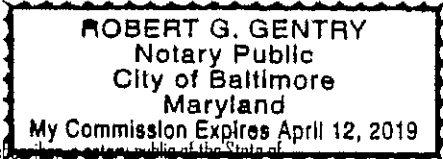
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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

I hereby certify that on the 29th day of June, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared David Forster 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: Robert Gentry [Notary Seal] My Commission expires: 4/12/19

Printed Name: Robert Gentry



 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: _____

Name and Address of the owners of the premises/landlord: Hopkins Village LLC Phone Number: [REDACTED]
222 Central Park Ave, Suite 2100
Virginia Beach, VA 23462

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

(I, WE) Hopkins Village LLC, a Virginia Limited Liability Company HEREBY CERTIFY That
 (I am, we are) the owner(s) of the property located at 7 E 33rd Street, Baltimore, City with a Zip Code of
21218, 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.

Hopkins Village LLC,
By Amanda Hoffer LLC, Its Manager

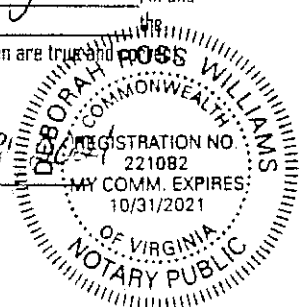
Signature of Landlord Louis S. Haddad, Manager

I hereby certify that on the 13th day of July, 2018, before me, the subscriber, a notary public of the State of Virginia, in and
 for Virginia Beach, personally appeared Louis S. Haddad, Manager
 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

As witness, my hand and notarial seal.

Notary Signature: [Signature]
 Notary Printed Name: Dorothy Ross Williams

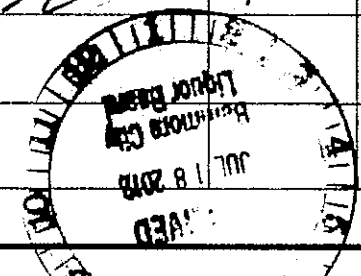
[Notary Seal] My Commission expires October 3
VA Registration # 221082



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

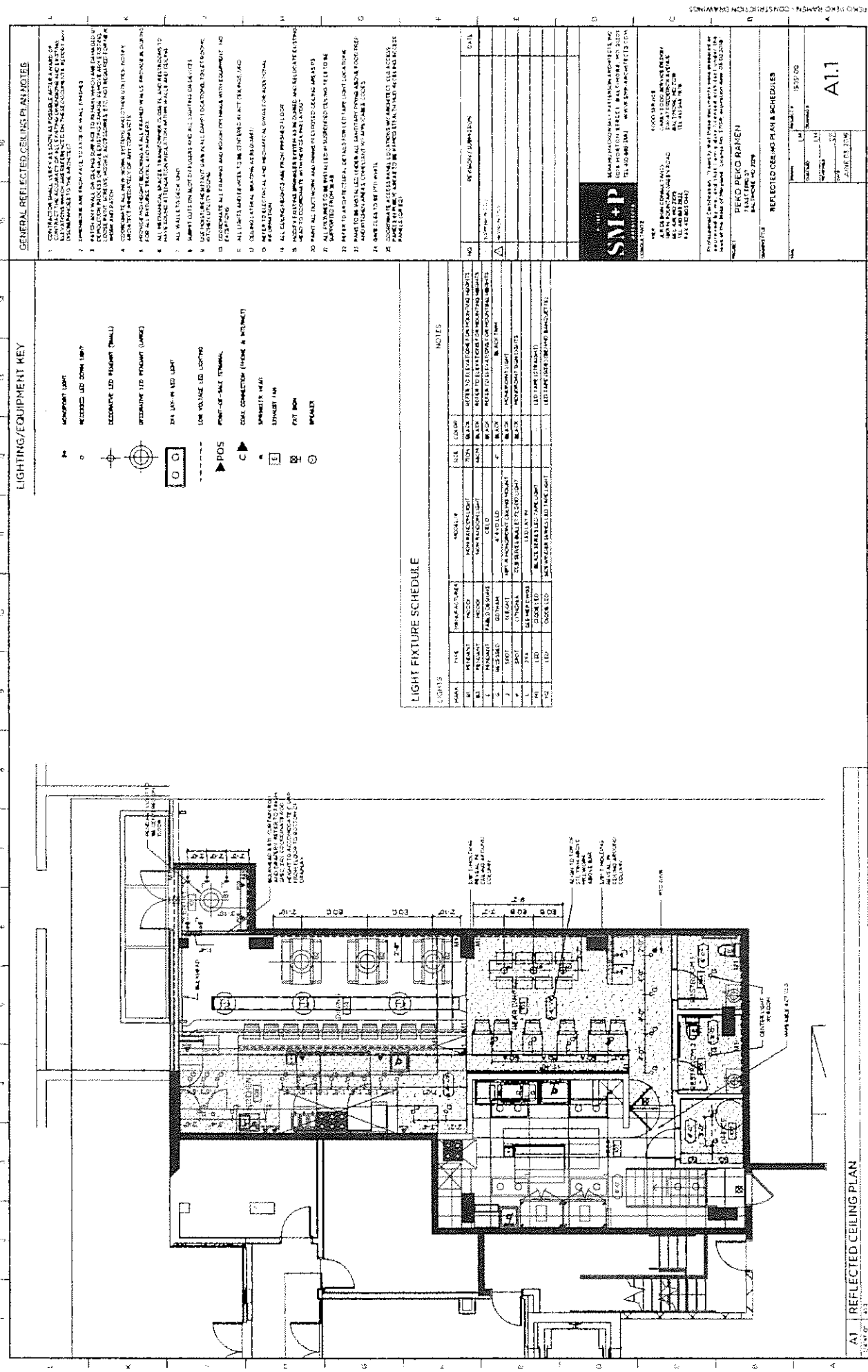
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and 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)
Paul Cavalieri	3742 Tudor Arms Ave Baltimore, MD, 21211	[Signature]	03/1981	4 years
Shira Cavalieri	3742 Tudor Arms Ave Baltimore, MD 21211	[Signature]	4/1/1982	2 y 17
Brendan Dorr	109 E. 32nd St. Baltimore MD 21218	[Signature]	11/1979	2 yrs



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

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



LIGHTING/EQUIPMENT KEY

- 14 DOWNLIGHT
- 15 RECESSED LED DOWN LIGHT
- 16 RECESSED LED DOWN LIGHT (TRIM)
- 17 RECESSED LED DOWN LIGHT (TRIM)
- 18 DOWNLIGHT (TRIM)
- 19 LED DOWN LIGHT
- 20 LOW VOLTAGE LED LIGHTING
- 21 POINT-OF-SALE SIGNAL
- 22 DATA CONNECTOR (HUB & SPINNET)
- 23 SPINNET HUB
- 24 UNWIRE / IN
- 25 CAT 6/7
- 26 SPINNET

GENERAL REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL MATERIALS SPECIFIED AGAINST A CURRENT LIST OF PROHIBITED MATERIALS AND SUBSTITUTES TO THE EXTENT POSSIBLE.
2. DIMENSIONS ARE FURNISHABLE TO STATE OF WALL FINISHES.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
5. PROVIDE ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
16. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
17. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
18. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
19. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
21. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
22. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
23. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
24. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
25. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
26. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

LIGHT FIXTURE SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL #	SIZE	GROUP	FINISH	WARRANTY	NOTES
14	DOWNLIGHT	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
15	RECESSED LED DOWN LIGHT	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
16	RECESSED LED DOWN LIGHT (TRIM)	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
17	RECESSED LED DOWN LIGHT (TRIM)	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
18	DOWNLIGHT (TRIM)	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
19	LED DOWN LIGHT	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
20	LOW VOLTAGE LED LIGHTING	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
21	POINT-OF-SALE SIGNAL	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
22	DATA CONNECTOR (HUB & SPINNET)	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
23	SPINNET HUB	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
24	UNWIRE / IN	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
25	CAT 6/7	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT
26	SPINNET	OSRAM	ARCTIC	4"	1	WHITE	5 YEAR	SEE TO ELEVATION FOR POSITIONING HEIGHT

A1 REFLECTED CEILING PLAN

A1.1



SM&P
 COMMERCIAL DESIGN & CONSTRUCTION
 1000 15th St NW, Suite 1000
 Atlanta, GA 30309
 Tel: 404.525.1111
 Fax: 404.525.1112

PROJECT: DEKO DEKO BRAKEN
DATE: 11/11/2023
SCALE: REFLECTED CEILING PLAN & SCHEDULES

DESIGNER: [Name]
CHECKER: [Name]
DATE: 11/11/2023

DATE	BY	REVISION
11/11/2023	[Name]	ISSUED FOR PERMIT
11/11/2023	[Name]	REVISED PER COMMENTS
11/11/2023	[Name]	REVISED PER COMMENTS



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 287** Cert Num: **1093** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2018 License Year: 2018
 CR Number: 00670904
 Payment Date: 07-23-18

2017 - 2018 TPP Paid
 2018 Trader's License

Add Adult Entertainment License

Location

Corp Name: **P.J. PUB, INC.**
 Trade Name: **P.J.'S PUB**
 Zone Code: 46
 Phone: 410-243-8844

Block Num: 3333 Street: CHARLES STREET NORTH
 City: BALTIMORE State: MD Zip: 21218

CR Number: 00670904

Portion of Business Used:
 BASEMENT FOR BUSINESS

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GERARD B.	SMITH	3523 N CALVERT ST	BALTIMORE	MD	21218	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

09/28/2018	9/27/2018 - Public Hearing RE: Application to transfer ownership and location of a Class "B" Beer, Wine & Liquor License presently located at 3333 N Charles Street to 7 E. 33rd Street requesting outdoor table service - POSTPONED...../jr	Delete
08/15/2018	Application for transfer of ownership and location of a Class "B" BWL License presently located at 3333 N. Charles Street to 7 E. 33rd Street requesting outdoor table service filed on behalf of PPRventure 1, LLC, T/a PekoPeko Ramen, David Forster on 7/18/18 /kk	Delete
06/12/2018	6/7/2018 - Public Hearing RE: Application for a new Class "B" Beer, Wine & Liquor restaurant license, requesting live entertainment, outdoor table service, off-premise catering and delivery of alcoholic beverages - APPROVED (2-0 Vote), *MOU previously presented before the board to be made a part of the license...../jr	Delete
04/06/2018	4/5/2018 - Public Hearing RE: Application to transfer ownership requesting outdoor table service and off-premise catering - APPROVED (3-0 Vote)- MOU to be made a part of the license...../jr	Delete
02/15/2018	02/15/18 - Resend 2018-2019 Renewal Application to licensee home address.... /sb	Delete
02/14/2018	02/14/18 - Return To Sender; Attempted-Not Known; Unable To Forward.... /sb	Delete
02/02/2018	****STATE OF MD TAX HOLD, letter sent to Licensee "Gerard B. Smith" Home Address on February 2, 2018.****/mb	Delete
02/02/2018	State Tax Hold Letter mail was returned to the sender on 01/30/18 "Not Known" ../mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
11/06/2017	Licensee is indebted to Bond Distributing Company in the amount of \$2,253.44 as of November 06, 2017.... /sb	Delete
10/25/2017	Application for transfer of ownership requesting live entertainment, outdoor table service and off-premise catering filed on behalf of 3333 Charles, LLC T/a Homeslyce, Christopher Grylewicz and Mustafa Saruhan on 10/4/17 (October Ad filed on 10/5/17) /kk	Delete
05/01/2017	RELEASED STATE TAX HOLD.... /sb	Delete
02/10/2017	Alcohol Awareness expires January 30, 2021 (Gerard Smith)... /sb	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
05/05/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
04/01/2016	Received request for extension of time to get trader's license up to date. Licensee would request 1 week to correct infraction. Licensee given until 4/11/2016 to correct problem. TRA	Delete
01/14/2016	State of MD Tax Hold, letter sent... /sb	Delete
06/19/2015	Mr. Smith came in and paid \$1320.00 + \$30.00 = \$1350.00. Invoice #99067.... /sb	Delete
06/15/2015	Letter is being hand-delivered by an inspector about NSF in the amount of \$1320.00 + \$30.00...../sb	Delete
05/01/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
01/30/2015	State of MD Tax Hold	Delete
11/04/2010	11/03/10 \$500 (SALE TO MINOR) PAID IN LIEU OF 11/4/10 HEARING #75257	Delete
03/01/2004	11/11/99 Public hearing re: Violation of Rule 4.01(a) (sale to i minor) Guilty \$500 fine or 5 day suspension Fine suspended - i licensee to pay \$125 administrative fee	Delete

Print History (Print Card)

License num: LB 287
Trade Name: P.J.'S PUB

Address: 3333 CHARLES STREET NORTH

Comment:

Add Comment

Hold Info

PPRVENTURE1, LLC: W16779845

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:
W16779845

Business Name:
PPRVENTURE1, LLC

Principal Office:
5225 POOKS HILL ROAD
BETHESDA MD 20814

Resident Agent:
DENA FORSTER
5225 POOKS HILL ROAD
BETHESDA MD 20814

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:
09/22/2015

State of Formation:
MD

Stock Status:
N/A

Close Status:
N/A

PROPOSED LOCATION: 7 E 33rd st

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 0

"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 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Inspector Perez DATE: 9/5/18

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):	PekoPeko Ramen
Corporation Name:	PPRVenture 1 LLC
Location Address:	7 E. 33rd St.
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	Yes
Date Posted?	8/24/2018
Date Removed?	
Are there any other licensed establishments within a two block radius?	Yes

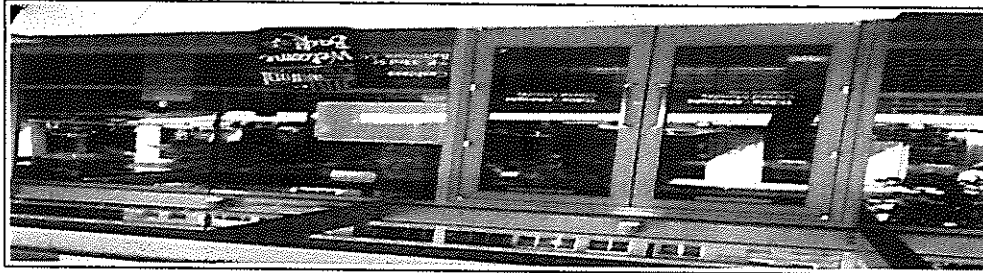
Other licensed locations - Describe/Note:

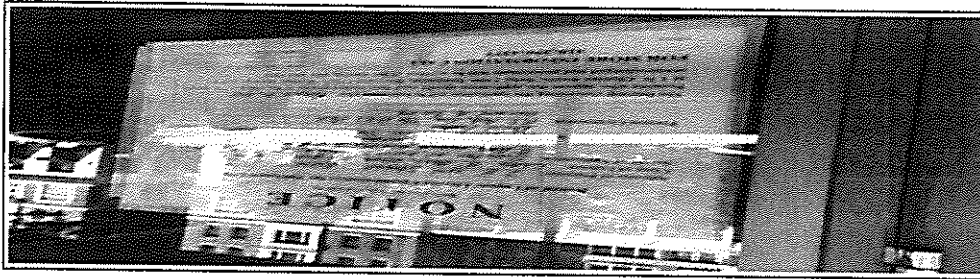
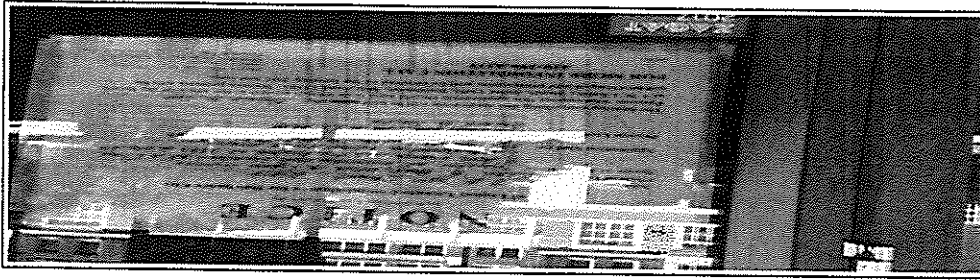
See attached map

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

Application filed for transfer of ownership and location of Class B BWL license presently located at 33 33 N. Charles St. and request to add outdoors table service.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
<input type="text" value="i:0#.w/baltimore\andy.perez"/>	<input type="text" value="9/5/2018"/>	<input type="text" value="1:22:08 PM"/>
Name of Licensee (if present)		
<input type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	David Pike Forsters
Address of Premises:	7 E. 33rd St.
Inspector:	i:0#w/baltimore\andy.perez
Date Posted:	8/24/2018
Time Posted:	3:20 PM
Date Rechecked:	9/4/2018
Time Rechecked:	4:00 PM
Manager or Owner when sign posted:	

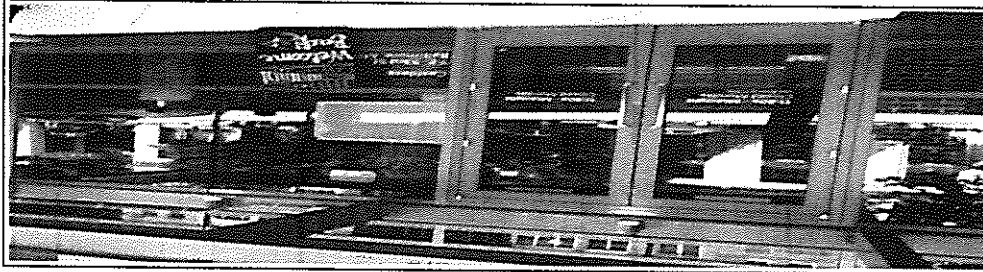
Summary on location of sign posted:

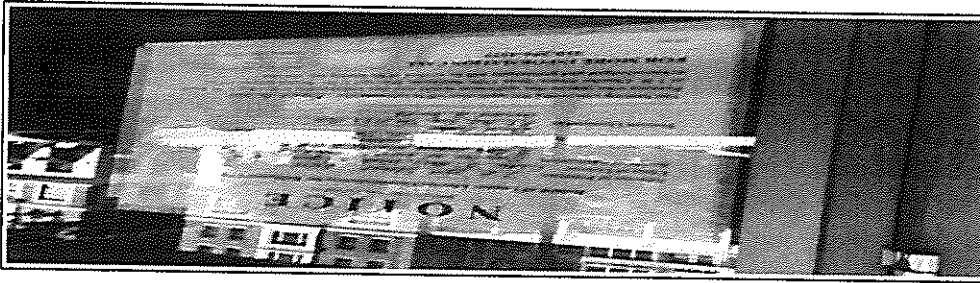
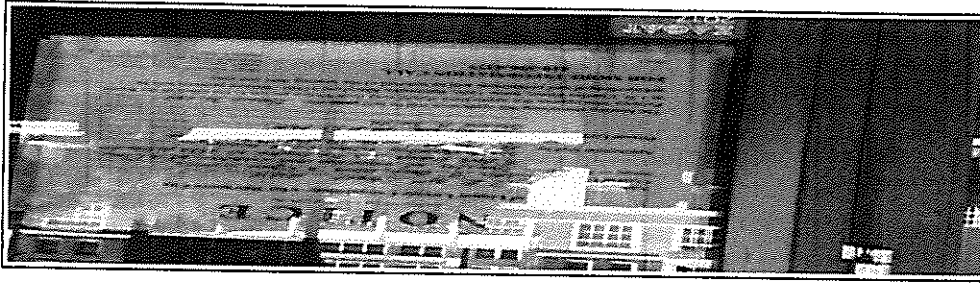
Sign posted on front window.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Compliance Inspection

Licensee Information

Address: 3333 CHARLES STREET NORTH 21218

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Closed

Closed Date:

External Appearance

Clean and Free of Debris: N/A

Business Records

Traders License: N/A

Alcohol Awareness Certification Date Issued:

Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

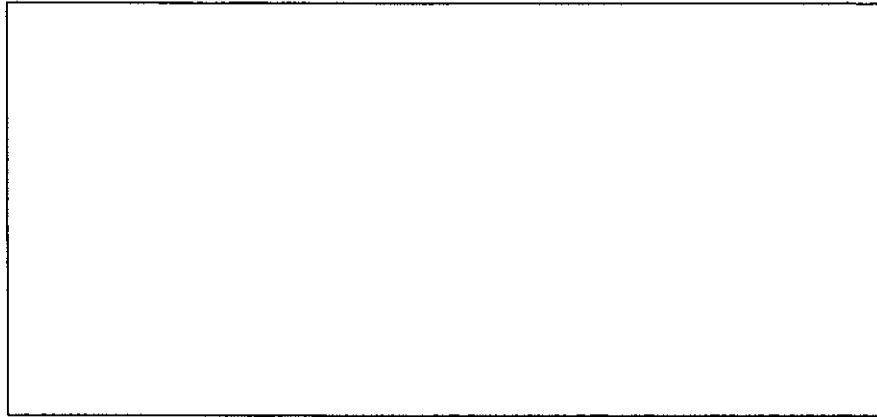
Adult Entertainment - If Applicable

License is Valid: N/A

Violations

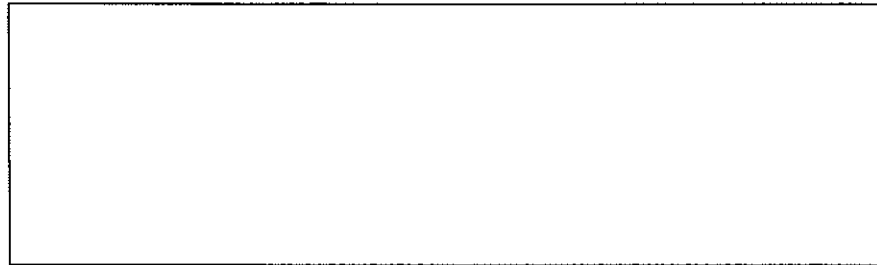
Violation Issued: No

Violations Noted:



Wrap-Up

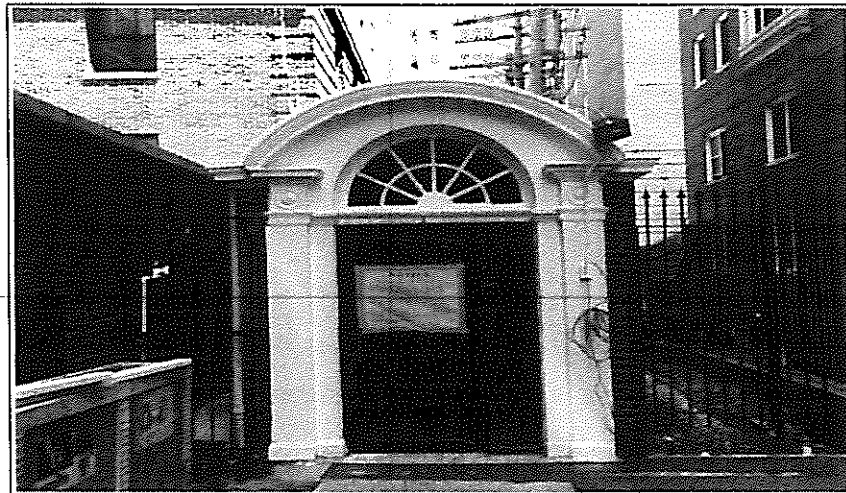
Instructions Given to Licensee:



Inspector's Comments:

The establishment is still under construction. Inspector spoke with licensee and he informed the inspector that the establishment will be opening late summer. Also according to the liquor board data base it states- 04/06/2018 4/5/2018 - Public Hearing RE: Application to transfer ownership requesting outdoor table service and off-premise catering - APPROVED (3-0 Vote)- MOU to be made a part of the license...../jr. Inspector posted a sign for a special advertisement to have live entertainment and outdoor table service. Inspected on 5/25/18 by Chase.

Photo Taken:



Owner Email:

Submitted by Inspector

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
12	19	3863	006	1/26/17	503

PROPERTY ADDRESS: 3200 SAINT PAUL ST

OWNER: JOHNS HOPKINS UNIVERSITY, THE ADDR: 3910 KESWICK RD, N3100 BALTIMO
LESSEE: PPR VENTURE 1, LLC ADDR: 2700 REMINGTON AVE APT 312 BALT

LAND USE CODES 5810

USE AS A RESTAURANT

1001-000000-2600-159600-400360 PER INSP	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG	1001-000000-2600-158302-400490 ADDITIONS	45.00
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158300-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 DISP TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159008-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508401-401811 CHAP	1001-000000-1500-102800-400210 TAX	0.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	3.00
					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.



Michael Braverman
MICHAEL BRAVERMAN
BUILDING OFFICIAL

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

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

October 18, 2018

Applicant(s): Lorraine Parrish and Kathleen Church
Baltimore Eagle, LLC, T/a Baltimore Eagle
2022 N. Charles Street 21218

Class: "BD7" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Lorraine Parrish was born in Mexico City in October of 1975. She lives in Baltimore, MD; and (2) Kathleen Church was born in El Dorado, Kansas in October of 1989. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Lorraine Parrish (99%); and (2) Kathleen Church (1%).

(c) **Purchase Price of Business:** Transfer from Secured Creditor to purchaser.

(d) **Qualified Voters:** Josh Halbedel, Stephanie Lawson, and David Gleason are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Baltimore Eagle, LLC is a MD LLC and as of 10/2/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/25/2018, and checked on 10/4/2018. This meets the 10-day rule. There are 9 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-7; and "BD7" BWL-1.

(h) **Timeline:** On 7/26/2018 the establishment closed. Application was filed on 8/29/2018. Application was filed within 180 day period. License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of interest from one licensee to another licensee CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2022 N. Charles St., Baltimore, MD 21218

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Baltimore Eagle LLC TRADE NAME: Baltimore Eagle

BUSINESS PHONE NUMBER: 410-426-6000 BUSINESS EMAIL ADDRESS: cfo@investorsunited.com

ATTORNEY FOR THE APPLICANT: Ronisha Moore ADDRESS: 2114 N. Charles St. #300, Baltimore, MD 21218 PHONE: 443-220-0408

Part of Premises Used (Note: Floors and Areas for Storage): 1FL,2FL,Patio,Basement,Liquor Store Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? Musical and Theatrical Acts 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: 250

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 Administration (BMZA)

1. Applicant A

Lorraine Parrish _____

(Full name)	(Telephone no.)	E-mail (Required)
6119 Bellona Ave.	Baltimore MD 21212	18 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
1075	Female	Mexico City (U.S. Citizen)
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)
Check: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?	
Check: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you a registered voter in the City of Baltimore?	

2. Applicant B

Kathleen Louise Church _____

(Full name)	(Telephone no.)	E-mail (Required)
3708 Woodbine Ave.	Baltimore MD 21207	3.5 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
1089	Female	El Dorado, Kansas
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)
Check: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?	
Check: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: <input type="checkbox"/> Yes <input type="checkbox"/> No	Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?	
Check: <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you a registered voter in the City of Baltimore?	

RECEIVED
 BALTIMORE CITY
 BOARD OF LIQUOR LICENSE COMMISSIONERS
 2018 APR 10 PM 1:17

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

Licensee is on current license.

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.

Temporary closure due to tenants abrupt ceasing of operation.

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

Applicant A B C

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

Name	Address	Phone	State
Beth Cooper	5645 Gunpowder Rd. White Marsh, MD 21162	[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. § 4-10B (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: Lorraine Parrish ADDRESS: 6019 Bellona Ave TITLE: admin. %OF STOCK HELD: 99%
- 2) NAME: Kathleen Chwick ADDRESS: 3708 Woodbine Ave TITLE: Rep. %OF STOCK HELD: 1%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

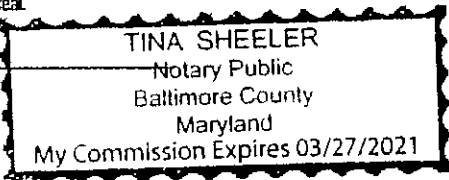
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

Lorraine Parrish
Signature of Applicant A

I hereby certify that on the 23 day of Aug, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Lorraine Parrish the applicant(s) named in this renewal 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: Tina Sheeler



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 renewal 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]
Signature of Applicant B

I hereby certify that on the 25 day of Aug, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Kathleen Chwick the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 2/8/19
Printed Name: TRACI C. CRAMPTON

Russell, Staci

From: Ronisha Moore
Sent: Monday, September 17, 2018 7:22 PM
To: Akras, Thomas; Russell, Staci
Subject: Re: Baltimore Eagle Meeting with Ronisha Moore

Hello Mr. Akras and Ms. Russell,

I believe that Colleen Parrish has spoken to your office pertaining to this matter. However, in the event that you did not receive the information please accept this e-mail as a notification that 99% of the interest is to be held by Lorraine Parrish (as Administrator) and 1% is to be held by Kathleen Church as (Representative).

Please let me know if you need any additional information from me.

Regards,

--- Ronisha

On Friday, September 14, 2018 12:19 PM, "Akras, Thomas" <Thomas.Akras@baltimorecity.gov> wrote:

Ms. Moore,

Your transfer application is incomplete for 2022 N. Charles Street.

We need the ownership breakdown of Baltimore Eagle, LLC. You left that information blank.

Please provide that information to Ms. Russell who is cc'd on this email.

Thanks,

Thomas R. Akras, Esq.
Deputy Executive Secretary
Board of Liquor License Commissioners
City of Baltimore
1 North Charles Street
15th Floor
Baltimore, Maryland 21201
Phone: 410-396-4385
Fax: 410-396-4382

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any

Name and Address of the owners of the premise/landlord: Baltimore Eagle LLC

Phone Number: [REDACTED]

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

(I, WE) Baltimore Eagle LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2022 N. Charles St, Baltimore, City with a Zip Code of 21218, 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.

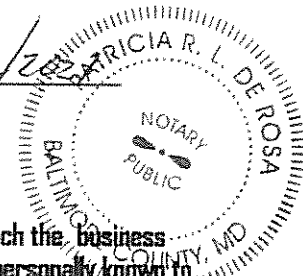
Signature of Landlord: Charles Parrish

I hereby certify that on the 20th day of August, 2018, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Charles Parrish, the applicant(s) named in this renewal 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 R. De Rosa
Notary Printed Name: Patricia R. De Rosa

(Notary Seal) My Commission expires 08/02/2021



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

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

Table with 5 columns: Names, Address, Signature, DOB (Month/Year), Length of time Acquainted with the Applicant(s). Rows include Josh Halbedel, Stephanie Lawson, David Gleason, Charlene Umberger, and Karyn Anderson.

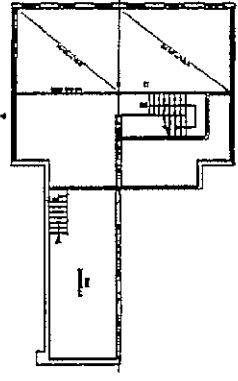
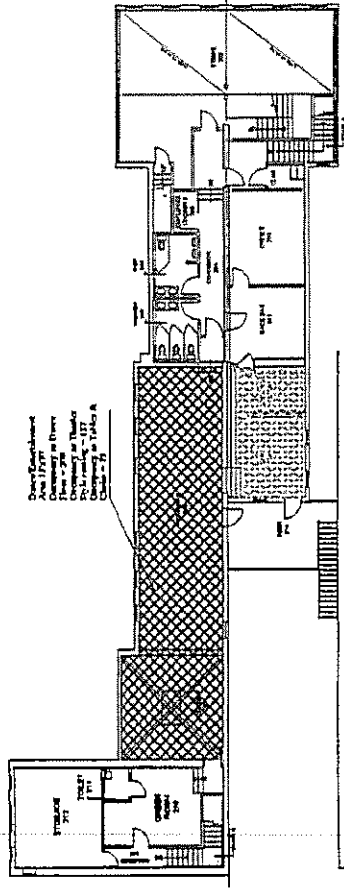
Board of Liquor License Commissioners for the City of Baltimore, 231 East Baltimore Street, 6th Floor, Baltimore, Maryland 21202 Phone: 410-396-4377 Fax: 410-396-4382




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

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

A large, empty rectangular box with a solid black border, intended for a floor plan or rendering. A horizontal dotted line is drawn across the page, passing through the bottom portion of this box.

PROJECT NAME	11111111111111111111
PROJECT NO.	11111111111111111111
DATE	11/11/11
SCALE	1/8" = 1'-0"
PROJECT	11111111111111111111
DRAWING NUMBER	A2
DATE	11/11/11
SCALE	1/8" = 1'-0"
PROJECT	11111111111111111111
DRAWING NUMBER	A2

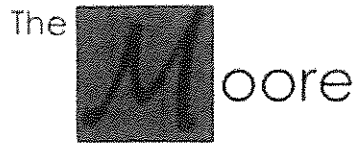


- 
 DENOTES CORNER AREA
- 
 DENOTES STAIR AREA
- 
 DENOTES DOOR ENCLOSURE ONLY

Denotes corner wall with adjacent building. Studs are not to come in contact with the corner wall. Make sure all openings for wall penetrations are properly sealed. All openings are to be filled with Sound Seal or Sound Seal insulation.

SECOND FLOOR PLAN

MEZZANINE PLAN



Law Firm, P.C.

*2114 N. Charles Street, Suite 300
Baltimore, Maryland 21218
443-220-0406 (p) 443-220-0408 (f)*

August 29, 2018

State of Maryland Board of Liquor
License Commissioners for Baltimore City
1 N. Charles Street, Suite 1500
Baltimore, MD 21201

Board of Liquor License Commissioners:

The Moore Law Firm, P.C. has been retained by the Baltimore Eagle, LLC to provide representation regarding the matter of the Liquor License connected to the operation of the restaurant, bar, and packaged goods store located at 2022 N. Charles Street. On November 8, 2015, The Baltimore Eagle, LLC (landlord), and 4 Crazy Guys, LLC (tenant) signed a five-year Lease Agreement pertaining to the use of the building located at 2022 N. Charles Street.

In 2016, the Board of Liquor License Commissioners for Baltimore City issued Liquor License LBD7- 273 to 4 Crazy Guys, LLC with Charles King and Lorraine Parrish listed as the licensees. On July 26, 2018 4 Crazy Guys, LLC abruptly ceased operations of the Baltimore Eagle restaurant, bar, and packaged goods store, which were located at 2022 N. Charles Street. On that same day the 4 Crazy Guys, LLC informed the Baltimore Eagle, LLC that effective immediately it had permanently ceased operation of the restaurant, bar, and packaged goods.

On August 24, 2018, as a result of 4 Crazy Guys, LLC closure of the business The Baltimore Eagle, LLC filed a Substitute Application for Alcoholic Beverages License to request the Baltimore City Liquor Board recognize it as a Secured Creditor of Liquor License LBD7 – 273. The Substitute Application was approved and The Baltimore Eagle, LLC was officially recognized as the secured creditor. Lorraine Parrish remained on the LBD7–273 license and Charles King was removed from the license and replaced by Kathleen Church. In order to ensure all of the proper procedures have been followed, and the proper notifications have been made the enclosed Transfer Application is being filed to secure and finalize the transfer of the LBD7 – 273 Liquor License to the Baltimore Eagle, LLC.

Board of Liquor License Commissioners for Baltimore City

August 29, 2018

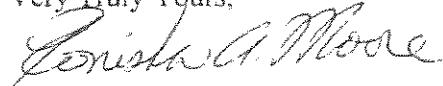
Page 2

Attached to this letter please find the following documents:

1. Transfer Application for Alcoholic Beverages License
2. Maryland State Department of Assessments and Taxation Real Property Reports for the five signers of the certificate
3. Finance Statements of both applicants
4. The Certificate of Good Standing for the Baltimore Eagle, LLC
5. Documents verifying payment of all outstanding taxes
6. Certificate of Use and Occupancy
7. Old Liquor License
8. New Secured Creditor Liquor License
9. Receipts reflecting the payment of the Secured Creditor's License Application fees
10. Check for \$600.00 Transfer Application Fee

Thank you for your assistance in this matter. Please let me know if you have any questions or if you need additional information.

Very Truly Yours,



Ronisha A. Moore

Counsel for the Baltimore Eagle, LLC



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 273** Cert Num: **T0887** Fee: **\$200.00** Status: **Transferred**
 License Date: 8/24/2018 3:41:00 PM License Year: 2018
 CR Number: 16479816
 Payment Date: 04-24-18

2017 - 2018 TPP Paid
 2018 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **N/A**
 Trade Name: **SECURED CREDITOR**
 Zone Code: 21
 Phone: 410-200-9858

Block Num: 2022 Street: CHARLES STREET NORTH
 City: BALTIMORE State: MD Zip: 21218

CR Number: 16479816

Portion of Business Used:

USE PREMISES AS A TAVERN WITH ACCESSORY PACKAGE GOODS, AND LIVE ENTERTAINMENT AND DANCING PER BMZA 2016-205 APPROVED 8/29/2016 AMENDED 12/15/2017 UNTIL 8/29/2018 WITH SIGNED MOU, APWC PER PLANNING: MAX OCCUPANCY IS 250 PER URB SIGN MUST BE POSTED STARTING 250 MAX OCCUPANCY. THE MOU DATED AUGUST 22, 2018 BETWEEN CHARLES NORTH COMMUNITY ASSOCIATION AND THE LICENSEE IS INCORPORATED INTO THE LICENSE. APWC PER PLANNING: MAX OCCUPANCY IS 250 PER URB SIGN MUST BE POSTED STATING 250 MAX OCCUPANCY

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KATHLEEN	CHURCH	3708 WOODBINE AVE	Baltimore	MD	21207	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
LORRAINE	PARRISH	6119 BELLONA AVE.	Baltimore	MD	21212	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

--

Date	Comment	Action
09/13/2018	Application for transfer of ownership with continuation of live entertainment requesting outdoor table service filed on behalf of Baltimore Eagle, LLC T/a Baltimore Eagle, Lorraine Parrish and Kathleen Church on 8/29/18 /kk	Delete
09/11/2018	8/24/2018 Ronisha A. Moore (The Moore Law Firm, P.C.) submitted a substitute application for a secured creditor. Charles King, 4 Crazy Guys, LLC was remove from the license and Kathleen Louise Church was added . Please see Invoice# 113225 for transfer fee and Invoice# 113224 for application fee . k/r	Delete
08/21/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
05/16/2018	9/22/2016-PUBLIC HEARING RE: TRANSFER OF OWNERSHIP, AND LOCATION OF A CLASS "BD7 BWL LICENSE PRESENTLY LOCATED AT 935-36 N CHARLES ST TO 2022 N CHARLES ST, REQUEST FOR LIVE ENTERTAINMENT. APPROVED (3-0 VOTE)	Delete
04/23/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/25/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.****/mb	Delete
11/04/2016	TAX WAS RELEASE ON 10/26/2016 CR# 01811869-TRANSFER....K/R	Delete
09/09/2016	In order to put in application for transfer ownership/location(2022 N. Charles St.)Mr. Charles Parrish paid the amount of \$1320.00 for the 2016 license fee on 09/07/2016 check invoice #104054.....k/r	Delete
09/02/2016	06/23/2016-Public Hearing re: Hardship Exelesion- APPROVED (3-0 vote)	Delete
09/25/2015	09/24/15 received letter from licensee stating that his establishment will be closed effective October 5, 2015. Letter sent to licensee in reference to article 2b section 10-504(d)	Delete
03/09/2015	SENT 2ND APPLICATION LETTER FOR 2015-2016 LICENSE RENEWAL TO OWNER'S ADDRESS.	Delete
08/26/2009	08/21/09 \$100 CONF.FEE PAID IN FULL #69774	Delete
08/26/2009	08/20/09 Hearing Conference re: Application to request out door table service. DECISION: APPROVED.MUST PAY CONF.FEE \$100	Delete
11/19/2008	01/14/08 FINE \$625 PAID IN FULL #61833	Delete
01/14/2008	01/10/08 Public Hearing re: Violation of rule 4.01 (a)-1st & 2nd ct. and rule 4.02.DECISION: RULE 4.01(a) GUILTY \$500 AND RULE 4.02 NOT GUILTY +\$125 ADM.FEE. FINE \$625	Delete

Print History (Print Card)

License num: LBD7 273 Address: 2022 CHARLES STREET NORTH
 Trade Name: SECURED CREDITOR

Comment:

Add Comment

Hold Info

Powered by:



BALTIMORE EAGLE, LLC: W14817951

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W14817951

Business Name:

BALTIMORE EAGLE, LLC

Principal Office:

5839 GLEN ARM RD
GLEM ARM MD 21057

Resident Agent:

IAN PARRISH
6016 BELLONA AVENUE
BALTIMORE MD 21212

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:

08/15/2012

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2022 N CHARLES ST.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"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 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: DARRYL CLARK DATE: 10/3/18

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>	Lorraine Parrish; Kathleen Louise Church
<i>Address of Premises:</i>	2022 N Charles St
<i>Inspector:</i>	i:\0#.w\ baltimore\darryl.clark
<i>Date Posted:</i>	9/25/2018
<i>Time Posted:</i>	2:00 PM
<i>Date Rechecked:</i>	10/4/2018
<i>Time Rechecked:</i>	5:00 PM
<i>Manager or Owner when sign posted:</i>	

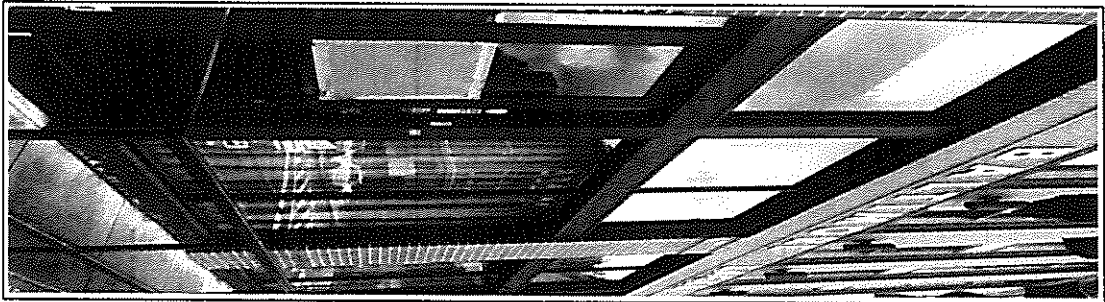
Summary on location of sign posted:

Sign is posted on front door

Summary on location of sign rechecked:

Poster is still on the front of the establishment

Insert Photo of Sign and location:



Attach Additional Photos

Submit

Selling Household/Grocery: N/A ▼

Dining Area

Capacity: 250

Location of Dining Area: 1st & 2nd Floor

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Traders License

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 11/21/2016

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Bond-W-12691172 7/10/2018

Inspector Comments: Satisfactory

Inspector Comments: Satisfactory

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 250

Outdoor Seating Capacity:

License is Valid: Yes

License is Valid:

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
12	07	3603	022	5/9/18	503

PROPERTY ADDRESS: 2022 N CHARLES ST

K/A ADDRESS:

OWNER: BALTIMORE EAGLE, LLC

ADDR: 2022 N. CHARLES ST BALTIMORE MD PHONE :

LESSEE:

ADDR:

PHONE :

LAND USE CODES: 3-56

USE PREMISES AS A TAVERN WITH ACCESSORY PACKAGE GOODS, AND LIVE ENTERTAINMENT AND DANCING PER BMZA2016-205 APPROVED 8/29/2016 AMENDED 12/5/2017 UNTIL 8/29/2018 AND PER SIGNED MOU. APWC PER PLANNING: MAX OCCUPANCY IS 250 PER URP, SIGN MUST BE POSTED STATING 250 MAX OCCUPANCY.

1001-000000-2600-158600-400560 PER. INSP.	1001-000000-2600-158600-400480 MISC. 45.00	1001-000000-2600-158600-400480 CH. USE 45.00	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158305-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158904-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 0.00	1001-000000-2600-158307-400490 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX 3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 GUARANTY FUND AND FILING FEE 50.00	1001-000000-2600-158302-400490 LOW VOLTAGE/TELECOM	1001-000000-2600-158809-400480 PENALTY	TOTAL FEES: 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.

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.



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2889, EMAIL STREETCUTS@BALTIMORECITY.GOV, OR VISIT 200 N. HOLLIDAY STREET - LOBBY COUNTER 4.

BOWIE & JENSEN, LLC
ATTORNEYS AT LAW
210 WEST PENNSYLVANIA AVENUE, SUITE 400
TOWSON, MARYLAND 21204-4511
[HTTP://WWW.BOWIE-JENSEN.COM](http://www.bowie-jensen.com)
INFO@BOWIE-JENSEN.COM
(410) 583-2400
FAX (410) 583-2437

CYNTHIA L. POLASKO

POLASKO@BOWIE-JENSEN.COM

September 19, 2018

VIA FIRST CLASS MAIL

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

RE: Petition to Transfer Ownership of Liquor License at 2022 N. Charles Street

Dear Board of Liquor License Commissioners:

This office represents John Yelcick, an interested party to the petition for "transfer of ownership with continuation of live entertainment requesting outdoor table service" for the Class "BD7" Beer, Wine, and Liquor License at the premises 2022 N. Charles Street, Baltimore, Maryland 21218.

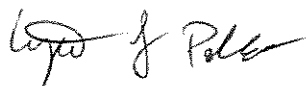
Enclosed at **Exhibit A** is a declaratory judgment order, issued on September 11, 2018, by the Circuit Court for Baltimore City, declaring that Mr. Yelcick has all rights in the Baltimore City Liquor License #LBD7273, issued to the corporation named "4 Crazy Guys, LLC" for use at 2022 N. Charles Street.

This liquor license was, until recently, used by 4 Crazy Guys, LLC, to operate a bar known as the "Baltimore Eagle" at 2022 N. Charles Street, Baltimore, Maryland 21218. Mr. Yelcick, a secured creditor of 4 Crazy Guys, LLC, was found by the Circuit Court to have all rights in the collateral used to operate 4 Crazy Guys, LLC's business, including the Baltimore City Liquor License.

As Mr. Yelcick has all rights in the liquor license that is the subject of the petition to transfer, the petition to transfer ownership should not be granted.

Please contact me with any additional questions.

Sincerely,



Cynthia L. Polasko

Enclosure

RECEIVED
SEP 21 PM 1:16
LICENSING COMMISSIONERS

IN THE CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND

JOHN YELCICK)

Plaintiff)

v.)

Case No. 24-C-18-001735

4 CRAZY GUYS, LLC, et al.)

Defendants)

DECLARATORY JUDGMENT ORDER

This Court, having considered the Motion for Partial Summary Judgment filed by Plaintiff John Yelcick, and any opposition thereto, and having determined that Declaratory Relief is appropriate, it is this 11th day of July, 2018, by the Circuit Court for Baltimore City, Maryland,

ORDERED that, pursuant to the terms of the security agreement executed by John Yelcick and 4 Crazy Guys, LLC, John Yelcick was assigned an interest in the "Collateral" of 4 Crazy Guys, LLC, to secure 4 Crazy Guys, LLC's obligations to repay John Yelcick; and it is further,

ORDERED that, pursuant to the terms of the security agreement, "Collateral" is defined as "all of the assets of [4 Crazy Guys, LLC]'s business, tangible and intangible, including, but not limited to equipment, furniture, fixtures, accounts, accounts receivable, commissions due, and all proceeds (cash and non-cash including insurance proceeds), the Baltimore City Liquor License utilized in [4 Crazy Guys, LLC]'s business, products, substitutions, renewals and replacements of all of these items in any form whatsoever and all books, records and data processing materials in any form (including tapes, disks and the like) documenting, describing or in any way relating to any or all of these items, whether in the possession of [4 Crazy Guys, LLC] or any other person"; and it further,



ORDERED that 4 Crazy Guys, LLC has defaulted on the obligations owed to John Yelcick; and it further,

ORDERED that John Yelcick has taken all necessary steps under the Maryland Uniform Commercial Code to accept the Collateral in full satisfaction of the obligation owed to him by 4 Crazy Guys, LLC; and it is further,

ORDERED that, by operation of law, 4 Crazy Guys, LLC has consented to John Yelcick's acceptance of the Collateral in full satisfaction of the obligation owed to John Yelcick; and it further,

ORDERED that John Yelcick has all rights in the Collateral; and it is further,

ORDERED that 4 Crazy Guys, LLC has no rights in the Collateral; and it is further,

ORDERED that John Yelcick has the authority provided by the Security Agreement to act as attorney in fact of 4 Crazy Guys, LLC; and it is further,

ORDERED that John Yelcick is entitled to use, utilize, possess, and retain custody and control over the Collateral, including, but not limited to, any and all bank accounts; and it is further,

ORDERED that John Yelcick, as attorney in fact of 4 Crazy Guys, LLC, has the power to take any action with regards to the Collateral, including, but not limited to, the bank accounts, as would 4 Crazy Guys, LLC; and it is further,

ORDERED that 4 Crazy Guys, LLC, and any person acting on behalf of 4 Crazy Guys, LLC, is enjoined from using, utilizing, possessing, or retaining custody or control of the Collateral; and it is further,

ORDERED that 4 Crazy Guys, LLC, and any person acting on behalf of 4 Crazy Guys, LLC, is enjoined from removing, selling, destroying, or otherwise disposing of the Collateral; and it is further,

ORDERED that 4 Crazy Guys, LLC, and any person acting on behalf of 4 Crazy Guys, LLC, is enjoined from preventing, hindering, or otherwise obstructing John Yelcick's exercise of his rights in the Collateral; and it is further,

ORDERED that John Yelcick has all rights in the Baltimore City Liquor License utilized in 4 Crazy Guys, LLC's business, including but not limited to the certain alcoholic beverages license #LBD7273, issued to the corporation named "4 Crazy Guys, LLC" for use at 2022 N. Charles Street; and it is further,

ORDERED that John Yelcick be awarded damages, against Defendant 4 Crazy Guys, LLC, in the amount of the costs, including reasonable attorneys' fees and costs, of these proceedings as an element of damages pursuant to Maryland Rule 2-704.

9/11/18
Date

The Hon. Michael A. DiPietro
Judge's signature appears only on original.

Judge, Circuit Court for Baltimore City

- True-test copies provided to counsel for John Yelcick + Judge's Dreams, LLC in open court

- Copies to be mailed to all parties

TRUE COPY

MARILYN BENTLEY, CLERK

October 18, 2018

Applicant(s): Naomi Karzai
Charles Lanvale, LLC, T/a Pen and Quill at the Chesapeake
1701-05 N. Charles Street 21201

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Naomi Karzai was born in Baltimore, MD in July of 1982. She lives in Baltimore, MD. Ms. Karzai's husband has financial interest in Kabobi Inc. t/a Helmand Kabobi, located at 855 N. Wolfe Street.

(b) **Ownership Breakdown:** (1) Naomi Karzai (49%); and (2) Patricia Karzai (51%).

(c) **Purchase Price of Business:** Purchase price of business is \$30,000 to be paid over 6 years.

(d) **Qualified Voters:** Patricia Karzai, Beverly Volk, and Joshua Neiman are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Charles Lanvale, LLC is a MD LLC and as of 10/2/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/26/2018, and checked on 10/5/2018. This meets the 10-day rule. There are 13 licensed liquor establishments in the 4x4 area: "B" BWL-4; "BD7" BWL-8; and "AE"-1.

(h) **Timeline:** Last inspection by BLLC was performed on 9/26/2018. At that time, the establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has received a letter of support from Station North Arts and Entertainment District.

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

Board's Decision:

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

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

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

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

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1701-1705 North Charles Street, Baltimore, Md. 21201

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Charles Lanvale LLC TRADE NAME: Pen and Quill at The Chesapeake

BUSINESS PHONE NUMBER: 410-601-3588 BUSINESS EMAIL ADDRESS: penandquillbaltimore@gmail.com

ATTORNEY FOR THE APPLICANT: n/a ADDRESS: _____ PHONE: _____

Part of Premises Used (Note: Floors and Areas for Storage): 1st & 2nd fls storage in bsmt Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? DJ/live music (periodically) 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: 225

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

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

1414 West Mt. Royal Ave., Baltimore, Md. 21217 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

07/1982 _____
 (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

[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

Spouse, Helmand Karzai has financial interest in Kabobi Inc t/a Helmand Kabobi, 855 N. Wo

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
Naomi Hope Karzai	1414 W. Mt. Royal Ave., Baltimore, d. 21217	[REDACTED]	[REDACTED]

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

- 1) NAME: Naomi Hope Karzai ADDRESS: 1414 W. Mt. Royal Ave., Balt. Md. 21217 TITLE: Member % OF STOCK HELD: 49%
- 2) NAME: Patricia M. Karzai ADDRESS: 1523 Bolton St., Balt. md. 21217 TITLE: Member % OF STOCK HELD: 51
- 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.*

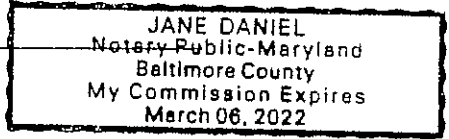
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied 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 13 day of August, 2018 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Naomi Karzai 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: Jane Daniel

(Notary Seal) My Commission expires _____



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: _____

Brief Summary for Request to transfer Liquor License

Current license Milk & Honey II t/a Pen and Quill at The Chesapeake. Ernst Valery licensee.

Pen and Quill at The Chesapeake has been an operating full service restaurant since July 2014. The Pen and Quill has been operating under a management agreement from Milk & Honey II since inception.

Naomi Hope Karzai (nee Kline) has been the Beverage manager since opening in July 2014. She has continued to be a certified Alcohol Awareness holder.

No complaints or violations have occurred during the entire almost four years of operation.

The entity Charles Lanvale LLC is a Limited Liability Corporation with one member, Patricia M. Karzai. Naomi Karzai has recently become a member of the Corporation .

Patricia M. Karzai is currently on a liquor license in the name of Café at 1501 Bolton Inc. – this entity has been sold and the liquor license in in the process of being transferred. A hardship application was approved by the Board as a result of a hearing and the new owners are in process of transfer applications.

Name and Address of the owners of the premise/landlord: Station North Development Partners, Ernst Valery Phone Number: [REDACTED]

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

(I, WE) Ernst Valery HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1701-1705 N. Charles St Baltimore, Md Baltimore, City with a Zip Code of 21201, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Ernst Valery
Signature of Landlord

I hereby certify that on the 13 day of August, 2018, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Ernst Valery 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: Jane Daniel
Notary Printed Name: Jane Daniel

(Notary Seal) My Commission expires

JANE DANIEL
Notary Public-Maryland
Baltimore County
My Commission Expires
March 06, 2022

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

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

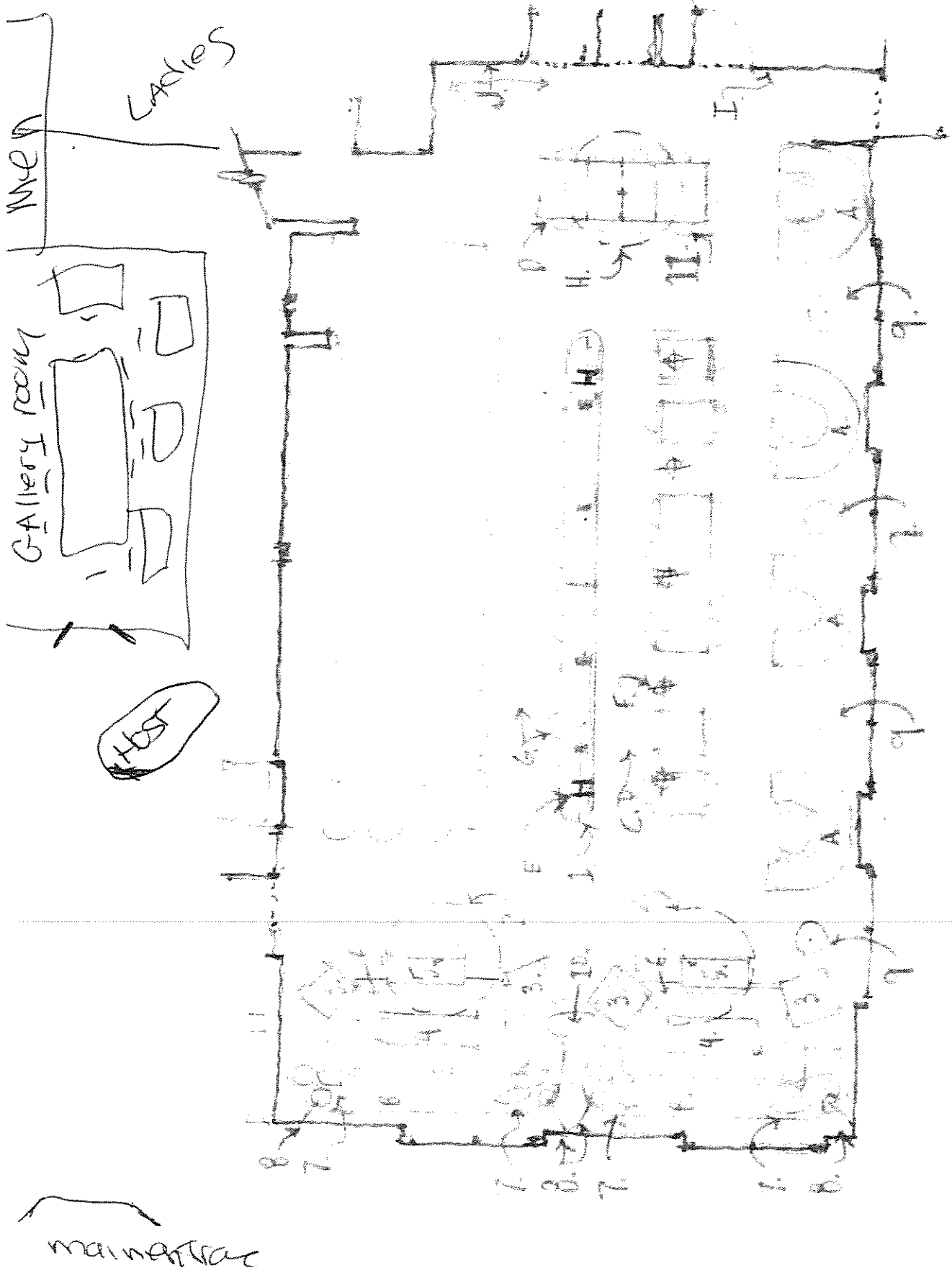
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Patricia Karzai</u>	<u>1525 Borker St Baltimore MD 21217</u>	<u>[Signature]</u>	<u>01/1951</u>	<u>7 years</u>
<u>Beverly Volk</u>	<u>6015 Carter Ave Balto MD 21214</u>	<u>[Signature]</u>	<u>02/1963</u>	<u>36 years</u>
<u>Joshua Neiman</u>	<u>5509 S. Bard Rd Baltimore, MD 21209</u>	<u>[Signature]</u>	<u>05/1964</u>	<u>17 years</u>

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

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

RECEIVED

Kitchen

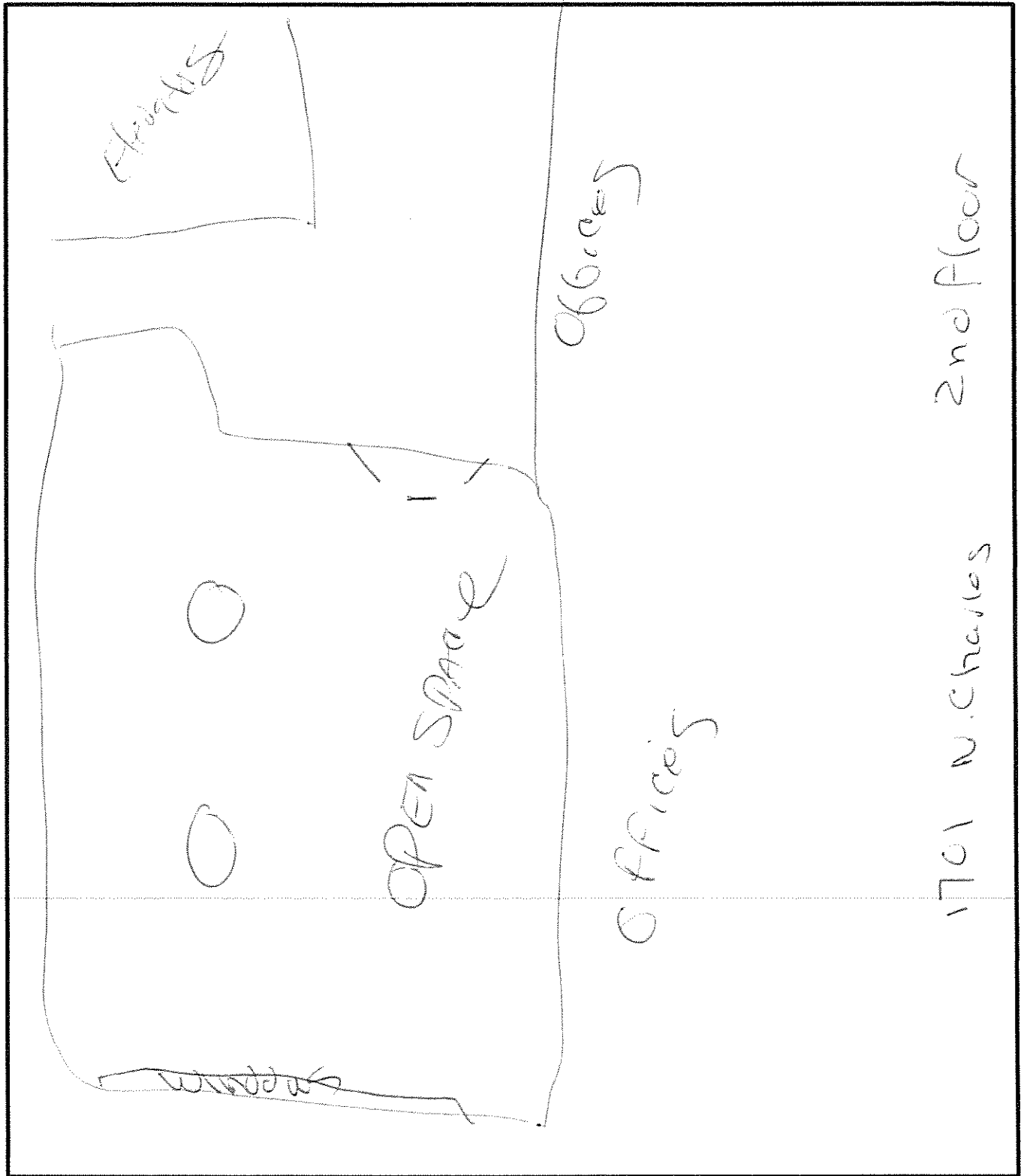


Joseph Lazarus
 May 17, 2014

PLAN OF KITCHEN IMPROVEMENT TO CEMENTA KITCHEN

1701 Nicholas

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.





FRESH OYSTERS

'11⁰⁰ -  - '22⁰⁰
 1/2 DOZEN 1 DOZEN

CHECK THE RAW BAR BOARD FOR TODAY'S OYSTER OFFERINGS.

SNACKS

Deviled Egg Halves	2 ea.	French Fries - <i>Make discs with Cheese & Bacon 3, Fried Egg 2</i>	5 8
Artisanal Cheese Selection - P&Q Garnishes / Crostini	13	Chicken Wings - 6 per order, Your choice of: Buffalo, XXX Hot or the flavor of the week	8
P&Q Soft Pretzel - Porter Cheddar Sauce	7	Steam Buns - <i>Choice of:</i> Vegetable Bahn Mi / Fried Oyster with Tartar Sauce / Pork Belly / Shredded Beef with Tatziki	5 ea.
Fried Oysters	10		

SMALL PLATES

VEGETARIAN

Farm Greens Salad - Field Greens / Grape Tomato / Cucumber Pickled Red Onion / Goat Cheese
Croustion / Honey Vinaigrette
add Steak, Chicken, or Fish 6

Green Gazpacho - All of the Green Vegetables / Bread Crumbs / Walnuts / Greek Yogurt / Olive Oil

Mezze Spreads - Herbed Hummus / Baba Ganoush / Black Olive Tapanade / Grilled Pita

Grilled Veggies - Pattypan Squash / Sunburst Squash / Corn / Red Peppers / Shallot Vinaigrette

Roasted Beets - Goat Cheese / Brown Butter / Torn Crostons

Stuffed Banana Peppers - Ricotta-Mozzarella filling / Marinera / Baguette

MEAT

P&Q Cobb Salad - Egg / Avocado / Tomato / Chicken (grilled or fried) / Onion / Bacon / Blue Cheese / Mixed Lettuces / Red Wine Vinaigrette

Blackened Shrimp - Mole / Pico De Gallo / Tortilla Strips

Fried Calamari - Cornmeal Batter / Pepper Jelly

Beef Tartare - Broken Gribiche / Grilled Baguette

Tuna Crudo Nachos - Fried Wonton Chips / Avocado and Corn Salsa / Pickled Jalapeños

Steamed Mussels - Grilled Shallots / Butter / Pernod / Baguette

Grilled Garlic-Clam Bread - Homemade Bread / Fresh Clams / GARLIC / Tomato / Fresh Mozzarella

FLATBREADS

Mushroom - Shiitake and Oyster Mushrooms / Roasted Garlic, Smoked Gouda / Dressed Greens

Grilled Vegetable - Zucchini / Squash / Tomato / Red Onion / Mozzarella / Olive Oil / Cream Cheese

Flank Steak - Roasted Garlic / Roasted Red Peppers / Caramelized Onions / Mozzarella / Chevre

Grilled Chicken - Sun dried Pesto / Red Onion / Banana Peppers / Feta

SANDWICHES

CHOICE OF FRIES - **HOUSE SALAD**
P&Q Burger - Roseda Beef / Herb Aioli / Bread and Butter Pickles / Cheddar Cheese
add Bacon 2 / add Egg 1

Prime Rib Sandwich - Horseradish Aioli / Swiss Cheese / Crispy Fried Onion

Fillet of Fish Sandwich - Fried Trout / Sharp Cheddar Cheese / Shredded Lettuce / Tartar Sauce

Smoked Beet Reuben - Rye / Sauerkraut / Swiss / Russian Dressing

Cubano - House Porechetta / Pickles / Swiss Cheese / Dijonaise

Fried Chicken Sandwich - Chow Chow Relish / Sriracha Kewpie Mayo

ENTREES

Cauliflower and Cumin Fritters - Lime Yogurt / Cous Cous

Pan Seared Salmon - Soy Glaze / Fried Rice / Napa Slaw

Roasted Chicken - Beer Brined Breast & Drumette / Grilled Vegetables / Honey Mustard Glaze

Steak Frites - P&Q Steak Sauce / Rosemary Garlic Fries

Seared Rockfish - Broccolini / Sweet Corn Purée / Cilantro Gastrique

LATELY SPECIALS

MONDAY
 Suds and a Sammie
 (Free draft beer with any sandwich)

WEDNESDAY
 Wing Night
 (Fancy Wings for a buck each)

TUESDAY
 Twenty Dollar Tuesdays
 (Select bottles of wine for just \$20)

THURSDAY - SATURDAY
 Late Night Menu until 1am

PENANDQUILL.NET
 @PENANDQUILL

MON - WED 5P - 10P
 THU - SAT 5P - 1A

WE ARE REQUIRED TO INFORM YOU THAT CONSUMING RAW OR UNDERCOOKED PROTEINS CAN INCREASE THE RISK OF FOODBORNE ILLNESS.

DRINKS →

ARE ON THE OTHER SIDE. FLIP OVER

NON ALCOHOLIC DRINKS

Coke, etc.	2	Iced Tea	2
Sprecher Cherry Cola	4	Ginger Lemonade	4
Sprecher Cream Soda	4	Cucumber Lime	4
Sprecher Orange Dream	4	Agua Fresca	4
Sprecher Root Beer	4	Pellegrino	6
Fever Tree Ginger Beer	3.5	Aqua Panna	6
Fever Tree Tonic	3.5		

WINES BY THE GLASS			
WHITE			
Malvasia / Greco - (Frascati) "Poggio Verde" • Principe Pallavicini • Lazio, Italy	2015	9	
Riesling Kabinett - Dr. Hermann "Urzinger Wurzgarten" • Mosel, Germany	2016	11	
Alvarinho/Trajadura - (Vinho Verde) Quinta de la Raza • "Don Diego", Portugal	2016	8	
Friulano - Scarpeta "Frico" • Friuli, Italy	2016	7	
Melon de Bourgogne - (Muscadet) Domaine de la Remiere • Loire, France	2017	9	
Vermentino - Santadi "Villa Solais" Sardinia, Italy	2016	7	
Chardonnay - Chateau de La Greffiere "Sous Le Bois" • Burgundy, France	2016	10	
Jacquere - Romain Charniot "Apremont" • Savoie, France	2015	10	
ROSE			
Mourvedre / Grenache Gris - Lafage "Miraflores" • Cotes Catalanes, France	2017	12	
Agiorgitiko / Muscufiero - Skouras "ZOE" • Peloponnese, Greece	2017	8	
Corvina/Rondinella - (Bardolino) "Le Fraghe" • Verona, Italy	2017	9	
SPARKLING			
Blanc de Blanc, Brut Belle Jardin • Alsace, France	NV	9	
Lambrusco - Cleo Charli "Vecchia Modena" Emilia-Romagna, Italy	NV	12	
RED			
Sangiovese - Scarpeta "Frico Rosso" Tuscany, Italy	2014	7	
Nerello Mascalese - "Tascante" • Sicily, Italy	2014	10	
Malbec - (Cahors) Cornbel-La-Serre "Le Pur Fruit Du Causse" • Occitania, France	2016	11	
Carignan Oupia "Les Heretiques" • Languedoc, France	2015	8	
Cabernet Sauvignon - Ancient Peaks • Paso Robles, CA	2014	12	
Gamay - Jean Paul Brun "L'Ancien" • Beaujolais, France	2016	10	
Merlot / Cab Franc / Syrah - Rafael Titado "Vistalago" • Maule, Chile	2014	10	

DRAFT BEERS

Austin Eastcoasters - Austin, TX "Ruby Red", Grapefruit Cider, 5%	6
Bitburger - Germany "Premium Pilsner", German Pilsner, 4.8%	6
Brewer's Art - Baltimore, MD "Resurrection", Belgian Style Dubbel, 7%	6
Monument City - Baltimore, MD "51 Rye", Rye IPA, 6.5%	6
Dogfish Head - Milton, DE "Romantic Chemistry", IPA, 7.2%	6
Hysteria Brewing Co. - Columbia, MD "Darkest Hour", American Stout, 5.6%	6
Right Proper - Washington, D.C. "Dunwich, Fair Coat, Changagga", Berliner Weisse Beer, 3.5%	6
Union Brewing - Baltimore, MD "Old Pro", Gose, 4.2%	6

Craft Beer Buckets for \$24

ONE FROM ANY 8 CANNED OR BOTTLED CRAFT BEERS

CANS

21st Amendment - Half of High Watermelon • 12 oz	5
ANXO - Cidre Blanc • 12 oz	6
Ballast Point - Fathom IPA • 12 oz • San Diego, CA	5
Brewer's Art - Beazly Belgian Strong Ale • 12 oz • Baltimore, MD	5
Dogfish - SeaQuench Gose • 12 oz • Milton, DE	5
Dogfish - 60 Minute IPA IPA • 12 oz • Milton, DE	5
Full Tilt - Baltimore Pale Ale 12 oz • Baltimore, MD	5
Founders - All Day IPA 12 oz • Grand Rapids, MI	5
Genesee - Cream Ale 12 oz • Rochester, NY	2
Graft Cider - Farm Floor Wild Yeast Cider • 12 oz • Newburgh, NY	6
Graft - Where Secrets Lie Gose Cider • 12 oz • Newburgh, NY	6
Monument City - Peachtree Pils • 12 oz • Baltimore, MD	5
Nurragsaett - Lager 16 oz • Tall Boy • Rhode Island	3
Natty Boh - 12 oz formerly Baltimore, MD	3
Oskar Blues - Dale's Pale Ale 12 oz • Lyons, CO	5
Peabody Heights Avellana Pale Ale • 12 oz	5
Peabody Heights No Trash Wheat Low Protein Ale • 12 oz	5
Peabody Heights Old Onie Park Bohemian • 16 oz	4
Peabody Heights Six Barrel Saison • 12 oz	5
Stiegl - Radler (Grapefruit) 16 oz • Austria	6
Union - Anthem Golden Ale • 12 oz • Baltimore, MD	5
Union - Duck Pin Pale Ale 12 oz • Baltimore, MD	5
Victory Hop Devil • 12 oz • Downingtown, PA	5

BOTTLES

Abita Amber	5
Anderson Valley Boont Amber Ale	5
Boulevard Brewing Tank 7 • Farmhouse Ale	7
Brooklyn Lager	5
Founders (KBS) Kentucky Breakfast Stout	13
Founders Porter	5
New Belgium Voodoo Ranger Haze IPA	6
New Grist Gluten Free Pilsner	5
Wyndridge Farm Cranberry Cider	5
Yards Philadelphia Pale Ale	5
Sam Adams Boston Lager	4
Schlafly Coconut Cream Ale	5
Sonoma Cider Hatchet Cider	5
Troegs First Cut IPA	5
Leffe Blonde	5
Amstel Light	4
Coors Banquet	3
Heineken	4
Miller High Life	3
Miller Lite	4
Victoria	4
Bitburger NA	3

COCKTAILS

Fitz's Spring Spritz - Espolon Blanco Tequila / Cucumber Simple / Lime / Seltzer	9
By George! - St. George Terroir Gin / Capoline White Vermouth / Lemon	10
Iron Lyon Zion - Lyon Black Rum / Fever Tree Ginger Beer / Lime / Ginger Candy	10
Smash Palace - Rittenhouse Rye / Mint / Simple / Lemon	11
The Botanist's Wife - Botanivore Gin / Rhubarb Simple / Lemon	10
Goodness Knows - Cathed Honeyuckle Vodka / Honey Simple / Lemon / Sparkling Wine	11
Spring Social - Alessio Vermouth Bianco / Soda / Lemon	8



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 196**Cert Num: **0786**Fee: **\$2,500.00**Status: **Renewed**

License Date: 5/1/2018

License Year: 2018

CR Number: 15176169

Payment Date: 04-25-18

[Click on Print License to Print License](#)

Add Adult Entertainment License

Location

Corp Name: **MILK & HONEY II, LLC**Trade Name: **PEN AND QUILL AT THE CHESAPEAKE**

Zone Code: 0

Phone: 410-547-2760

Block Num: 1701-05

Street: CHARLES STREET NORTH

City: BALTIMORE

State: MD

Zip: 21201

CR Number: 15176169

Portion of Business Used:

(USE)CONTINUE TO USE 1ST FLOOR and 2ND FLOOR OF PREMISES AS A RESTAURANT/CAFE WITH LIVE ENTERTAINMENT/DANCING AND ADDING OUTDOOR RESTAURANT SERVICES

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ERNST	VALERY	5603 ROXBURY PLACE	BALTIMORE	MD	21209	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
03/02/2017	Alcohol Awareness expires on 02/24/21 (Naomi Karzai)	<input type="button" value="Delete"/>
03/23/2016	Alcohol Awareness expires on 03/18/20 (Naomi Kline & Chelsea Gregoire)	<input type="button" value="Delete"/>
05/06/2015	Alcohol Awarness exprixe on 03/28/2019 (Helmand Karzai)	<input type="button" value="Delete"/>

08/11/2014	07/10/14 Public Hearing re: Request to add second floor for business. Board APPROVED expansion. Owe \$100 Hearing fee.	Delete
------------	--	--------

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

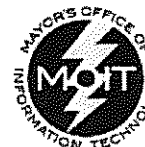
License num: LB 196 Address: 1701-05 CHARLES STREET NORTH
Trade Name: PEN AND QUILL AT THE CHESAPEAKE

Comment:

[Add Comment](#)

Hold Info

Powered by:



CHARLES LANVALE LLC: W15867013

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W15867013

Business Name:

CHARLES LANVALE LLC

Principal Office:

1523 BOLTON STREET
BALTIMORE MD 21217

Resident Agent:

GORDON D. FRONK, ESQ.
111 EAST DOVER ST.
EASTON MD 21601

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:

05/13/2014

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1701-05 N Charles St

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 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 8

ARENA _____

HOTEL/MOTEL _____

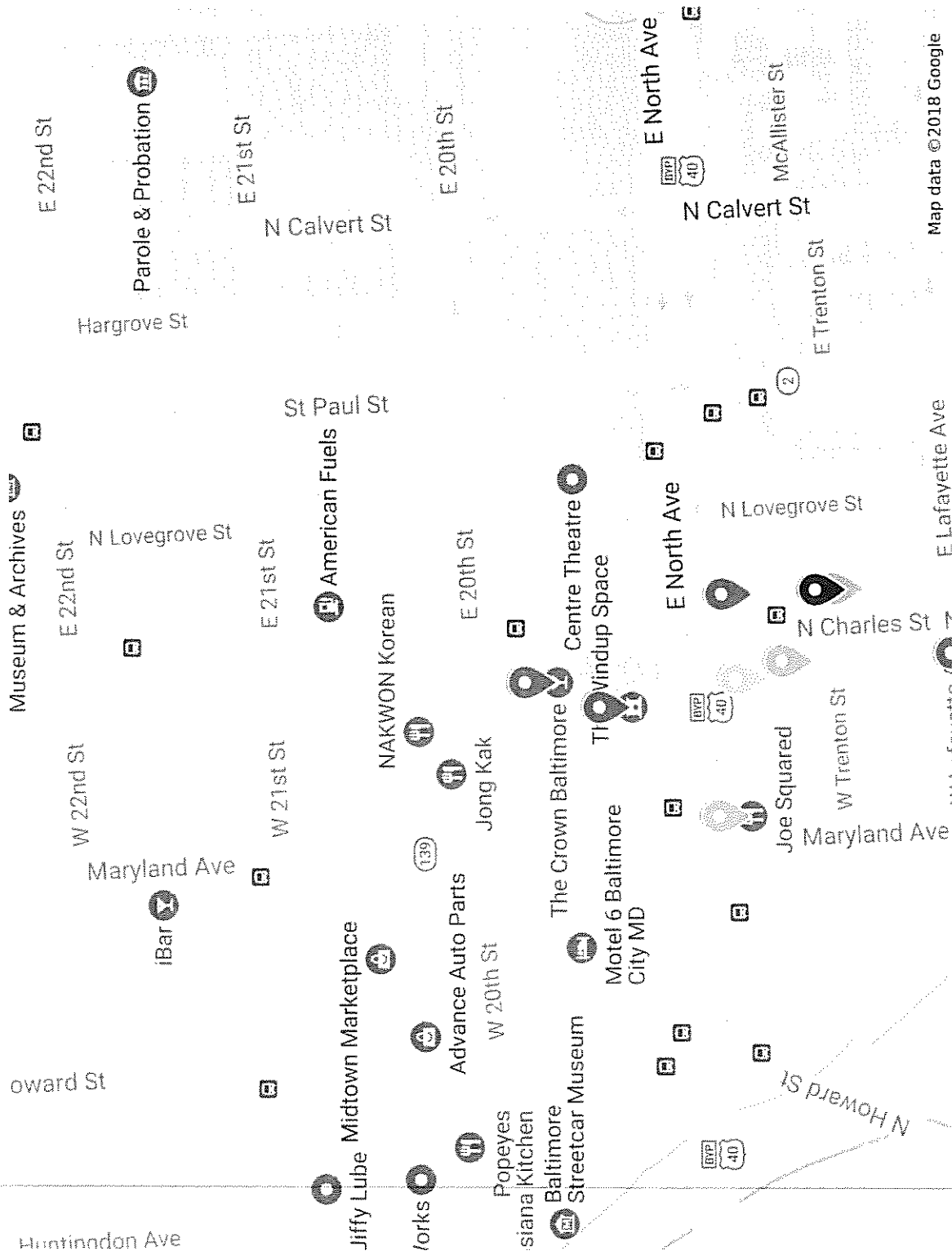
RACING _____

PREPARED BY: AE 1
[Signature] DATE: 10/3/18

1701-05 N Charles St

Untitled layer

- ✕ 1701 N Charles St
- 📍 The Charles Theatre LB
- 📍 Metro Gallery LBD7
- 📍 Club Charles-Zodiak LBD7
- 📍 The Depot LBD7
- 📍 1813 N Charles St LBD7
- 📍 Club Choices AE
- 📍 Montego Bar&Grill LB
- 📍 Joe Squared LB
- 📍 Parkway Theatre LBD&
- 📍 North Inn LBD7
- 📍 The Windup Space LBD7
- 📍 The Crown Baltimore LBD&



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Pen and Quill at the Chesapeake
<i>Corporation Name:</i>	Charles Lanvale LLC
<i>Location Address:</i>	1701-05 N Charles St
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	9/25/2018
<i>Date Removed?</i>	10/5/2018
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

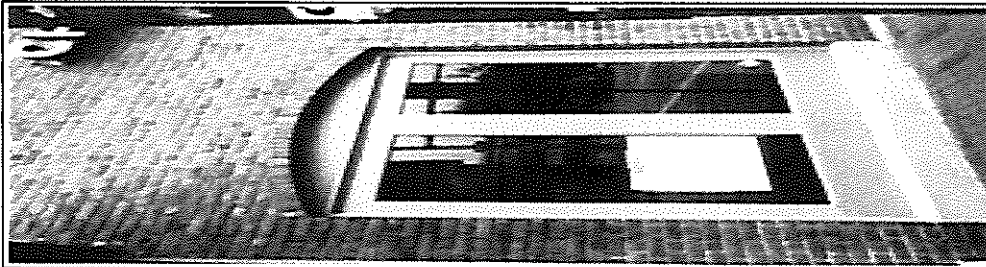
Other licensed locations - Describe/Note:

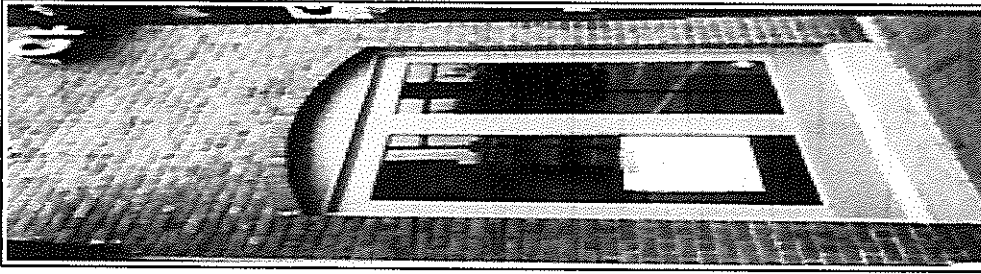
Sign posted on front door

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

Application for transfer of liquir license

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:0#.w/baltimore\john.howard"/>		<input type="text" value="10/5/2018"/>	<input type="text" value="2:33:30 PM"/>
Name of Licensee (if present)			
<input type="text"/>			
<input type="text"/>			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Naomi Hope Karzai
<i>Address of Premises:</i>	1701-05 N charles St
<i>Inspector:</i>	i:0#.w baltimore\john.howard
<i>Date Posted:</i>	9/25/2018
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	10/5/2018
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

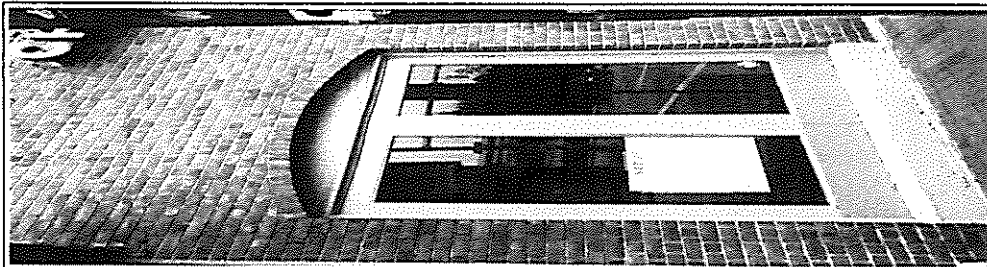
Summary on location of sign posted:

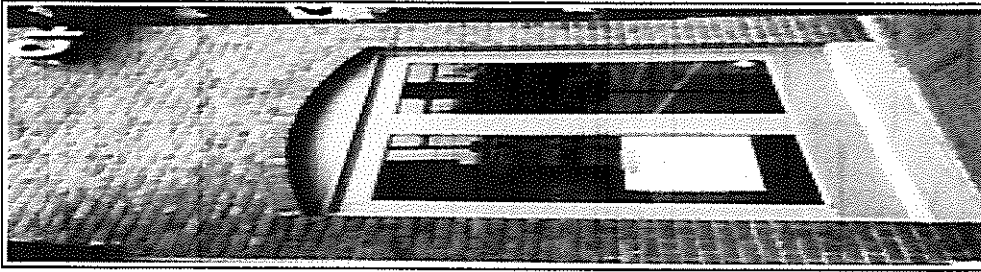
Sign posted on front door

Summary on location of sign rechecked:

Posted sign remained in place

Insert Photo of Sign and location:





BLLC Routine Inspection

Licensee Information

Address: 1701-05 CHARLES STREET NORTH 21201

Trade Name: PEN AND QUILL AT THE CHESAPEAKE

Corporation Name: MILK & HONEY II, LLC

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

Date/Time of Inspection: 9/26/2018

11:16:54 AM

Manager/Licensee: Helmand Karzai

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Center

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 9/25/2018

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):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

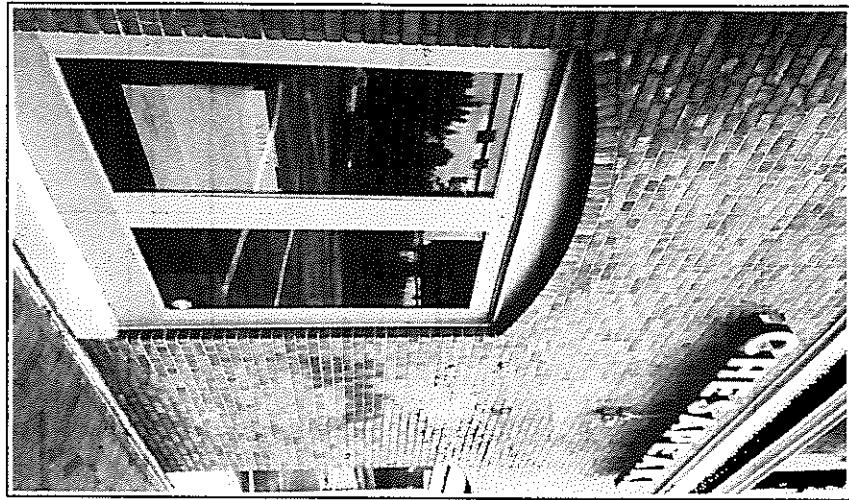
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

The establishment is open and operating.
Posted Posting and performed a routine inspection.
9/25/18

Photo Taken:



Owner Email:

Submitted by Inspector

Pen&Quill

Located at The Chesapeake

1701 N. Charles Street
Baltimore, MD 21201

May 23, 2018

Baltimore City Municipal Zoning Office

417 Fayette Street Room 147

Baltimore, Md.

Re: Transfer of Liquor License –Request for Verification Letter

1701 N. Charles Street, Baltimore, Md. 21201

We are requesting a letter of verification for 1701 N. Charles Street, Baltimore, Md.

The occupancy is that of a Restaurant – Pen & Quill at The Chesapeake. There will be no change in occupancy, only the liquor license holder.

Thank you



Pat Karzai

Managing Member

Contact P&Q

1-800-491-6998
800-491-6998

info@penandquill.com
penandquill.com



Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

June 7, 2018

Pen & Quill at the Chesapeake
Attn: Pat Karzai
1701 North Charles Street
Baltimore, Maryland 21202

Subject: 1701 North Charles Street

Dear Ms. Karzai:

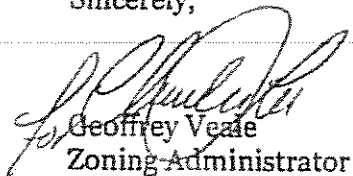
This is in response to your inquiry in reference to the above subject property. A review of the zoning records of Baltimore City revealed the following.

The property, known as 1701 North Charles Street, is located in a TOD-4 Transit Oriented District. The property is authorized for use as a restaurant that includes live entertainment and accessory outdoor dining. This use may be continued.

Currently, there are no outstanding zoning violations with respect to the property. The property complies with applicable zoning regulations.

If you should require additional zoning information regarding this property, you may contact this office at (410) 396-4126.

Sincerely,


Geoffrey Veale
Zoning Administrator



STATE QUARTERED

CHECK # 12238

IN ACCORDANCE WITH THE

NO. 1 SE 2013-02785

Certificate of Occupancy

Department of Building and Construction Development
Division of Construction and Building Inspection

APPROVED FOR OCCUPANCY BY THE BOARD OF APPEALS AND APPROVED BY THE BOARD OF APPEALS

WARRANTY NO. 1701 N CHARLES ST
1701 N CHARLES ST

STATION NORTH DEVELOPMENT PART 2a

AD-04

LA 100 LINE CROSS 1217 0010 0000 0000

(USE) CONTINUE TO USE 1ST FLOOR OF PREMISES AS A RESTAURANT AND WITH ENTERTAINMENT/DANCING AND ADDING OUT DOOR TABLE SERVICE

NO.	DESCRIPTION	AMOUNT	TOTAL
1	...	45.00	45.00
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

THE SIGNATURE AND SEAL OF THE BOARD OF APPEALS AND APPROVED BY THE BOARD OF APPEALS



BOARD OF APPEALS

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1986. Please workers and tenants by using the lead-safe work practices listed in the Code of Maryland Regulations, Section 26.10.02.

THE SIGNATURE AND SEAL OF THE BOARD OF APPEALS AND APPROVED BY THE BOARD OF APPEALS

September 18, 2018

Board of Liquor License Commissioners for Baltimore City
#1 North Charles Street, Suite 1500
Baltimore, MD 21201

Re: 1701-05 N. Charles Street, Baltimore, Md. 21201
Pen & Quill at the Chesapeake

TO WHOM IT MAY CONCERN:

As the community organization in which Pen & Quill at The Chesapeake is located, we wish to confirm Station North Arts & Entertainment, Inc.'s support for the transfer in liquor license from Milk & Honey II, Ernst Valery to Charles Lanvale LLC t/a Pen & Quill at The Chesapeake, Naomi Karzai. The current management will remain the same and we are confident it will continue to be an integral part of our community.

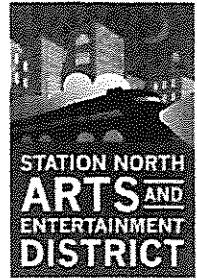
Not only does Pen and Quill provide our community with employment opportunities, but also an award-winning menu, comfortable atmosphere and a local community gathering place.

We are proud to have Pen and Quill as the gateway to Station North Arts District and look forward to it continued success! Please contact me at amelia@stationnorth.org or 410-962-7075 if you have any further questions.

Sincerely,



Amelia Rambissoon
Executive Director,
Station North Arts & Entertainment, Inc.



Interim Chair
Elaine Asal
Vice Chair
Lat Naylor
Secretary
Steve Ziger

Pierre Bennu
Kevin Brown
Diane Cho
Kirby Fowler
Marian Glebas
Dale Hargrave
Kate Kharib
Nicholas Mitchell
Mike Molla

Michelle Antoinette Nelson
Salem Reiner
Neb Sertou
James Vose
Ashley Wallace
Sara Benninghoff Warren

Executive Director
Amelia Rambissoon

RECEIVED
2018 SEP 21 PM 1:06
STATION NORTH ARTS & ENTERTAINMENT DISTRICT
LIQUOR LICENSE COMMISSIONERS