

October 31, 2019

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

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

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

(a) **Applicant(s) Information:** (1) Christopher Kerns was born in Wilmington, DE in May of 1975. He lives in Baltimore, MD; and (2) Celena Dotson was born in Columbia, MD in March of 1977. She lives in Halethorpe, MD.

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

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

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

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

(f) **Corporate Standing:** PHVIF II Baltimore F&B, LLC is a MD LLC and as of 10/17/2019 is active and in good standing.

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

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

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

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

Board's Decision:

Amended - 10/1/19

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

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

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

EXPLANATION OF REQUEST: Transfer from MCR Camden Licensee LLC CLASS TYPE: BBWL/PM

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: n/a

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 550 Washington Boulevard, Baltimore, MD 21230

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

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

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

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

BUSINESS PHONE NUMBER: 410-685-5000 BUSINESS EMAIL ADDRESS: cdotson@peachtrehotelgroup.com

ATTORNEY FOR THE APPLICANT: Leanne Schreengost ADDRESS: 102 W. Pennsylvania Ave., Ste 600, Towson, MD 21284 PHONE: 410-823-1800

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

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

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

Please note that as per Alc. Bev. Art. 5 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

Christopher Kerns (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]
1011 Lake Avenue Baltimore MD 21212 7+ years
(Residence) Street City State Zip Code (period of residency in Baltimore City)
05/1975 Male Wilmington, DE
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

Celena Callie Dotson (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]
413 1st Avenue Halethorpe MD 21227 n/a
(Residence) Street City State Zip Code (period of residency in Baltimore City)
03/1977 Female Columbia, MD
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

N/A (Full name) (Telephone no.) E-mail (Required)
(Residence) Street City State Zip Code (period of residency in Baltimore City)
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

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

Applicant A B C

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

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

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

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

Applicant A B C

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

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

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

Applicant A B C

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

Name	Address	Phone	Email
Celena Dotson	413 1st Ave., Halethorpe, MD 21227		

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: Christopher Kerns ADDRESS: 1011 Lake Avenue, Baltimore, MD TITLE: Authorized Person/ Class B Member %OF STOCK HELD: 1
- 2) NAME: Celena Dotson ADDRESS: 413 1st Ave., Halethorpe, MD 21227 TITLE: Authorized Person/ Class B Member %OF STOCK HELD: 1
- 3) NAME: PHVIF II Baltimore, LLC ADDRESS: 3500 Lenox Rd., Suite 625, Atlanta, GA TITLE: Manager & Sole Class A Member %OF STOCK HELD: 98
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

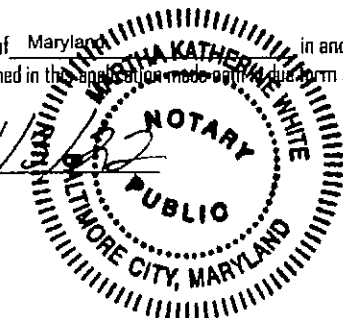
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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

Christopher Kerns
Signature of Applicant A

I hereby certify that on the 19th day of September, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Christopher Kerns the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 4/9/2022

Printed Name: Martha K. White

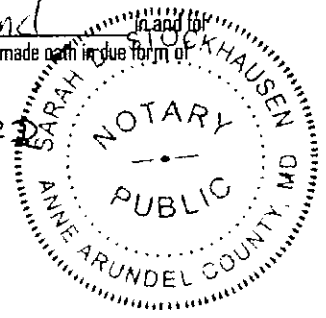


Celena Dotson
Signature of Applicant B

I hereby certify that on the 25th day of September, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel County, personally appeared Celena Dotson the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 10/09/2022

Printed Name: Sarah Stockhausen



N/A
Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premises/landlord: PHVIF # Baltimore, LLC, 3500 Lenox Rd., Suite 828, Atlanta, GA Phone Number: [REDACTED]

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

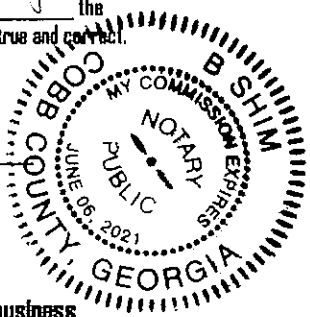
(I, WE) PHVIF # Baltimore, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 550 Washington Boulevard, Baltimore, MD, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under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

[Signature]
Signature of Landlord

I hereby certify that on the 9 day of July, 2019, before me, the subscriber, a notary public of the State of Georgia in and for Cobb County personally appeared Jatin Desai the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

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

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



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

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

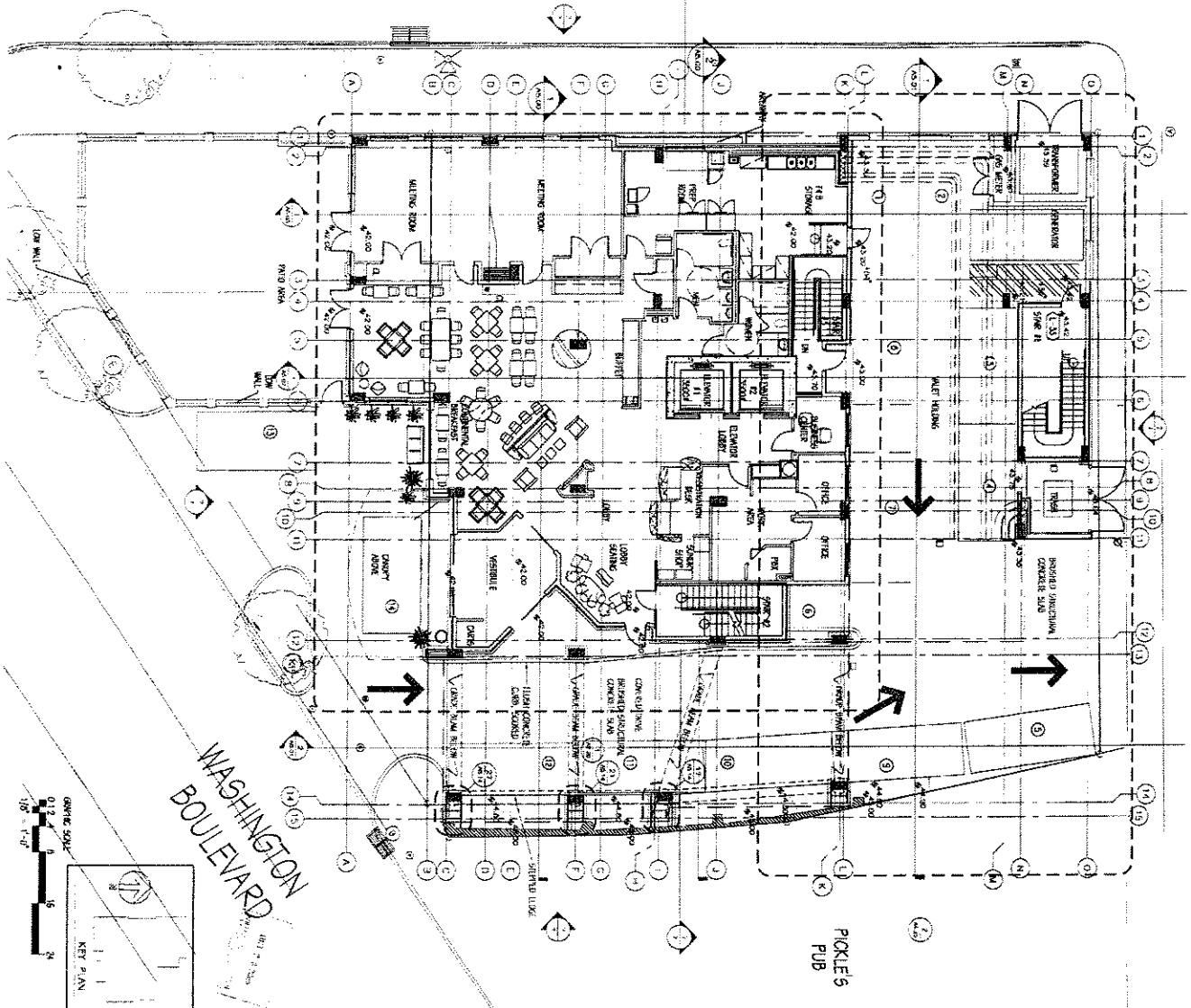
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Martha White	1011 E Lake Ave Baltimore MD 21224	[Signature]	09/1980	7+ years
Scott Stauber	3044 Dillon St. Baltimore MD 21224	[Signature]	08/1978	16+ years
Sarah Stauber	3044 Dillon St. Baltimore, MD 21224	[Signature]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

JUL 10 2019

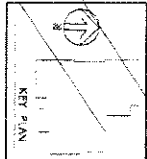
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

GREENE STREET



WASHINGTON BOULEVARD



HAMPTON INN - CAMDEN YARDS
 WASHINGTON BOULEVARD & GREENE STREET
 BALTIMORE CITY, MARYLAND
LOBBY LEVEL PLAN



GORDON & GREENBERG ARCHITECTS

NO.	REVISION	DATE

GORDON & GREENBERG
 ARCHITECTS
 1101 N. CALVERT STREET
 BALTIMORE, MD 21202
 TEL: 410-528-1200
 FAX: 410-528-1201
 WWW: GORDON-AND-GREENBERG.COM
A2.06



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBHM 017**Cert Num: **0255**Fee: **\$7,200.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 15033637

Payment Date: 04-23-19

2018 - 2019 TPP Paid 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **MCRB CAMDEN LICENSEE, LLC**Trade Name: **HAMPTON INN DOWNTOWN BALTIMORE**

Zone Code: 27

Phone: 410-685-5000

Block Num: 550

City: BALTIMORE

Street: WASHINGTON BOULEVARD

State: MD

Zip: 21230

CR Number: 15033637

Portion of Business Used:

USE ENTIRE PREMISES AS A 126 ROOM HOTEL TO INCLUDE OUTDOOR PATIO AND LIVE ENTERTAINMENT

Restriction:

License Owners

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

Comments

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Date	Comment	Action
09/27/2019	9/26/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - POSTPONED...../jr	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - POSTPONED...../jr	Delete
08/09/2019	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of PHVIF II Baltimore F&B, LLC T/a Hampton Inn Baltimore, Christopher Kerns and Cory Cartwright on 7/10/19 /kk	Delete
04/01/2019	Requested Extension (Orioles Opening Day) on Thursday, April 04, 2019; Invoice #	Delete
05/22/2018	Alcohol Awareness expires 05/18/22 (Christian Ross Mendoza and Chuanyi Chu) John Murray.... /sb	Delete
07/08/2013	6/27/2013 Public Hearing re: Request for outdoor table service within property line of hotel. Board unanimously APPROVED extension.	Delete

Print History (Print Card)

License num: LBHM 017

Address: 550 WASHINGTON BOULEVARD

Trade Name: HAMPTON INN DOWNTOWN BALTIMORE

Comment:

Add Comment

Hold Info

Powered by:





Business Name:

PHVIF II BALTIMORE F&B, LLC: Z19744390

General Information

Department ID Number:

Z19744390

Business Name:

PHVIF II BALTIMORE F&B, LLC

Principal Office:

3500 LENOX ROAD NE, SUITE 625
ATLANTA GA 30326

Resident Agent:

COGENCY GLOBAL INC.
1519 YORK ROAD
LUTHERVILLE MD 21093

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» [Order Certificate of Status](#)

Business Type:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/14/2019 ⓘ

State of Formation:

GA

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 550 Washington Blvd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

ARENA 1

HOTEL/MOTEL 3

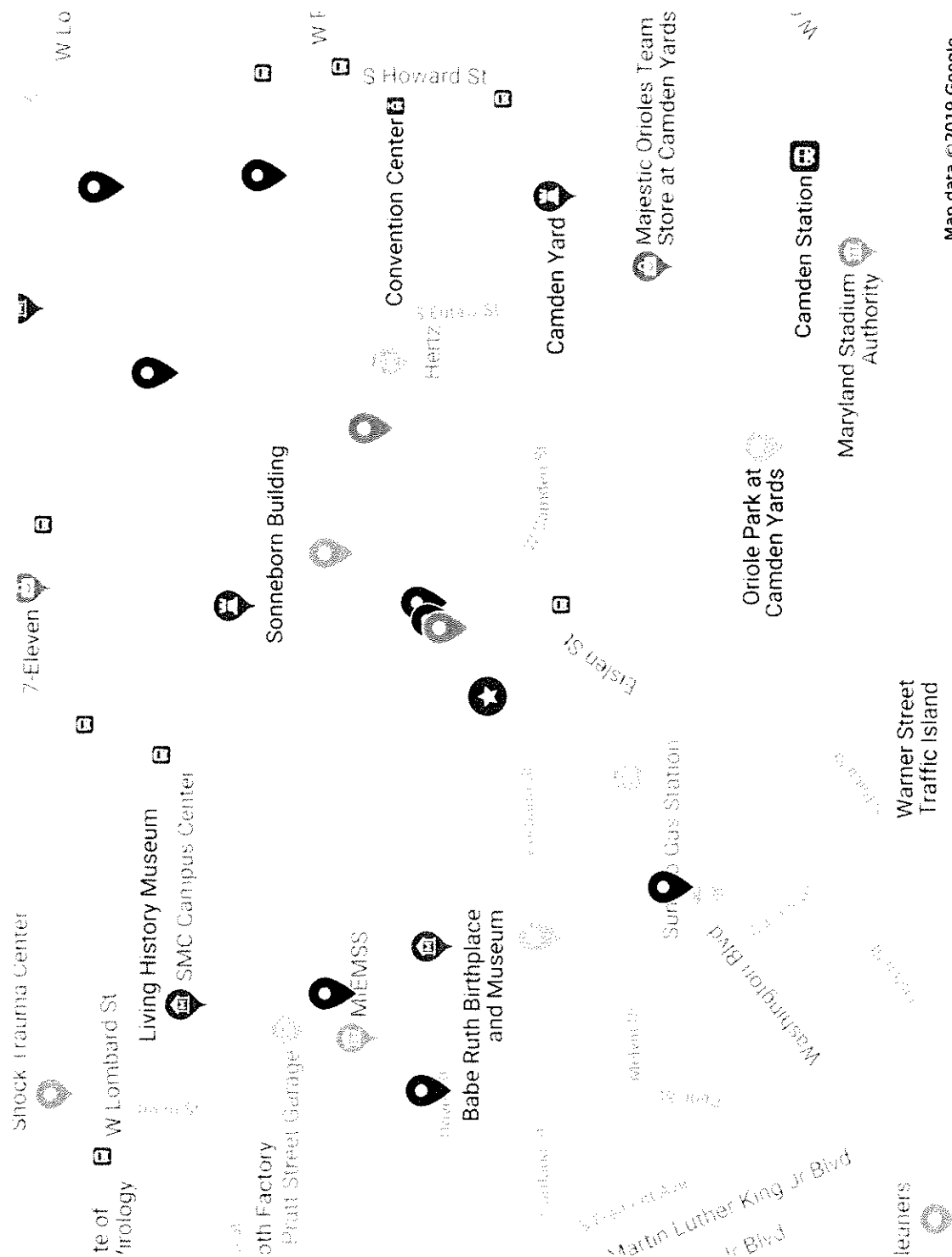
RACING _____

PREPARED BY: Chase DATE: 8/27/19

550 Washington Blvd

Licensed Establishments

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



Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Christopher Kerns/Celena Callie Dotson
<i>Address of Premises:</i>	550 Washington Blvd.
<i>Inspector:</i>	i:\0#.w\baltime\joann.martin
<i>Date Posted:</i>	10/3/2019
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	10/15/2019
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

Summary on location of sign posted:

Front window outside

Summary on location of sign rechecked:

Sign remained as posted for the ten day period

Insert Photo of Sign and location:



NOTICE

Board of E License & Commissioners for Baltimore City

of Premises: 550 Washington Boulevard 21230

License: Class "B" Bar, Wine & Beer License (Hotel/Motel)

Application: Request of ownership with continuation of live entertainment and outdoor patio services

on filed by: Blair H. Bellman P.O. Box 20, Annapolis, MD Baltimore
Christopher Kerns and Celena Callie Dotson

licensee(s): Blair H. Bellman, Christopher Kerns, Celena Callie Dotson
Blair H. Bellman, Christopher Kerns, Celena Callie Dotson

g concerning this application will be held on or after October 24, 2019
to oppose this application should send their written protest to the office of the Board
1000 Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
sent and returned to the Board on October 24, 2019.

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

of Premises: 550 Washington Boulevard 21230
License: CLASS "BHM" Beer, Wine & Liquor License (Hotel-Motel)
Application: TRANSFER OF OWNERSHIP WITH CONTINUATION OF LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE

in filed by: PHILIP II Baltimore F&B, LLC T/A Hampton Inn Baltimore
Christopher Kerns And Celena Callie Dotson
License(s): MCRB Camden Licensee, LLC T/A Hampton Inn
Downtown Baltimore Christopher G. Kerns and
Richard T. Morse

concerning this application will be held on or after October 24, 2019
to oppose this application should send their written protest to the office of the Board
of Liquor License Commissioners, 1500, Baltimore, Maryland 21201. Written protests will be
received and protestants will be notified of the hearing date and time.



Hampton
Inn
by HILTON



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Back

BLLC Routine Inspection

Licensee Information

Address: 550 WASHINGTON BOULEVARD 21230

Trade Name: HAMPTON INN DOWNTOWN BALTIMORE

Corporation Name: MCRB CAMDEN LICENSEE, LLC

Type of License: Hotel/Motel License

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

Manager/Licensee: Dante Amino

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Rear

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/6/2017

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment (if Applicable)

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe): Yes

Outdoor Table Service Yes

Violations

Violation Issued: No

Violations Noted:

Area(s)

Instructions Given to Licensee:

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

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY WORK 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 THOROUGHNESS OF THE WORK, 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
22	03	0677	011	2/20/13	102

PROPERTY ADDRESS: 550 WASHINGTON BLVD

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

LAND USE CODES 1510 0000 0000 0000

(USE 0 USE USE ENTIRE PREMISES AS A 126-ROOM HOTEL, TO INCLUDE OUTDOOR PATIO, LIVE ENTERTAINMENT.

1001-000000-2600-158000-400400 PER INSP	1001-000000-2600-158000-400400 MISC	1001-000000-2600-158000-400400 CH USE	45.00	1001-000000-2600-158000-400400 NEW BLDG	1001-000000-2600-158000-400400 ADDITIONS
1001-000000-2600-158000-400400 ALTERATIONS	1001-000000-2600-158000-400400 REPAIRS	1001-000000-2600-158000-400400 MISC CONST		1001-000000-2600-158000-400400 ELECT	1001-000000-2600-158000-400400 HYDRONIC STEAM HEAT
1001-000000-2600-158000-400400 DISTRIB EXH	1001-000000-2600-158000-400400 AIR COND	1001-000000-2600-158000-400400 PUMP TANKS		1001-000000-2600-158000-400400 FIRE	1001-000000-2600-158000-400400 FUEL-BURNING EQUIPMENT
1001-000000-2600-158000-400400 ELEVATOR	1001-000000-2600-158000-400400 PLUMBING	1001-000000-2600-158000-400400 S & E CONTROL	0.00	1001-000000-2600-158000-400400 CHAP	1001-000000-1500-102800-400250 TAX
1001-000000-2600-158000-400400 RAZING	1001-000000-2600-158000-400400 FILING FEE	1001-000000-2600-158000-400400 LOW VOLTAGE/TELECOMMUNICATIONS	50.00	1001-000000-2600-158000-400400 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 31, 2019

Applicant(s): William Bonnett, Paula Protani, and David Bonnett
Loading Dock Discount Liquor, Inc., T/a Loading Dock
2101 Fleet Street 21231

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) William Bonnett was born in Baltimore, MD in August of 1934. He lives in Baltimore, MD; (2) Paula Protani was born in Baltimore, MD in November of 1954. She lives in Baltimore, MD; and (3) David Bonnett was born in Baltimore, MD in January of 1961. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) William Bonnett (98%); (2) Paula Protani (1%); and (3) David Bonnett (1%).

(c) **Purchase Price of Business:** N/A (Interest of wife passed on to William Bonnett as Personal Representative).

(d) **Qualified Voters:** Elisie Protani, Steven Bonnett, and Pamela Protani are qualified Baltimore City voters.

(e) **Zoning:** Applicant(s) have applied for a USE permit, for the continued use of property as a package goods store.

(f) **Corporate Standing:** Loading Dock Discount Liquor, Inc. is a MD Corporation and as of 10/17/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/26/2019, and checked on 10/5/2019. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "B" BW-1; "B" BWL-2; and "BD7" BWL-5.

(h) **Timeline:** Last Inspection by BLLC was performed 9/12/2019. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Interest to be shifted from PR to current licensee and two additional 1% owners CLASS TYPE: A

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: 2101 Fleet Street new 1% members

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: LOADING DOCK DISCOUNT LIQUOR, INC. TRADE NAME: LOADING DOCK

BUSINESS PHONE NUMBER: 4106757621 BUSINESS EMAIL ADDRESS: NA

ATTORNEY FOR THE APPLICANT: A L HURDLE ESQ. ADDRESS: 320 N CHARLES ST PHONE: 410 685 5100

Part of Premises Used (Note: Floors and Areas for Storage): 1ST, 2ND, STORAGE Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: RETAIL, NOT ASSEMBLY

Please note that as per Alc. Bev. Art. 5 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

WILLIAM BONNETT (CURRENT LICENSE)

(Full name)	(Telephone no.)	E-mail (Required)
5404 DIDDISON AVE	BALT MD 21206 84	
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
08/34	M	BALTIMORE
(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?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you a registered voter in the City of Baltimore?	

2. Applicant B

PAULA PROTANI

(Full name)	(Telephone no.)	E-mail (Required)
3606 bayonne ave	BALT MD 21206 64	
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/54	F	BALTIMORE
(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?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you a registered voter in the City of Baltimore?	

3. Applicant C

DAVID BONNETT

(Full name)	(Telephone no.)	E-mail (Required)
5321 FORGE RD	BALT MD 21128 NA	
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
01/61	M	BALTIMORE
(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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all 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: WILLIAM BONNETT ADDRESS: 5404 BIDDISON AVE TITLE: SHAREHOLDER % OF STOCK HELD: 98
- 2) NAME: PAULA PROTANI ADDRESS: 3606 BAYONNE TITLE: SHAREHOLDER % OF STOCK HELD: 1
- 3) NAME: DAVID BONNETT ADDRESS: 5321 FORGE RD TITLE: SHAREHOLDER % OF STOCK HELD: 1
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

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

William R Bonnett

Signature of Applicant A

I hereby certify that on the 6th day of Aug, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared William Bonnett the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

Printed Name: Elaine Pappas

Paula Protani

Signature of Applicant B

I hereby certify that on the 6th day of Aug, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Paula Protani the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

Printed Name: Elaine Pappas

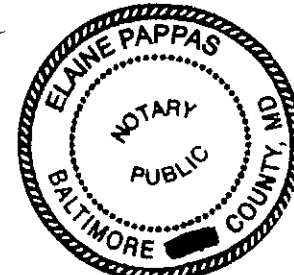
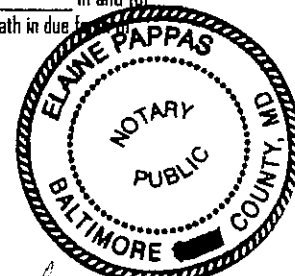
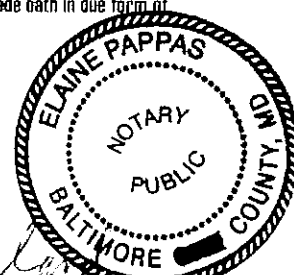
David Bonnett

Signature of Applicant C

I hereby certify that on the 6th day of Aug, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared David Bonnett the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

Printed Name: Elaine Pappas



Name and Address of the owners of the premise/landlord: DICK BONNETT, 6300 BELAIR Phone Number: [REDACTED]

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

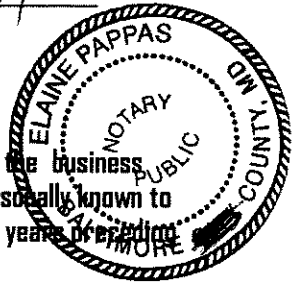
(I, WE) William Bonnett HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2101 Fleet St., Baltimore, City with a Zip Code of 212, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland 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.

Wm R. Bonnett
Signature of Landlord

I hereby certify that on the 6th day of Aug, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Balto Co, personally appeared William Bonnett 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/22
Notary Printed Name: Elaine Pappas



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)
ELSIE PROTANI	3606 BAYORNE AVE BALTO MD 21206	Elsie Protani	01/30	45 years
STEVEN BONNETT	2834 CHESLEY AVE BALTO MD 21214	Steven Bonnett	05/68	46 years
PAMELA PROTANI	937 S OLDHAM ST BALTO MD 21224	Pamela Protani	11/55	45 years

2724
← Chelsea Ave
9/11/19
via
MD
Land
Regor

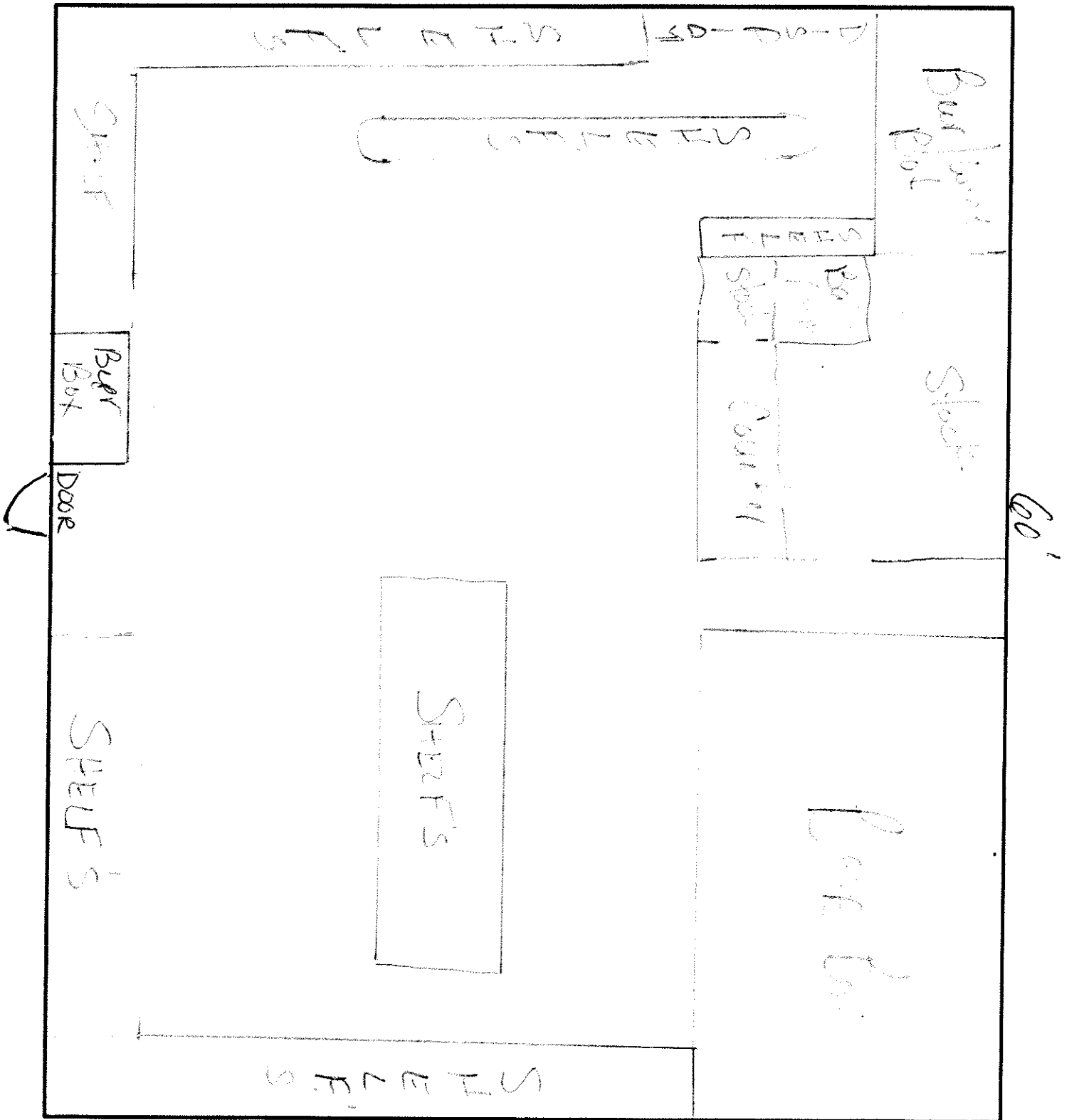
RECEIVED

SEP 03 2019

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: LA 004

Cert Num: 0041

Fee: \$858.00

Status: Renewed

License Date: 5/1/2019

License Year: 2019

CR Number: 06017211

Payment Date: 04-18-19

2018 - 2019 TPP Paid 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: LOADING DOCK DISCOUNT LIQUORS, INC.

Trade Name: LOADING DOCK

Zone Code: 13

Phone: 410-675-7621

Block Num: 2101

Street: FLEET STREET

City: BALTIMORE

State: MD

Zip: 21231

CR Number: 06017211

Portion of Business Used:

(AKA 2100 BOSTON STREET) ENTIRE BUILDING

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
WILLIAM	BONNETT	5404 BIDDISON AVENUE	BALTIMORE	MD	21206	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
WILLIAM	BONNETT (PER. REP.)	5404 BIDDISON AVENUE	BALTIMORE	MD	21206	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Sunday License

License Num: LA 004

Cert Num: 0041

Fee: \$858.00

License Dates: 12/1/2019; 12/8/2019; 12/15/2019; 12/22/2019; 12/29/2019;

Notes:

DATES.

Comments

Date	Comment	Action
09/06/2019	Application for transfer of ownership filed on behalf of Loading Dock Discount Liquors, Inc. T/a Loading Dock, William Bonnett, Paula Profani, and David Bonnett on 9/3/2019 /kk	Delete
09/05/2019	Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #117821..../sb	Delete
08/28/2019	Received Special Sunday check in the mail on 08/26/2019 with no Special Sunday application. Please ask Ms. Robinson for more details regarding this matter....k/r	Delete
10/25/2018	Requested Requested for Sunday Extensions for Sunday, November 11; Invoice #113646, and Sunday, November 18, 2018; Invoice #113647.... /sb	Delete
09/20/2018	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice #113364 = \$450.00..... /sb	Delete
07/16/2018	Requested Wine Tasting for Friday, July 20, 2018; Invoice #113030 and Friday, July 27, 2018; Invoice #113031..... /sb	Delete
03/07/2018	Alcohol Awareness expires 03/04/22 (Paul Profani, Rodney Scardina, William Kane, Theodore Ptaszynski and Christopher Amos).... /sb	Delete
11/07/2017	License Extension for Sunday, November 12 and 19; Invoice #109050.... /sb	Delete
02/10/2017	Alcohol Awareness expires January 29, 2021 (Julie Panzer and Joan Bonnett).... /sb	Delete
10/11/2016	Special Holiday Sundays: 11/27/16, 12/04/16, 12/11/16, & 12/18/16, Invoice #104225... /sb	Delete
09/06/2016	09/02/16 - Violation Hearing dated 08/25/16; Paid \$375.00, Invoice #104040... /sb	Delete
09/02/2016	08/25/2016-Public Hearing re:Violation of Rule 4.01(a) Sales to Minors -Admission of Guilt-(3-0 vote)\$250 fine + \$125 admin fee = \$375 (30 days to pay)	Delete
04/01/2016	Alcohol Awareness course was taken at John S. Murry and expires on 03/28/2020 (SHANE JONES AND CARMEL HANNA)	Delete
11/21/2007	11/21/07 \$625 FINE PAID IN FULL #61629	Delete
11/19/2007	11/15/07 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$500 + \$125 ADM.FEE = \$625	Delete
03/01/2004	9/18/97 Beer sold to minor CSO - to be handled by Board CC 2I-12812 i 10/16/97 Public hearing re: Violation of Rule 4.01 (a) (sale of i alcohol to minor) Guilty \$500 fine or five day suspension - Fine i suspended for good record 12/12/97 Beer sold to minor CSO CC 2L-9476 i	Delete

Print History (Print Card)

License num: LA 004 Address: 2101 FLEET STREET
 Trade Name: LOADING DOCK

Comment:

Add Comment

Hold Info

Powered by:





Business Name:

LOADING DOCK DISCOUNT LIQUORS, INC.: D03148897

General Information

Department ID Number:

D03148897

Business Name:

LOADING DOCK DISCOUNT LIQUORS, INC.

Principal Office:

2101 FLEET ST.

BALTIMORE MD 21231

Resident Agent:

PAULA PROTANI

6300 BELAIR RD.

BALTIMORE MD 21206

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» Order Certificate of Status

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

01/11/1991 ⓘ

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 2101 Fleet St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE _____

"B" BEER & WINE 4

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 5

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perez DATE: 10/2/19

2101 Fleet St.

Proposed Location

- 📍 Loading Dock Liquors LA

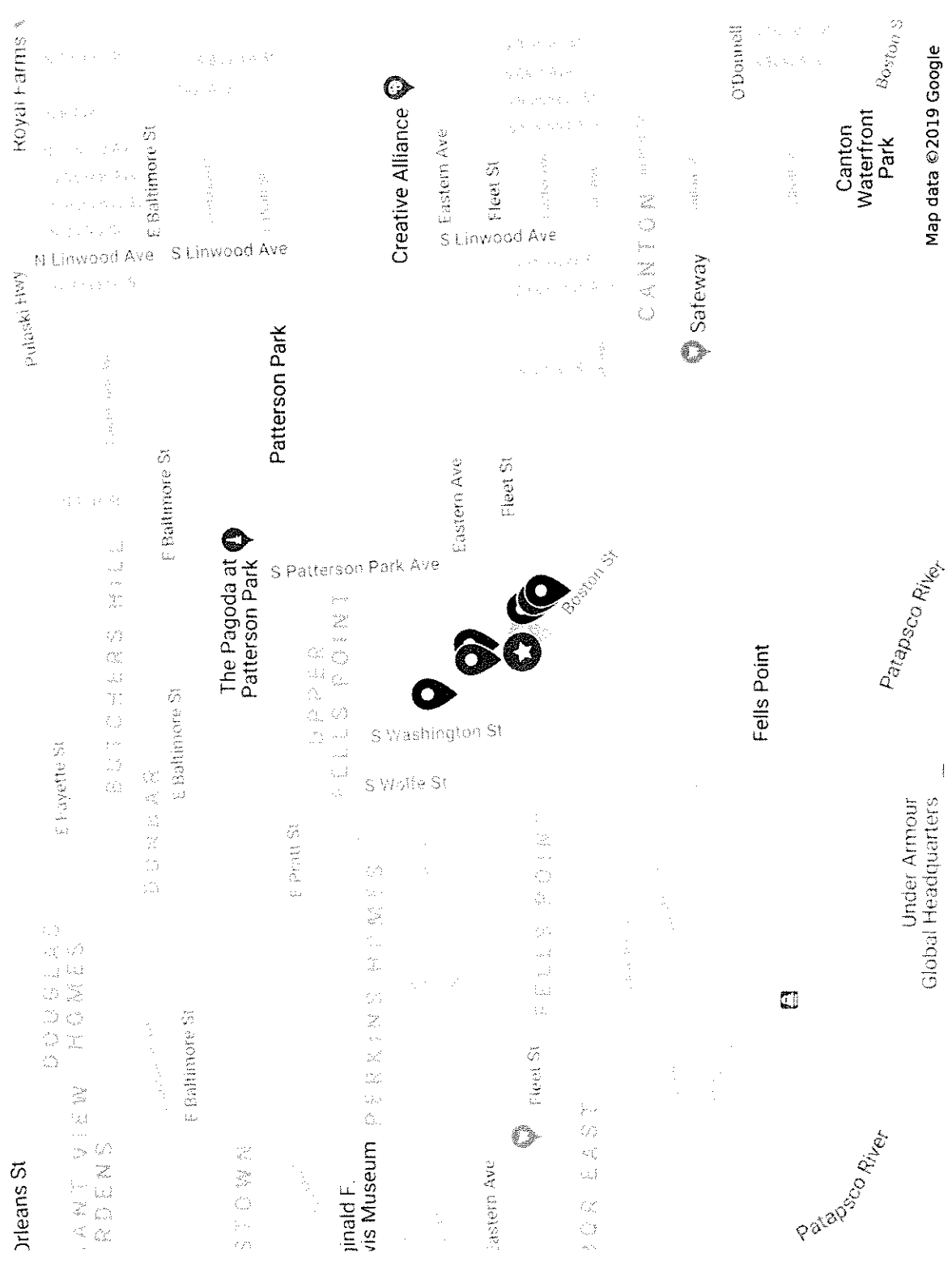
Licensed Establishments

- 📍 Get It Inn 2 LB
- 📍 Kislings Tavern LBD7

Johnny Rad's Pizzeria Tavern
LBD7

Captain James Seafood
Palace LB

- 📍 Sip & Bite Restaurant WB
- 📍 Castaways Bar & Grill LBD7
- 📍 Bartenders LBD7
- 📍 Port City Tavern LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Loading Dock
Corporation Name:	Loading Dock Discount Liquors, InC.
Location Address:	2101 Fleet St
License Type:	Class "A" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	No
Date Posted?	9/26/2019
Estimated Date of Removal?	10/5/2019
Are there any other licensed establishments within a two block radius?	Yes

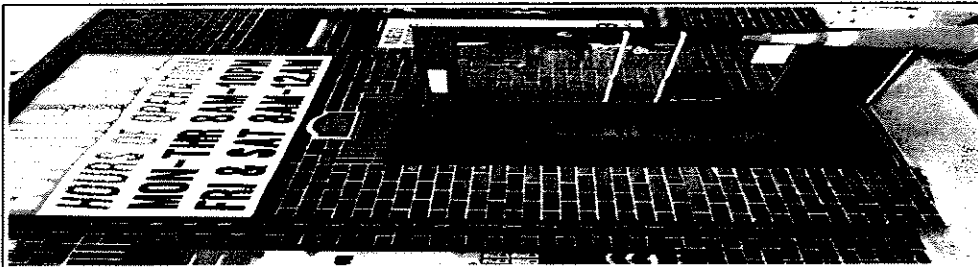
Other licensed locations - Describe/Note:

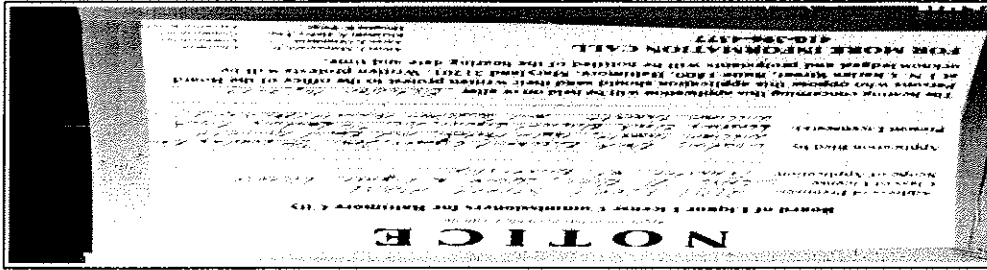
see attached map

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

Application filed for transfer of ownership. (Adding (2) new licensees)

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:\O#.w\baltimore\andy.perez	9/27/2019	12:32:13 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

Applicant(s) Name:	William Bonnett, PaulaProtani, David Bonnett
Address of Premises:	2101 Fleet St
Inspector:	i:0#.w/baltimore\andy.perez
Date Posted:	9/26/2019
Time Posted:	
Date Rechecked:	10/5/2019
Time Rechecked:	
Manager or Owner when sign posted:	

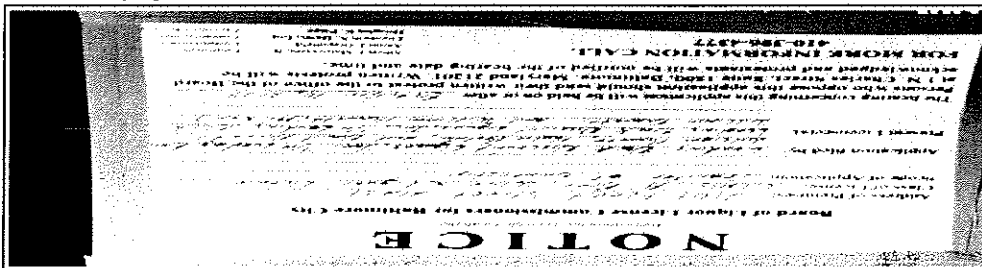
Summary on location of sign posted:

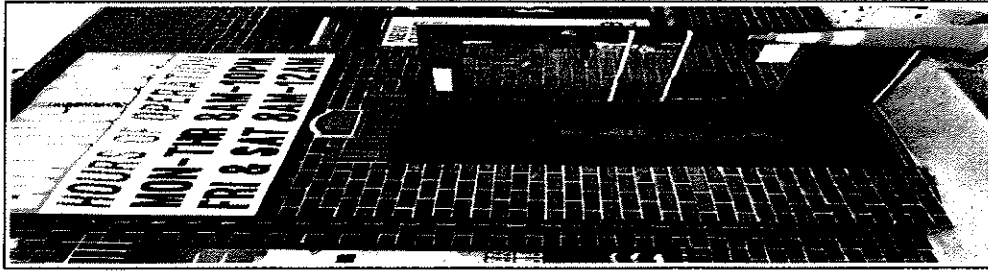
Sign posted on front window

Summary on location of sign rechecked:

sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





NOTICE

(Application filed in accordance with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises *2701 Wood Street #1231*
Class of License *CLASS B Beer, Wine & Light Liquor*
Scope of Application *Transfer of Ownership*

Application filed by: *Leading Book Discount Liquors, Inc. 7800 Leading Lane
William Bennett, Paul H. Patton, and David Bennett*
Present License(s): *Leading Book Discount Liquors, Inc. 7800 Leading Lane
William Bennett and William Bennett (M.D.)*

The hearing concerning this application will be held on or after *October 16, 2019*
Persons who oppose this application should send their written protest to the office of the Board
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

Albert J. Matracciani, Jr.	Chairman
Aaron J. Greenfield	Commissioner
Elizabeth A. Haley, Esq.	Commissioner
Douglas K. Page	Executive Secretary

BLLC Routine Inspection

Licensee Information

Address: 2101 FLEET STREET 21231

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Operational Status

Open/Closed: Open

Closed Date:

Licensee Operations

Clean and Free of Debris: Satisfactory

Bar Area

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

Storage Areas

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: Yes

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/28/2016

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Response

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: N/A

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

Amphibious Services

Live Entertainment (Describe):

n/a

Outdoor Table Service N/A

violations

Violation Issued: No

Violations Noted:

violations

Instructions Given to Licensee:

Inspector's Comments:

inspected 9/10/19

Photo Taken:



Owner Email:

Submitted by Inspector

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

Permit No.: 000029922

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	EXP. DATE	DISTRICT20	MINOR PRIVILEGE	DRAWINGS ATTACHED	PLANS NO.
01	04	1833	025	3/22/95		2	P099489		

PROPERTY ADDRESS: 2100-2106 BOSTON ST

K/A ADDRESS: 2102 BOSTON ST
2106 BOSTON ST

2104 BOSTON ST

OWNER:	ADDR:	PHONE:
LESSEE:	ADDR:	PHONE:
PRIME CONTR:	PHONE:	LIC. NO.:
ELECTRICAL CONTRACTOR:	PHONE:	LIC. NO.:
PLUMBING CONTRACTOR:	PHONE:	LIC. NO.:
GAS FITTER:	PHONE:	LIC. NO.:
HVAC & R CONTR.:	PHONE:	LIC. NO.:
ARCHITECT:	PHONE:	LIC. NO.:
ENGINEER:	PHONE:	LIC. NO.:

WORK COST:	LAND USE CODES: 3-53	UNDERPINNING:	INTERIOR DEMOLITION:
-------------------	-----------------------------	----------------------	-----------------------------

(USE) USE 2ND FLOOR ADDITION FOR STORAGE OF BEERWINE, LIQUORS AND SODA IN CONJUNCTION WITH EXISTING PACKAGE STORELOCATED ON 1ST FLOOR.

**Property site must be kept clean of trash & debris & maintained secured as per code for the duration of the construction project.
A building permit DOES NOT constitute approval by or compliance with any deed restrictions, covenants, easements, or funding sources.**

1001-000000-2600-158600-400560 PER INSP	1001-000000-2600-158600-400480 MISC	1001-000000-2600-158600-400480 CH USE	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	2072-000000-6740-726200-403727 S & E CONTROL	1001-000000-5700-608801-401811 CHAP	1001-000000-1500-102800-400230 TAX
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-158400-400540 GUARANTY FUND AND FILING FEE	1001-000000-2600-158302-400490 LOW VOLTAGE/TELECOM	1001-000000-2600-158000-400480 PENALTY	TOTAL FEES:

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

PLEASE BE ADVISED THAT THERE IS A PRESUMPTION OF LEAD-BASED PAINT IN PROPERTIES CONSTRUCTED PRIOR TO 1950. PROTECT WORKERS AND TENANTS BY USING THE LEAD-SAFE WORK PRACTICES FOUND IN THE CODE OF MARYLAND REGULATIONS SECTION 26.02.07.

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



- [SDAT GIS](#) [GMap BlockPlat](#)
- [MHIC MHBR](#) [DLLR](#)

[All Notices on this Property](#)

P&CE ©2009

User ID: SHIPLEY(ZON-40)

[Question/Suggestion](#)

Parcel Number: 1833 025

[All Permits](#)

Deed Date	Current Owner1	Owner2	Owner3	Agent	MailToAgent	Addr1	Addr2	Addr3	HomeOwner
06/11/1979	BONNETT, WILLIAM R	BONNETT, REGINA V				6300 BELAIR RD			N

Parcel No	1833 025	(5920)		Retail Goods Establishment (With Alcohol Sales)
Ward	01	(Old) LU1	LIQUOR STORES-PACKAGE GOODS	LU1(NEW)
Section	04			
SDAT	<u>Sdat</u>	(Old) LU2	(0000)	LU2 (NEW)
Status	A	(Old) LU3	(0000)	LU3 (NEW)
Neighborhood	CANTON	(Old) LU4	(0000)	LU4 (NEW)
Zip Code	21231-3202	Property Registration	N	
Zoning(New)	<u>C-2</u>	Subdivision		CHESAPEAKE BAY CRITICAL AREA
(OLD)	B-3-3	Tax Sale	N	ProjCode 1
Vacant	<u>N</u>	Area		ProjCode 2 CANTON WATERFRONT
DW Units	<u>000</u>	Lot Size	81X11-4	ProjCode 3
Eff Units	<u>000</u>	HI Dist	260	ProjCode 4
Room Units	<u>000</u>	CBI Dist	202	ProjCode 5
Home Type		NSC Dist	1	ProjCode 6
Date Condemned		BMZA	860391	
Razing Scheduled		Updated	10/28/2009 12:00:00 AM	
Razed?		Updated By	LOAD	
Date Razed Completed				
Notes				

Parcel Address [Add Address](#)

Addr Status	Address	Updated By
K	2101 FLEET ST	CLEE 06/18/12
A	2100-2102 BOSTON ST	CLEE 06/18/12

Parcel Tag [Add Parcel Tag](#)

Parcel Tag Exception List:

[Add Photo/Doc](#)

Photo/Document File [Print All Photos](#)

October 31, 2019

Applicant(s): Dorothy Geis
Finnerteas, LLC T/a Trade Name Pending
3547 Chestnut Avenue 21211

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership

(a) **Applicant(s) Information:** (1) Dorothy Geis was born in Washington DC in November of 1931. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dorothy Geis (99%); and (2) Robert Geis (1%).

(c) **Purchase Price of Business:** The purchase price of the business was \$70,000 paid in full.

(d) **Qualified Voters:** Allison S. Perrelli, Joseph Preller, and William Stevenson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for continued use of a portion of the premises 1st Floor as a bakery coffee shop with the sale of alcoholic beverages.

(f) **Corporate Standing:** Finnerteas, LLC is a MD LLC and as of 10/17/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/18/2019, and checked on 7/29/2019. This meets the 10-day rule. There are 10 licensed liquor establishments in the 4x4 area: "D" BW-1; "B" BWL-7; and "BD7" BWL-2.

(h) **Timeline:** Establishment closed on 6/30/2018. Hardship extension was granted by the board on 12/13/2018. Licensee had until 6/25/2019 to file application. Application was filed on 6/20/2019. License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP OF LICENSE - SAME LOCATION NEW OPERATOR 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: 3547 CHESTNUT AVENUE BALTIMORE MD 21211

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: FINNERTEAS LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 410.299.2800 BUSINESS EMAIL ADDRESS: RHGEIS@ME.COM

CONSIGLIERE

ATTORNEY FOR THE APPLICANT: WILLIAM BAUER ADDRESS: PO BOX 50116 BALTIMORE MD 21211 PHONE: 410.849.9456

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR - BASEMENT STORAGE Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 79

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

1. Applicant A

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

806 WINANS WAY BALTIMORE MD 21229 55 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

11/1931 FEMALE WASHINGTON DC
 (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

 (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?

BOARD OF LIQUOR LICENSE COMMISSIONERS

2018 JUN 20

RECEIVED

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

JULY 2018

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

Applicant A B C

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

Name	Address	Phone	Email
DOROTHY GEIS	806 WINANS WAY	[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: ROBERT GEIS ADDRESS: 3600 ROLAND AVENUE TITLE: PRINCIPAL % OF STOCK HELD: 1
- 2) NAME: DOROTHY GEIS ADDRESS: 806 WINANS WAY TITLE: MEMBER % OF STOCK HELD: 99
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

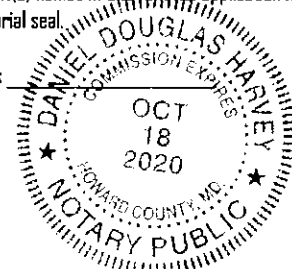
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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.

Dorothy Geis
Signature of Applicant A

I hereby certify that on the 17 day of June, 2019, before me, the subscriber, a notary public of the State of MD in and for Baltimore City, personally appeared Dorothy Geis 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: DANIEL DOUGLAS HARVEY



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 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 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: _____

FINNERTEAS LLC

Name and Address of the owners of the premise/landlord: c/o ROBERT GEIS, PRINCIPAL Phone Number: [REDACTED]
3600 ROLAND AVENUE
BALTIMORE MD 21211

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

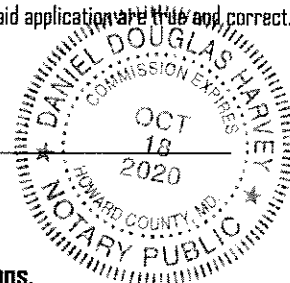
(I, WE) Robert Geis General Manager FinnerTEAS LLC HEREBY CERTIFY, That
(I am, we are) the owner(s) of the property located at 3547 CHESTNUT AVENUE, Baltimore, City with a Zip Code of
21211, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under 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 officers 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.

[Handwritten Signature]
Signature of Landlord

I hereby certify that on the 17 day of June, 2019, before me, the subscriber, a notary public of the State of MD, in and
for Baltimore, personally appeared ROBERT GEIS 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: *[Handwritten Signature]* [Notary Seal] My Commission expires
Notary Printed Name: DANIEL DOUGLAS HARVEY



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)
Allison Perrelli	3038 Keswick Rd Baltimore, MD 21211	<i>[Signature]</i>	07/1987	3 years
Joseph Preller	4725 Keswick Balto MD 21210	<i>[Signature]</i>	12/1960	15 YEARS
William Stevenson	1006 Union Ave BALTO. MD 21211	<i>[Signature]</i>	3/4/64	5 years

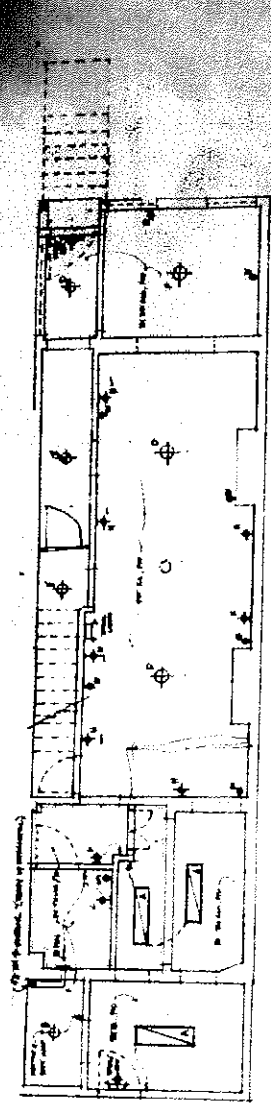
Board of Liquor License Commissioners for the City of Baltimore,
231 East Baltimore Street, 6th Floor, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

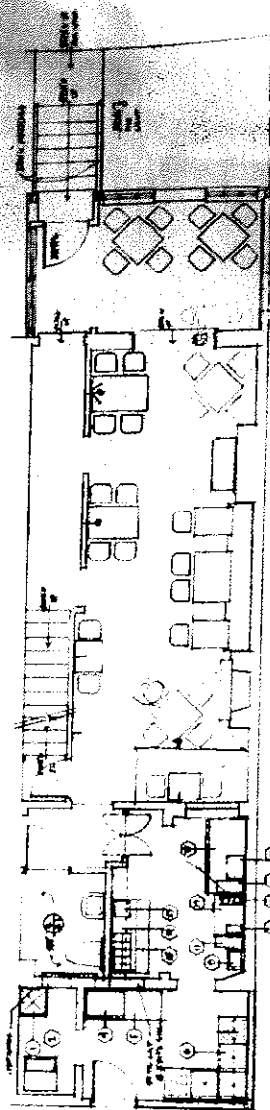
lighting schedule

Type	Quantity	Remarks
1	1	24" x 36" pendant
2	1	24" x 36" pendant
3	1	24" x 36" pendant
4	1	24" x 36" pendant
5	1	24" x 36" pendant
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- 25 24" x 36" pendant
- 26 24" x 36" pendant



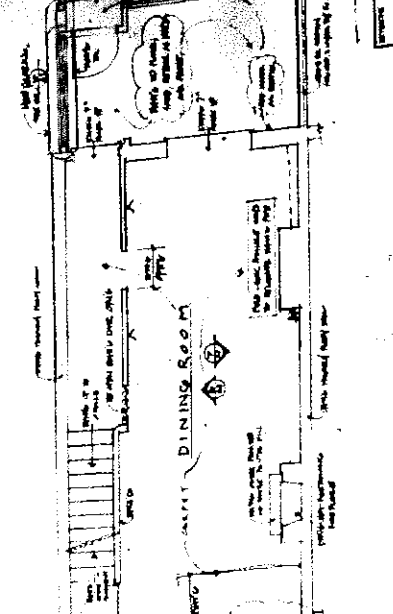
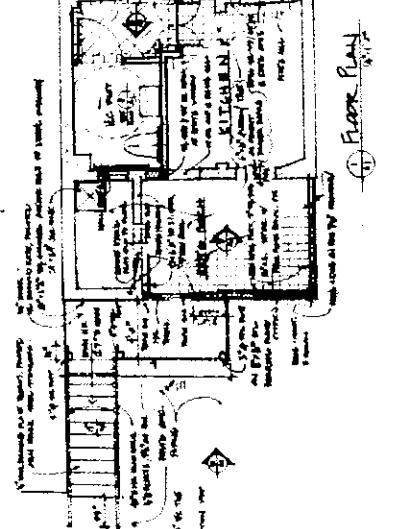
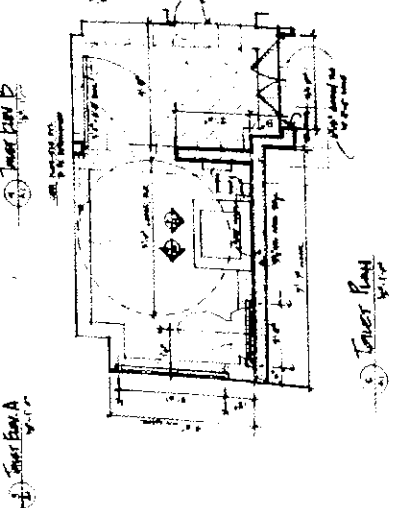
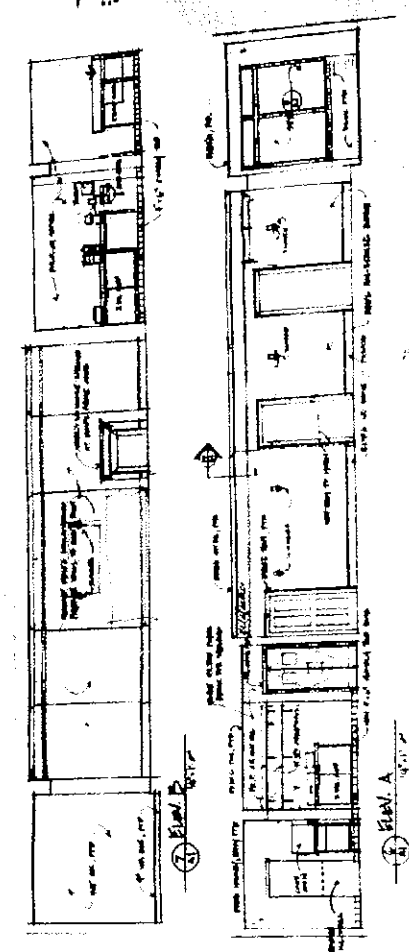
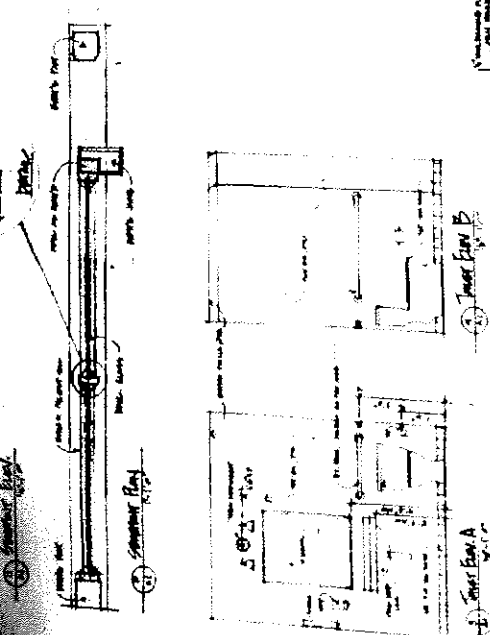
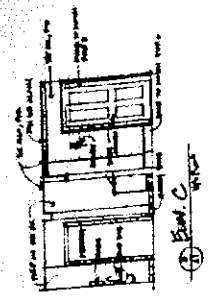
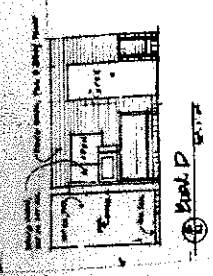
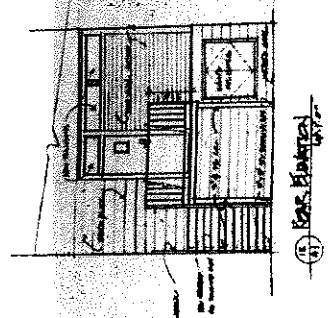
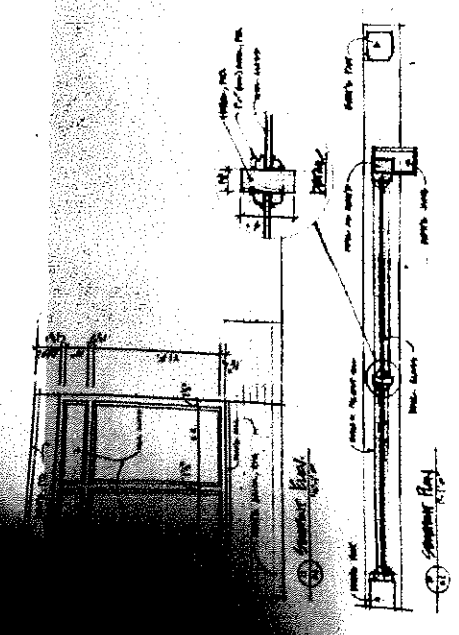
UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

LEATHERMAN DESIGN
 FINBERT'S
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111

These drawings were prepared under my supervision
 LOUIS BOUTATONE
 OCT. 1, 1968



LEATHERMAN DESIGN
 FINNERTEA'S
 1000 W. 10th St. Suite 100
 Minneapolis, MN 55408
 Phone: 612-338-1111
 Fax: 612-338-1112
 Email: finnertea@leatherman.com

These drawings were prepared under my supervision
 LOUIS BATTISTONE
 OCT. 1, 2002



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 292** Cert Num: **1015** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 13536215
 Payment Date: 06-25-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **GRANO, LLC**
 Trade Name: **GRANO**
 Zone Code: 38
 Phone: 443-438-7521

Block Num: 3547 Street: CHESTNUT AVENUE
 City: BALTIMORE State: MD Zip: 21211

CR Number: 13536215

Portion of Business Used:
 USE PORTION OF PREMISES 1ST FLOOR AS A BAKERY COFFEE SHOP WITH THE SALE OF ALCOHOLIC BEVERAGES
 Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PAUL	GRIFFEY	3100 TILDEN DRIVE	BALTIMORE	MD	21211	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
LUIGI	TROIA	1031 W. 36TH STREET	BALTIMORE	MD	21211	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

--

Date	Comment	Action
08/23/2019	8/22/2019 - Public Hearing Re: Application to transfer ownership - POSTPONED...../jr	Delete
07/24/2019	Application for transfer of ownership filed on behalf of Finner teas, LLC T/a Trade Name Pending, Dorothy Geis on 6/20/19 /kk	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this transfer application until today's date. The transfer application was received and processed by the BLLC on 06/02/2019. Please check invoice #117384...k/r	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this (Request to re-open) was received and processed. The (Request to reopen) received and processed by the BLLC on 6/12/2019. Invoice #117349...../jr	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
12/17/2018	12/13/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
11/02/2018	Sent 90-day admin letter to licensee(s) regarding closed inspections and to follow up with the BLLC on 11/2/2018 /kk	Delete
04/26/2018	****RELEASED STATE OF MD TAX HOLD****..... /sb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
07/28/2015	Alcohol Awareness expires 07/20/19 (Isaac Finkelstein).	Delete
09/23/2010	9/23/10 License placed on deposit by licensee re: dispute among shareholders of business.	Delete

Print History (Print Card)

License num: LB 292
Trade Name: GRANO

Address: 3547 CHESTNUT AVENUE

Comment:

Add Comment

Hold Info

Powered by:





BusinessFlow.com

FINNERTEAS LLC: W06841993

General Information

Department ID Number:

W06841993

Business Name:

FINNERTEAS LLC

Principal Office:

3547 CHESTNUT AVE

BALTIMORE MD 21211

Resident Agent:

ALICE ANN FINNERTY

3547 CHESTNUT AVE

BALTIMORE MD 21211

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:

06/06/2002 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3547 Chestnut Ave.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____












HOTEL/MOTEL _____

RACING _____


PREPARED BY: D. CLARK DATE: 7/23/19

3547 Chestnut Ave

Untitled layer

-  Paulie Gee's Hampden LB
-  Grano Emporio LB
-  Dylan's Oyster Cellar LB
-  Five and Dime Ale House LB
-  Frazier's On the Avenue LB
-  The Avenue -LB
-  Asian Taste LB
-  The Wine Source LBD7
-  Cafe Hon LB
-  Rocket To Venus LBD7
-  Foraged WD

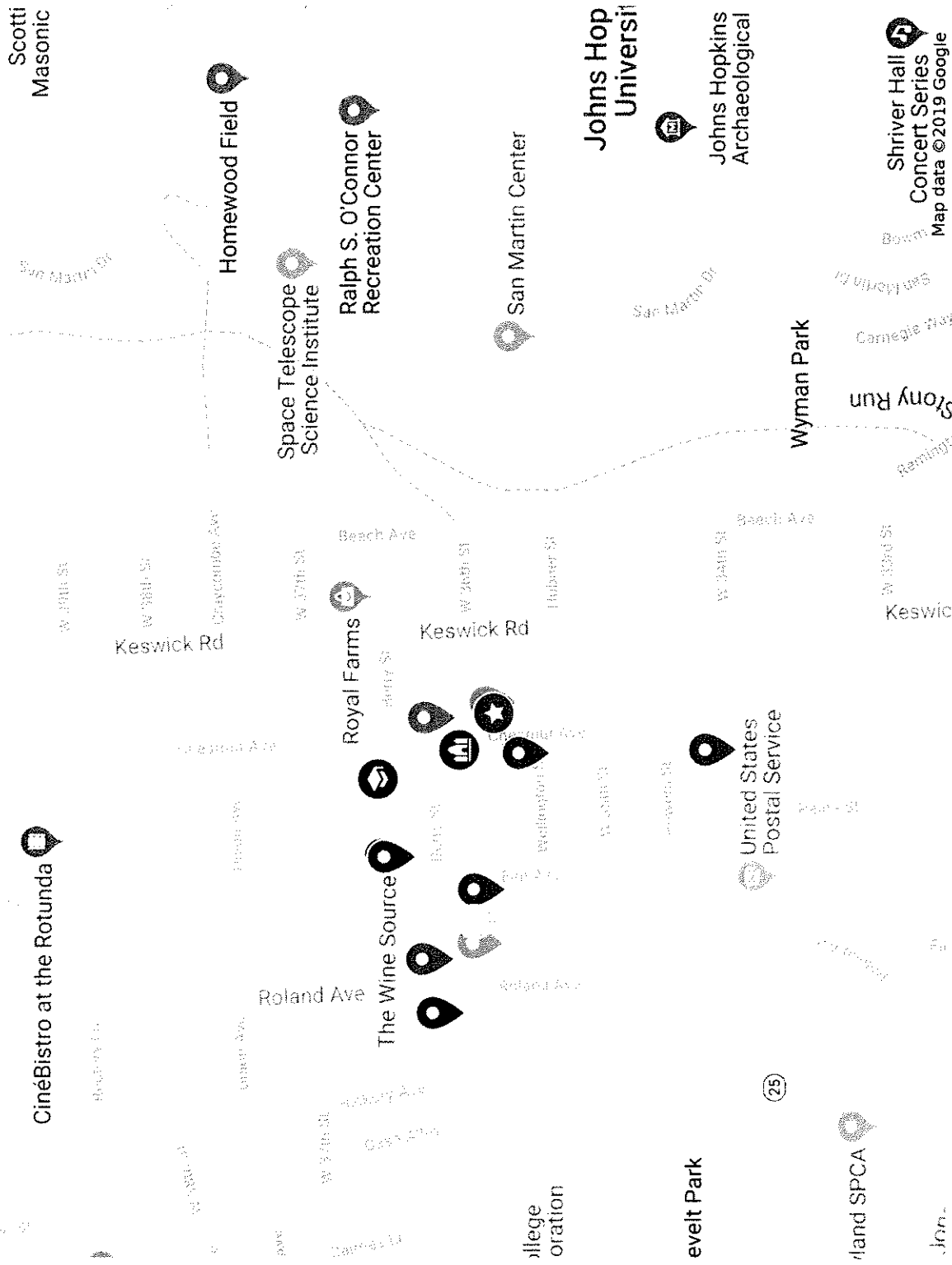
Churches

-  St. Luke's Evangelical Lutheran Church on the Avenue

Schools

-  Hampden Elementary School Pre-k

Transfer of Ownership



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>	<input type="text" value="TBD"/>
<i>Corporation Name:</i>	<input type="text" value="Finnerteas LLC"/>
<i>Location Address:</i>	<input type="text" value="3547 Chestnut Ave"/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor v
<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 v
<i>Is the location within 300 feet of Church and/or School?</i>	No v
<i>Date Posted?</i>	<input type="text" value="7/18/2019"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="7/29/2019"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes v

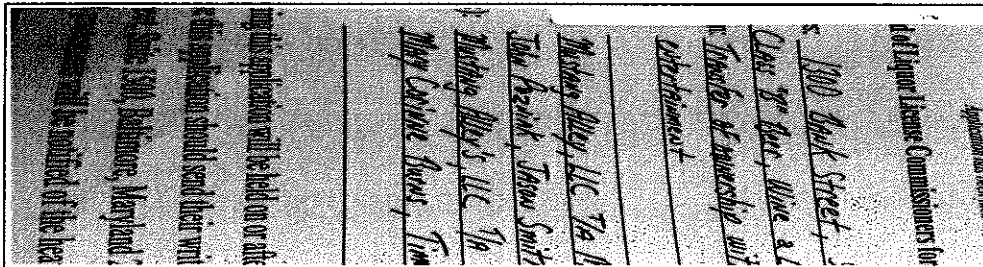
Other licensed locations - Describe/Note:

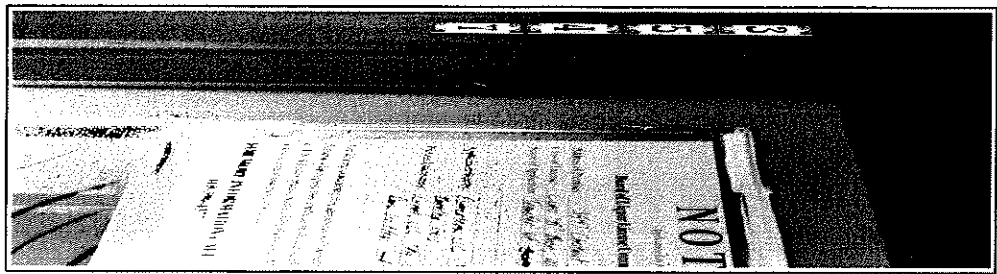
Please see map of licensed locations

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

Transfer of ownership of license- same location new operator.

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name		Date and Time	
<input type="text" value="i:0#w/baltimore\darryl.clark"/>		<input type="text" value="7/23/2019"/>	<input type="text" value="10:40:00 AM"/>
Name of Licensee (if present)			
<input type="text"/>			
Approve		Disapprove	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Dorothy W Geis
Address of Premises:	3547 Chestnut Ave
Inspector:	i:\0#.w\baltimore\darryl.clark
Date Posted:	7/18/2019
Time Posted:	2:00 PM
Date Rechecked:	7/29/2019
Time Rechecked:	6:00 PM
Manager or Owner when sign posted:	N/A

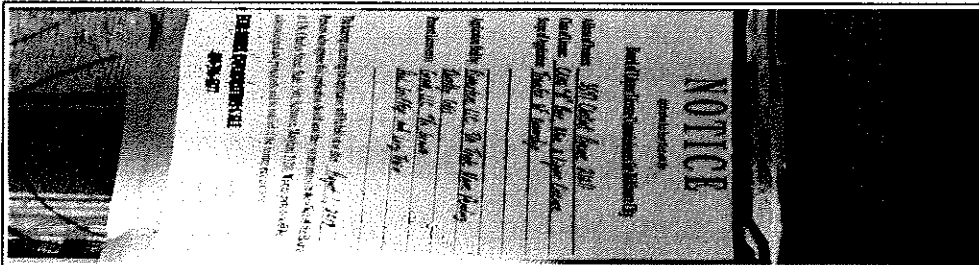
Summary on location of sign posted:

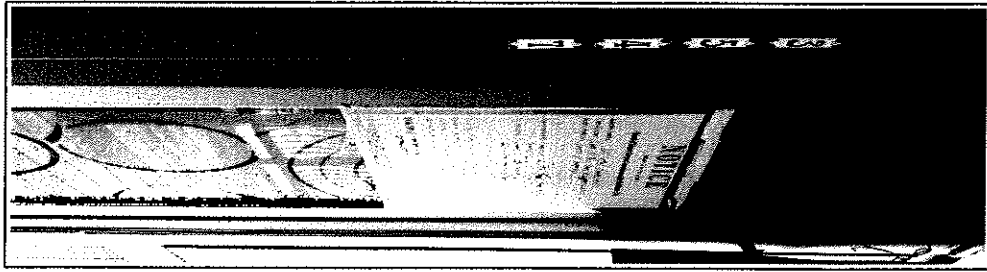
The sign was posted on the front door.

Summary on location of sign rechecked:

The sign was still posted on the front door.

Insert Photo of Sign and location:





Attach Additional Photos

Submit

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

Applicant Copy

No: **USE2019-52986**

Property Address: **Block/Lot:** 3534/045
3547 CHESTNUT AVE

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

Applicant:
LOU CATELLI
846 W 36TH STREET BALTIMORE MD 21211

Owner/Lessee:
Owner FINNERTEAS LLC
Lessee FINNERTEAS LLC C/O DOROTHY GEIS

Contractor:

Use & Occupancy Draft

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

Expiration:	WORK COST:	District: 502	MINOR PRIVILEGE:
--------------------	-------------------	----------------------	-------------------------

CONTINUE TO USE PORTION OF PREMISES 1ST FLOOR AS A BAKERY COFFEE SHOP WITH THE SALE OF ALCOHOLIC BEVERAGES
(CHANGE OF OPERATOR)

JUN 14 2019

October 31, 2019

Applicant(s): Leslie Frisby, Sr. and Ghebretnsae Mangisteab
New Fulton Liquors, LLC, T/a New Fulton Liquors
745 N. Fulton Avenue 21217

Class: "A" Beer, Wine & Liquor License

Request for a hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Leslie Frisby, Sr. (1%); and (2) Ghebretnsae Mangisteab (99%)

(b) **Corporate Standing:** New Fulton Liquors, LLC is a MD LLC and as of 10/17/2019 is active and in good standing.

(c) **Timeline of request:** On 9/26/2019 staff received hardship letter request from licensee. According to request the establishment was closed as of 6/29/2019 due to a fire. The first 180 days of the hardship extension runs until 12/26/2019. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180-day period (on or before December 26, 2019).

Board's Decision:

09/26/2019

Ghebrensaie Mengisteab
745 N. Fulton Ave
Baltimore, MD 21217

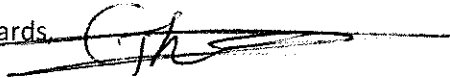
To: Liquor Board Commission Baltimore City

On 06/29/2019 my Liquor store, located at 745 N. Fulton Ave. Baltimore MD 21217, destroyed due to fire incidence. Accordingly, it remains closed till now, because my insurance company has not yet finalized the process to maintain it.

Hence, I kindly request you to consider my situation/problem and keep my liquor license alive.

Thank you,

Regards,



Ghebrensaie Mengisteab

542 North Luzerne Ave Baltimore md 21205
Phone 202-560-6380

RECEIVED
2019 SEP 26 PM 1:11
BOARD OF LIQUOR
LICENSING COMMISSIONERS



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LA 015** Cert Num: **0054** Fee: **\$858.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 16692305
 Payment Date: 04-26-19

2018 - 2019 TPP Paid N
 2019 Trader's License Y

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **NEW FULTON LIQUORS, LLC**
 Trade Name: **NEW FULTON LIQUORS**
 Zone Code: 29
 Phone: 410-225-7860

Block Num: 745 Street: FULTON AVENUE NORTH
 City: BALTIMORE State: MD Zip: 21217

CR Number: 16692305

Portion of Business Used:
 (USE) USE FIRST FLOOR FOR A PACKAGE GOODS STORE (CHANGE OF OPERATOR)

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LESLIE	FRISBY SR.	540 N LUZERNE AVE	Baltimore	MD	21205	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
GHEBRENSAE	MANGISTEAB	542 N.LUZERNE AVE	BALTIMORE	MD	21205	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Sunday License

License Num: Cert Num: Fee:
 License
 Date:

Dates.

Comments

Date	Comment	Action
09/26/2019	Request for hardship on 09/26/2019. Please check invoice # 118007 ..k/r	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
08/12/2019	Mail Returned: Return to Sender-Vacant-Unable To Forward..../sb	Delete
08/09/2019	Submitted 2019 Trader's License..... /sb	Delete
07/31/2019	Licensee came in to inquire about a duplicate license, since closed for fire damage no license given; Advised licensee that of more than 90days procedure and to file a hardship before 180days is up...../jr	Delete
07/03/2019	7/2/2019- Establishment was closed due to a fire.- S.R.	Delete
04/27/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
04/19/2017	2017 RENEWAL APPLICATION WAS PROCESS BEFORE TRANSFER WAS COMPLETED.PLEASE CHECK INVOICE # 106437 FOR LICENSE FEE....K/R	Delete
04/17/2017	****RELEASED STATE OF MD TAX HOLD****/sb	Delete
02/13/2017	2/9/17- Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)	Delete
02/08/2017	OWES Mitchel Distributing: Account #10967 and outstanding balance \$519.20... /sb	Delete
02/07/2017	Alcohol Awareness expires 02/02/21 (Ghebretnsae G. Mangisteab)... /sb	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
12/27/2016	Maryland Sales tax hold (CR#10952122-transfer)12/27/2016....k/r	Delete
06/19/2006	06/09/06 FINE \$1625 PAID IN FULL #57071	Delete
06/19/2006	06/08/06 Public hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$1500 + \$125 ADM.FEE = \$1625. NOTE : LICENSEE DID NOT SHOW.LICENSE WILL BE SEIZED AND HELD UNTIL FINE & FEE ARE PAID.	Delete
06/22/2005	06/20/05 pUBLIC HEARING RE: VIOLATION OF RULE 4.01(A) DECISION: GUILTY \$500 OR 5 DAYS SUSPENDED \$200. FINE \$300 OR 3 DAYS + \$125 ADM.FEE = \$425	Delete
03/03/2005	02/24/05 Public Hearing re: Violation of rule 4.18.DECISION: FTA MUST PAY \$125 ADM.FEE	Delete

Print History (Print Card)

License num: LA 015 Address: 745 FULTON AVENUE NORTH
 Trade Name: NEW FULTON LIQUORS

Comment:

Add Comment

Hold Info

Powered by:





Business Home

NEW FULTON LIQUORS, LLC: W17560061

General Information

Department ID Number:

W17560061

Business Name:

NEW FULTON LIQUORS, LLC

Principal Office:

745 N. FULTON AVE

BALTIMORE MD 21217

Resident Agent:

CHEBRESTNSAE G. MANGISTEAB

542 N. LUZERNE AVE

BALTIMORE MD 21205

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:

10/19/2016 ⓘ

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

October 31, 2019

Applicant(s): Joseph Zorzit
Secured Creditor, T/a No Trade Name
291 S. Pulaski Street 21223

Class: "BD7" Beer, Wine & Liquor License

Request for a hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Joseph Zorzit (100%).

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

(c) **Timeline of request:** On 9/26/2019 staff received hardship letter request from attorney for the licensee. According to request the establishment was closed as of 4/8/2019. The first 180 days of the hardship extension runs until 10/5/2019. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180-day period (on or before October 5, 2019).

Board's Decision:

SHAWN R. HARBY

ATTORNEY AT LAW
309 S. CONKLING STREET
BALTIMORE, MD 21224

(410) 675 - 4461
FAX (410) 675-4728

Email: SRHARBY@AOL.COM

September 24, 2019

Baltimore City Liquor Board
One North Charles Street
Suite 1500
Baltimore, MD 21201

Attention: Douglas Paige,
Executive Secretary

**RE: Substitute Licensee: John Zorzit, Trustee
Norino Properties, LLC, Secured Creditor to
Roosevelt and Associates, Inc. T/A Smiley's
291 S. Pulaski Street
Baltimore, MD 21223
REQUEST FOR HARDSHIP EXTENSION**

Dear Mr. Paige:

I represent John Zorzit, Trustee for the benefit of Norino Properties, LLC, secured creditor/Substitute Licensee to the above licensed premises.

My client foreclosed upon a secured note and security agreement given by the former licensee, Roosevelt and Associates, Inc. and a Substitute Application was filed in your office on August 13, 2019.

A public auction has now taken place in which my client was required to purchase the license back to protect the value of the secured collateral. My client is now marketing that license in order to recoup all or a part of its purchase money loan but it does not appear that a transfer of that license can take place before the expiration of 180 days from the date the substitute application was filed (8/13/2019). Accordingly to preserve the viability of this license for sale, I am requesting on behalf of my client a hardship extension to allow an additional 180 days to complete a sale of this license. The hardship, in this case, being the loss which my client would suffer if he were denied the ability to recoup some or all of the funds advanced as a purchase money business loan to the former licensee. This is only the first request for such extension and it is timely filed. I am enclosing my check in the amount of \$100.00 as advance payment for the Board's hearing costs.

Thank you for your consideration in this regard.

Respectfully Yours,

**BOARD OF LIQUOR
LICENSING COMMISSIONERS**

Shawn R. Harby

2019 SEP 26 PM 12:36

SRH:bml

cc: John Zorzit, Trustee

RECEIVED



Liquor Board System

Version 1.0

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

License Detail

[Close the License](#)
[Print License](#)
[Print Renewal Letter](#)
[<< Go Back](#)

License Info

License Num: **LBD7 414**Cert Num: **T1182**Fee: **\$200.00**Status: **Transferred**

License Date: 8/20/2019 9:55:12 AM License Year: 2019

CR Number: 15511182

Payment Date: 08-13-19

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

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **SECURED CREDITOR**Trade Name: **N/A**Zone Code: **32**

Phone: 410-663-9444

Block Num: 291

City: **BALTIMORE**Street: **PULASKI STREET SOUTH**State: **MD**Zip: **21223**

CR Number: 15511182

Portion of Business Used:

CONTINUE TO USE 1ST FLOOR OF PREMISES AS A TAVERN

Restriction:

ANNA COMMAROTO, CATHERINE & BOYD KEATON, CHARLES & DONALD ZELLMAR & BARBARA HELDITCH ARE BARRED FROM PREMISES IN ANY CAPACITY.

[Edit the License Location Info](#)
[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOSEPH	ZORZIT, TRUSTEE	8100 HARFORD ROAD	BALTIMORE	MD	21234	Edit	Remove Owner

Comments

Date	Comment	Action

09/26/2019	Request for a hardship was submitted on 09/26/2019.Please check invoice #118006 ...k/r	Delete
08/26/2019	Substitute application for Secured Creditor was accepted and processed. Removed Latrice Fowlkes and Barbara Key and added Joseph Zorzit, Trustee...Please see Invoices #117777 and #117779...../sb	Delete
08/20/2019	Invoice #117749 was replaced with new Invoice #117775 for the 2019-2020 annual license fee (See the previous comments from 08/14/19).... /sb	Delete
08/14/2019	The renewal license fee check invoice #117749 for the 2019-2020 license year was ordered to void by the Deputy Executive Secretary../mb	Delete
08/14/2019	"The renewal license fee check invoice [enter invoice number here] for the 2019-2020 license year was ordered void by the Deputy Executive Secretary. The attorney on behalf of the secured creditor had submitted the renewal license fee. However, a review of the submission of the substitute application raised concerns about the validity of the license due to the fact that the BLLC had no evidence indicating that this location had been in operation for the last 180 days. The renewal license fee check was voided and returned to the attorney on behalf of the secured creditor. If sufficient evidence is submitted to indicate that the license is in fact operational the BLLC will receive and process the renewal license fee check." S.R per T.Akras	Delete
08/13/2019	****THE PAYMENT FOR THIS LICENSE HAS BEEN VOIDED. LICENSE FEE HAS BEEN PAID FOR 2019-2020 LICENSE YEAR.*****/sb	Delete
07/25/2019	****RELEASED STATE OF MD TAX HOLD SN #17051976 on 05/07/19****.... /mb	Delete
07/11/2019	Received notice from Atty. Shawn Harby in regards to an auction for this location, taking place on 8/13/2019. Will be submitting a substitute application for Secured Creditor. See parent file for letter. /kk	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until today's date. The license was initially issued on 5/14/2019 /kk	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of the late fee payment until 6/22/2019. Late fee payment was submitted to the BLLC on 05/07/2019...../jr	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of the renewal application until 6/22/2019. The renewal application was submitted to the BLLC on 05/07/2019...../jr	Delete
02/26/2019	02/26/19 - Resend 2019 Renewal Application to Licensees at home addresses (2).... /sb	Delete
02/26/2019	02/25/19 Return To Sender; Vacant; Unable To Forward.... /sb	Delete
01/28/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2019.****/mb	Delete
01/16/2019	Sent 90-day admin letter to licensee(s) regarding closed inspections and to follow up with the BLLC /kk	Delete
02/21/2018	Alcohol Awareness expires 01/22/22 (Barbara G. Key).... /sb	Delete
02/07/2018	****RELEASED STATE OF MD TAX HOLD****.... /sb	Delete
01/18/2018	1/11/2018 -Public Hearing RE: Application to transfer ownership - APPROVED (3-0 Vote)....jr	Delete
11/09/2017	Application for transfer of ownership requesting live entertainment filed on behalf of Roosevelt and Associates, Inc. T/a Trade Name Pending, Latrice Fowlkes and Barbara Key on 11/6/17 /kk	Delete
11/07/2017	11/06/17 - PAID FOR 2017-2018 Annual License. Invoice #109035.... /sb	Delete
09/25/2017	09/21/17 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 VOTE).... /sb	Delete
08/11/2017	Attorney Shawn Harby sent in a request for hardship extension letter on 8/7/2017, payment of \$100 for hearing fee was received on 8/11/2017 Invoice# 108456 /kk	Delete
04/07/2017	Letter received 3/30/17 from Shawn Harby, Esq. for secured creditor re: Foreclosure Auction Sale for April 5, 2017. Letter made part of the file. dkp	Delete
03/28/2017	Establishment is Closed, per S.Russell... /sb	Delete
01/18/2017	****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
07/01/2016	****RENEWAL NOTE*** ADMINISTRATIVE TRANSFER TO ADD WALTER BROWN TO LICENSE IN ORDER TO MEET RESIDENCY QUALIFICATION. MR HUNTER MOVED OUTSIDE OF BALTIMORE CITY. HUNTER (99%) BROWN (1%).(S.R)	Delete
07/01/2016	****RELEASED STATE HOLD****..../sb	Delete
01/19/2016	****State of MD Tax Hold, letter sent... /sb	Delete
04/22/2014	03/13/2014 Public Hearing re Application to transfer ownership Board granted postponement at community request	Delete
	01/16/2014 Public Hearing re: Request for hardship extension under the provisions of Article 2B	

01/27/2014	section 10-504(d) Board stipulated this would be last extension. \$100 hearing fee PAID	Delete
07/08/2013	06/27/2013 Public Hearing re: Request for a hardship extension under the provisions of Article 2B section 10-504(d). Board granted the 180-day extension from hearing date.	Delete
12/27/2012	12/13/2012 Public Hearing re: VIOLATION of Rule 3.12 Disturbing the community. VIOLATION of Article 2Bsection12-108(d) Underage possession 9/16/12. VIOLATION of Rule 4.01(a) Sale to minor 9/16/12. VIOLATION of Rule 4.01(a) Sale to minor 10/18/12. VIOLATION of Article 2Bsection10-202(e)(2)(i) Unlawful expansion. VIOLATION of Rule 4.18 Illegal conduct/providing adult and live entertainment without approval. VIOLATION of Rule 3.06 Health Department, Building code, Fire Department. VIOLATION of Rule 3.03(c) Records. VIOLATION of Rule 3.02 Failure to cooperate. GUILTY of all charges - no fine assessed. Board unanimously voted to REVOKE license.	Delete
07/23/2012	7/19/2012 Public Hearing re: Application to transfer ownership with request for live entertainment. Applicant withdrew request for live entertainment.	Delete

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

License num: LBD7 414

Address: 291 PULASKI STREET SOUTH

Trade Name: N/A

Comment:

[Add Comment](#)

Hold Info

Powered by:



October 31, 2019

Applicant(s): Jeum Rye Choe and Diana Lilia Diaz
JRC 23, Inc., T/a OK Tavern
2301 E. Biddle Street 21213

Class: "BD7" Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Jeum Rye Choe (99%); and (2) Diana Lilia Diaz (1%).

(b) **Corporate Standing:** JRC 23, Inc. is a MD Corporation and as of 10/17/2019 is in good standing.

(c) **Timeline of request:** On 12/21/2018 applicant(s) filed an application to transfer ownership of a Class "BD7" BWL license. The Board approved the request on 4/11/2019. The 180 days of the request runs until 10/8/2019. On 9/23/2019 staff received hardship letter request from the applicants(s). As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-1705(b), as it was filed within the 180-day period (on or before October 8, 2019).

Board's Decision:

**FRANK R. SHAULIS
ATTORNEY AT LAW
7508 EASTERN AVENUE
BALTIMORE, MARYLAND 21224
TEL. (410) 285-0060 Fax (410) 285-0020
Cell (443) 414-2902
Email: frankshaulis@hotmail.com**

September 22, 2019

Fax To: (410) 396-4382

Board of Liquor License Commissioners
For Baltimore City
231 E Baltimore Street, Suite 600
Baltimore, MD 21202

Attn: Thomas Akras

Re: Song Choe Enterprises, Inc., Transferor
JRC 23, Inc., Transferee
2301 East Biddle Street

Dear Mr. Akras:

Under the provisions of Maryland Code, Alcoholic Beverages 12-1705 (b)1, I respectfully request an extension of time to complete the transfer of ownership of the above referenced establishment. I have enclosed a check in the amount of \$100.00 for the conference fee. Thank you for your consideration.

Sincerely,



Frank R. Shaulis

BOARD OF LIQUOR
LICENSING COMMISSIONERS

2019 SEP 23 AM 11:12

RECEIVED



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 370** Cert Num: **1078** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 13852016
 Payment Date: 04-26-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SONG CHOE ENTERPRISES, INC**
 Trade Name: **OK TAVERN**
 Zone Code: 15
 Phone: 410-522-2330

Block Num: 2301 Street: BIDDLE STREET EAST
 City: BALTIMORE State: MD Zip: 21213

CR Number: 13852016

Portion of Business Used:
 CONTINUE TO USE FIRST FLOOR AS A TAVERN, BASEMENT FOR STORAGE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHANG IK	CHOE, PER.REP.	8609 ANDREW ELLICOTT COURT	ELLCOTT CITY	MD	21043	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
DIANA L.	DIAZ	2900 GERORGETOWN ROAD	BALTIMORE	MD	21230	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

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Date	Comment	Action
09/23/2019	Requested for Transfer Hardship; Invoice # 117974 /kr	Delete
09/11/2019	09/10/2019 90/150 day transfer pending letter was sent to all applicants...k/r	Delete
09/10/2019	Information to all Staff - As of 9/10/2019 there is a pending charge against this licensee. As per the law, this license cannot be transferred until the disposition of this case. *****DO NOT TRANSFER THIS LICENSE***** The case is being scheduled for October 10, 2019. TRA.	Delete
09/09/2019	Attorney Frank R. Shaulis office was contacted in reference to 90/ 150 day transfer pending notice hard copies will be sent via email to applicant(s) and Attorney(s)..k/r	Delete
04/24/2019	* Licensee(s) changed during 2019 renewal period - Diana L. Diaz replaced Chris M. Choe * (prior to transfer completion) /kk	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0)...../jr	Delete
02/08/2019	Application for transfer of ownership filed on behalf of JRC23, Inc. T/a OK Tavern - Jeum Rye Choe and Diana Diaz on 2/7/19 /kk	Delete
02/08/2019	2/7/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,200; \$1,200 + \$125 admin fee; \$1,325 total fine, 30 days to pay (3-0 vote)...../jr	Delete
02/07/2019	Paid in full for Violation Hearing dated 2/7/2019; Invoice # 114076...../jr	Delete
06/21/2018	*****PAID IN FULL PLESASE CHECK INVOICE # 112863****6/14/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined \$500; \$500 + \$125 admin fee = \$625 total fine, 30 days to pay (3-0 Vote)...../kr	Delete
06/15/2018	6/14/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined \$500; \$500 + \$125 admin fee = \$625 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
06/12/2018	Alcohol Awareness expires on 06/07/22 (Kih Hyung Park and Sang Jun Moon) John S Murray.... /sb	Delete
05/09/2018	5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a)Sales to Minors - POSTPONED...../jr	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/16/2018 /kk	Delete
07/03/2017	PAID Violation Hearing dated on June 01, 2017; Invoice # 108265 = \$1,125.00.... /sb	Delete
07/03/2017	Given Violation Hearing dated June 1, 2017 Invoice to Chief Inspector, M.Fosler to deliver to Establishment, Owes \$1,125.00... /mb	Delete
06/09/2017	6/1/2017--Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all Times \$1,000 fine + \$125 admin fee = total fine Suspended 1 day commencing immediately 30 days to pay	Delete
05/17/2017	05/02/2016 ***** RELEASED STATE TAX HOLD ***** /sb	Delete
05/17/2017	01/19/2016 State of MD Tax Hold, letter sent... /sb	Delete
05/17/2017	1/21/10- Violation of Rule 4.01(a)-Guilty - \$3000 fine - \$125 admin fee waived - 7 day suspension (from 3/1/10 to 3/7/10).	Delete
05/17/2017	8/20/09- Violation of Rule 4.01 (a)- Sale to Minor- GUILTY- \$3,000 fine- hearing fee waived-1 week to pay	Delete
05/17/2017	10/23/08- Violation of Rule 4.01(a)- sale to minor & Violation of Rule 5.03(b)- not operating a tavern- Guilty - \$2,750 Fine	Delete
05/17/2017	1/17/08- violation of Rule 4.01(a)(sale to minor) - Guilty , Violation of Rule 5.03 (not operating a tavern)- Dismissed & Violation of Article 2 B Section 12-302 (employment of a minor)- Dismissed-\$2,250 Fine	Delete
05/17/2017	*** Database was updated on 5/17/17*****	Delete
07/15/2009	07/09 Transfer of Ownership, BD7-BWL, Song H. Choe, Jong B. Cho, Song Choe Enterprises, Inc.	Delete

Print History (Print Card)

License num: LBD7 370
Trade Name: OK TAVERN

Address: 2301 BIDDLE STREET EAST

Comment:



Business Home

JRC 23, INC.: D19272392

General Information

Department ID Number:

D19272392

Business Name:

JRC 23, INC.

Principal Office:

2301 EAST BIDDLE STREET
BALTIMORE MD 21213

Resident Agent:

JEUM R. CHOE
2301 EAST BIDDLE STREET
BALTIMORE MD 21213

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

» [Order Certificate of Status](#)

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

12/07/2018 ⓘ

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES