

November 29, 2018

Applicant(s): Justin Frank, Andrew Kaye, and Tyler Frank
5800 York Rd, LLC, T/a Murphy's Neighborhood Bar & Grill
5800 York Road 21212

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Justin Frank was born in Baltimore, MD in August of 1989. He lives in Washington, DC; (2) Andrew Kaye was born in Baltimore, MD in November of 1985. He lives in Washington, DC; and (3) Tyler Frank was born in Baltimore, MD in February of 1992. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Justin Frank (50%); (2) Andrew Kaye (50%); and (3) Tyler Frank (0%).

(c) **Purchase Price of Business:** Purchase price of business is \$40,000 to be paid in full.

(d) **Qualified Voters:** Stacey Friedman, Oleg Shor and Carey Offutt are qualified Baltimore City voters.

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

(f) **Corporate Standing:** 5800 York Rd, LLC is a MD LLC and as of 11/7/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/18/2018, and checked on 10/27/2018. This meets the 10-day rule. There are 2 licensed liquor establishments in the 4x4 area: "B" BWL-2.

(h) **Timeline:** Location closed on 9/28/2017 due to a fire. Licensee was given a hardship extension until 9/23/2018. Application was filed on 9/21/2018 to transfer. 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:

Owes \$600 app fee - paid 9/21/18 ms see Receipt

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 EXISTING LICENSE CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 5800 YORK ROAD _____

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: 5800 YORK RD, LLC TRADE NAME: MURPHY'S NEIGHBORHOOD BAR & GRILL

BUSINESS PHONE NUMBER: 269-209-3403 BUSINESS EMAIL ADDRESS: JFRANK303@GMAIL.COM

ATTORNEY FOR THE APPLICANT: PETER A. PREVAS ADDRESS: 231 E. BALTIMORE STREET, SUITE 702, BALTIMORE, MD 21202 PHONE: 410-752-2340

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 150

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

JUSTIN FRANK _____ (Telephone no.) _____ E-mail (Required) _____

(Full name) _____

245 L ST NW, APT 109 WASHINGTON DC 20001

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

08/1989 MALE BALTIMORE

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

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

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

2. Applicant B

ANDREW KAYE _____ (Telephone no.) _____ E-mail (Required) _____

(Full name) _____

625 H ST NE, UNIT 427 WASHINGTON DC 20002

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

11/1985 MALE BALTIMORE

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

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

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

3. Applicant C

TYLER FRANK _____ (Telephone no.) _____ E-mail (Required) _____

(Full name) _____

1259 BATTERY AVENUE BALTIMORE MD 21230 3 YEARS

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

02/1992 MALE BALTIMORE

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

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

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

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

October 01, 2017

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

Applicant A B C

[Redacted area]

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


Name	Address	Phone	Email

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)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: JUSTIN FRANK ADDRESS: 245 L ST NW, APT 109, WASHINGTON, DC 20001 TITLE: MEMBER %OF STOCK HELD: 50
- 2) NAME: ANDREW KAYE ADDRESS: 625 H ST NE, UNIT 427, WASHINGTON, DC 20002 TITLE: MEMBER %OF STOCK HELD: 50
- 3) NAME: TYLER FRANK ADDRESS: 1259 BATTERY AVENUE, BALTIMORE, MD 21230 TITLE: SECRETARY %OF STOCK HELD: 0
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

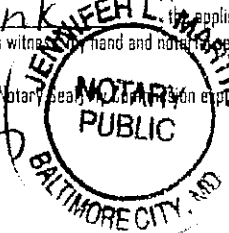
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

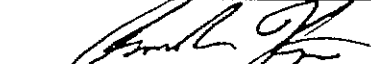
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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


Signature of Applicant A

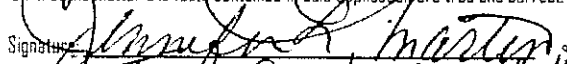
I hereby certify that on the 19th day of September, 2018 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Justin Frank the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

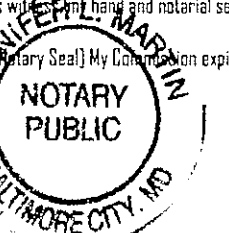
Signature:  (Notary Seal) My Commission expires 01-26-19
Printed Name: Jennifer L. Martin

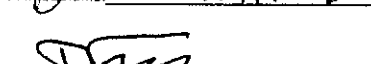



Signature of Applicant B

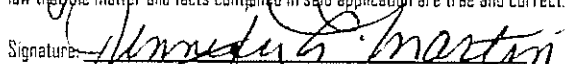
I hereby certify that on the 19th day of September, 2018 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Andrew Kaye the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

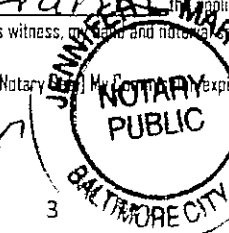
Signature:  (Notary Seal) My Commission expires 01-26-19
Printed Name: Jennifer L. Martin




Signature of Applicant C

I hereby certify that on the 19th day of September, 2018 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Tyler Frank 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 01-26-19
Printed Name: Jennifer L. Martin



Name and Address of the owners of the premise/landlord: BARBARA FRANK

Phone Number: [REDACTED]

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

(I, WE) Barbara Frank, Mortgagee HEREBY CERTIFY,

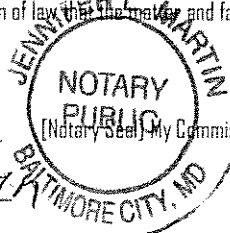
That (I am, we are) the owner(s) of the property located at 3800 York Rd, Baltimore, City with a Zip Code of 21212, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the 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.

Barbara Frank
Signature of Landlord

I hereby certify that on the 19th day of September 2018 before me, the subscriber, a notary public of the State of Maryland, in and for City of Balto personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Martin
Notary Printed Name: Jennifer L. Martin
My Commission expires 01-26-19



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

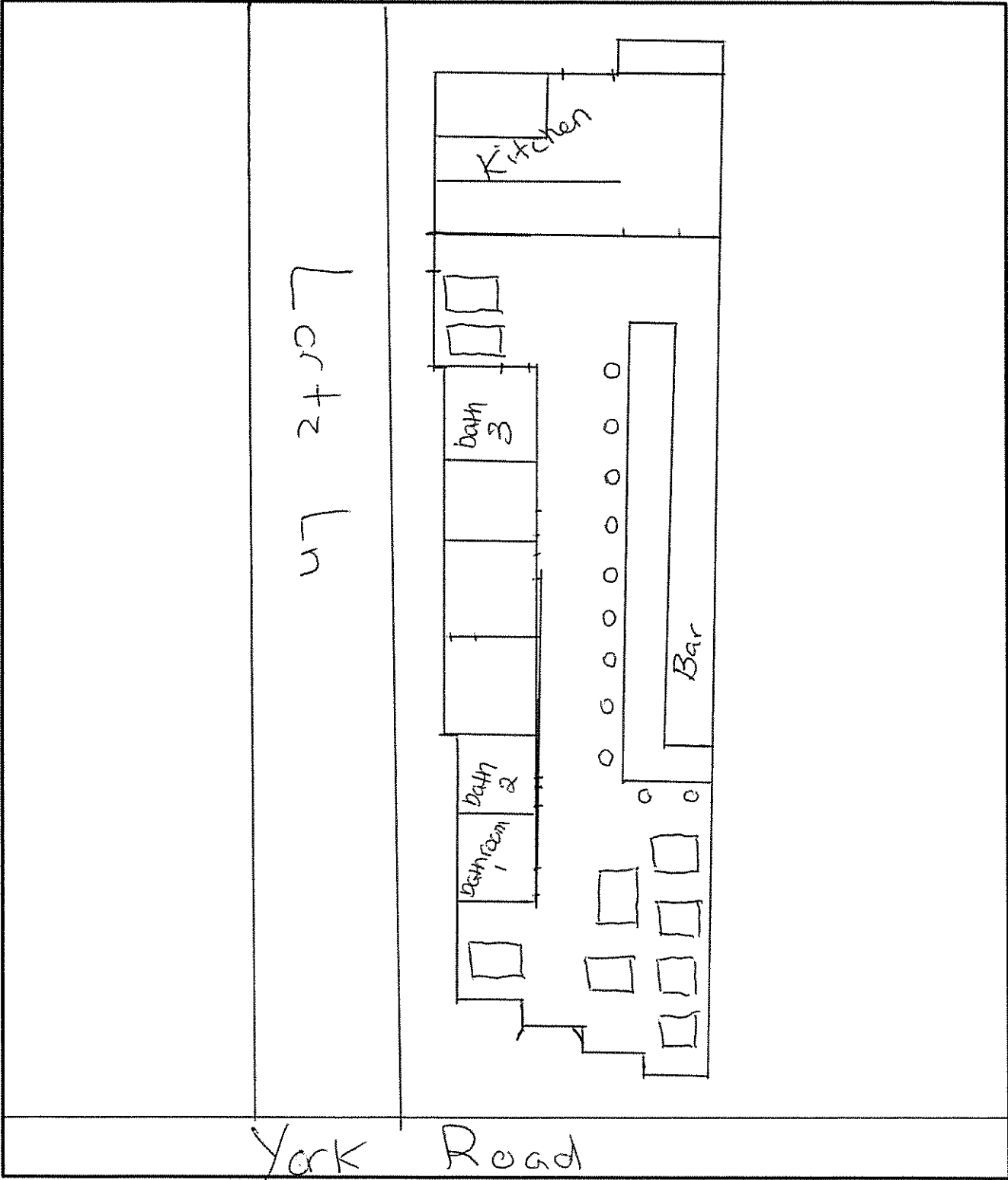
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Stacey Friedman</u>	<u>1257 Battery Ave Baltimore MD</u>	<u>[Signature]</u>	<u>3/1/69</u>	<u>3 yrs.</u>
<u>Oleg Shor</u>	<u>245 S. Register St 391 H. Moore, MD 21231</u>	<u>[Signature]</u>	<u>11/1/86</u>	<u>7 yrs</u>
<u>Carey O'Fall</u>	<u>1716 Belt St Baltimore MD 21230</u>	<u>[Signature]</u>	<u>3/1/85</u>	<u>4 years</u>

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 429**Cert Num: **1279**Fee: **\$1,320.00** Status: **Renewed**License Date: **5/1/2018**License Year: **2018**

CR Number:

Payment Date: **09-21-18**2017 - 2018 TPP Paid 2018 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**Trade Name: **N/A**Zone Code: **47**Phone: **000-000-0000**Block Num: **5800**City: **BALTIMORE**Street: **YORK ROAD**State: **MD**Zip: **21212**

CR Number:

Portion of Business Used:

USE PREMISES AS A BAR/TAVERN

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BARBARA	FRANK	7 CHURCH LAND, STE. 4	Baltimore	MD	21208	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

09/21/2018	Processed Transfer of Ownership Application for \$600.00; Invoice # 113392... /sb	Delete
09/21/2018	Processed 2018-2019 Annual Liquor License Fee \$1,320.00; Invoice #113391.... /sb	Delete
09/21/2018	09/21/18 - Completed application to Secured Creditor and given 2018-2019 license renewal application to Kimberly Kerns to renew license.... /sb	Delete
09/21/2018	License has been transferred to Secured Creditor (Barbara Frank) on 9/21/2018 and renewed under Secured Creditor's Name - please note that renewing the license reverted the license to the original 5/1/2018 date. /kk	Delete
09/19/2018	09/19/18 - Pete Prevas came in today and submitted a copy of 2018 Renewal Application in the name of Barbara Frank, Secured Creditor; Certified copy of Death Certificate (Mr. Robert Wehner); Letter of Administration (Harry Prevas); and Application to Transfer Ownership to 5800 York Road, LLC. Mr. Prevas has been advised by Tom Akras to provide proof of last date of operation before moving forward with any of the applications that have been submitted. All Applications are in my possession..... /sb	Delete
09/10/2018	*** On March 23, 2018: A SUBSTITUTE APPLICATION WAS FILED FOR SECURED CREDITOR, BARBARA FRANK	Delete
02/08/2018	02-06-18 - Return to Sender; Deceased: Unable To Forward.... /sb	Delete
02/02/2018	****STATE OF MD TAX HOLD, letter sent to Licensee "Ronald E. Pruetl" Home Address on February 2, 2018.****/mb	Delete
02/01/2018	****STATE OF MD TAX HOLD, letter returned on 01/29/18 because the "Deceased - Unable to forward to the address".****/mb	Delete
01/25/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to licensee on January 23, 2018.***/mb	Delete
01/24/2018	Talked to Attorney Melvin Kodenski - he stated that the family of Robert Wehner is in the process of opening up an estate and having someone become a PR on behalf of Mr. Wehner. /kk	Delete
12/04/2017	Alcohol Awareness expires 12/04/21 (Regina Franco-Jurado, Adam Caylor, Bobby McDaniel, Gareth Crowner, John Sachs and Angelo Savage).... /sb	Delete
11/20/2017	11/16/17 - Public Hearing RE: Request for a hardship extension - POSTPONED.... /sb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
08/08/2017	*****BUSINESS IS NOT IN GOOD STANDING***** /sb	Delete
08/08/2017	PAID IN FULL - Returned Check (Late Renewal), Invoice # 108442 = \$1,450.00; Invoice # 108443 = \$30.00 (returned check fee); # 108444 = \$1,320.00 (2017-2018 Annual Liquor License Fee).... /sb	Delete
08/02/2017	07/19/17 - Letter Faxed to Mel Kodenski Office for Re-collection of bad check returned for 2017-2018 Late Renewal Fee../mb	Delete
06/20/2017	06/01/17 - Called Mel Kodenski office and spoke with Elaine concerning the payment for bounced check.... /sb	Delete
05/22/2017	Spoke on telephone with Abe Hurdle about bounced check fee.... /sb	Delete
04/07/2017	Must submitted up to date Workers Comp & Alcohol Awareness Certificate.... /sb	Delete
04/06/2017	****Released State of MD Tax Hold on 04/06/17**** /sb	Delete
02/23/2017	02/23/17 - Public Hearing RE: Request to reopen after being closed for more than 90 days - GRANTED (3 -0 VOTE)	Delete
02/06/2017	11/3/16- Public Hearing re: Request to reopen after 90 days and 180 day hardship extension.** Request to reopen withdrawn - APPROVED (3-0 vote)	Delete
02/02/2017	PAID IN FULL \$100.00 for Hardship Extension Hearing dated November 03, 2016; Invoice # 104740.... /sb	Delete
12/27/2016	Called Mel Kodenski office and spoke with Elaine concerning the payment for Hardship Extension.... /sb	Delete
12/07/2016	Faxed 2nd Request to Mel Kodenski, Attorney, concerning payment due for Hardship Extension Hearing dated 11/03/16 in the amount of \$100.00.... /sb	Delete
11/17/2016	11/16/16 - Faxed to Mel Kodenski, Attorney, concerning payment due for Hardship Extension Hearing dated 11/03/16 in the amount of \$100.00.... /sb	Delete
10/12/2016	Not able to release 2016 License until public hearing or extenuating circumstance.....k/r per Douglas K. Paige 09/12/2016	Delete

Print History (Print Card)

License num: LBD7 429

Address: 5800 YORK ROAD

5800 YORK RD LLC: W19099332

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W19099332

Business Name:

5800 YORK RD LLC

Principal Office:

918 OAKLEIGH BEACH RD
DUNDALK MD 21222

Resident Agent:

JUSTIN FRANK
918 OAKLEIGH BEACH RD
DUNDALK MD 21222

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

▶ [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

09/17/2018

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 5800 York Rd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____




HOTEL/MOTEL _____

RACING _____




PREPARED BY: T Chase DATE: 10/22/18

5800 York Rd




Licensed Establishments

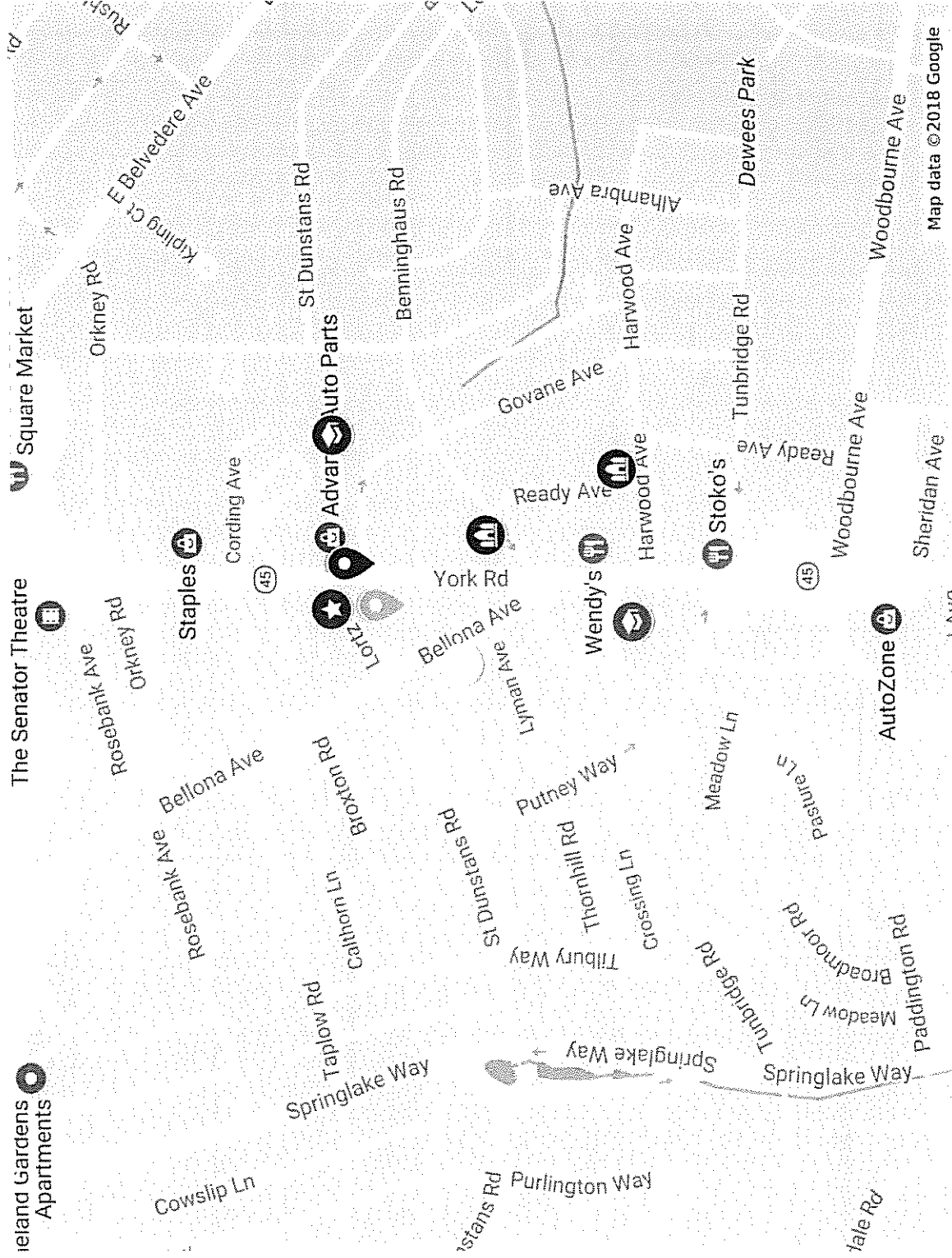
-  Murphy's Neighborhood Bar and Grill LBD7
-  Bosphorus LB
-  Flight LB

Churches

-  Huber Memorial Church
-  United Church of Love
-  Deliverance Miracle Center Of The Inner Court Ministries

Schools

-  Govans Elementary School
-  Tunbridge Public Charter School
-  Baltimore Academy of Illustration



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):	Murphy's Neighborhood Bar & Grill
Corporation Name:	5800 York Rd, LLC
Location Address:	5800 York Rd
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NDT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	10/18/2018 <input type="text"/>
Estimated Date of Removal?	10/27/2018 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed an application for a transfer of ownership of the existing license with live entertainment. The establishment is not operating. On 09/10/2018n*** On March 23, 2018: A SUBSTITUTE APPLICATION WAS FILED FOR SECURED CREDITOR, BARBARA FRANK, via Liquor Board database.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="f:\0#.w\baltimore\terri.chase"/>	<input type="text" value="10/19/2018"/>	<input type="text" value="11:21:01 AM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Submit"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Justin Frank; Andrew Kaye; Tyler Frank
Address of Premises:	5800 York Rd
Inspector:	i:\0#w\baltimore\terri.chase
Date Posted:	10/18/2018
Time Posted:	1:30 PM
Date Rechecked:	10/27/2018
Time Rechecked:	3:00 PM
Manager or Owner when sign posted:	

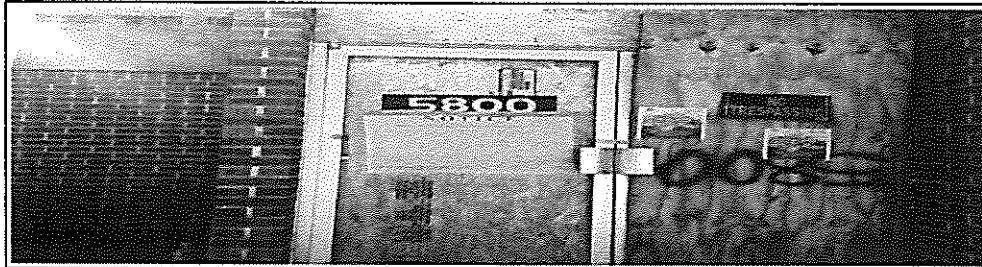
Summary on location of sign posted:

Sign is posted on front door.

Summary on location of sign rechecked:

Sign still posted on front door.

Insert Photo of Sign and location:



Attach Additional Photos

Submit

Board of Liquor License Commissioners

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

INVESTIGATION REPORT

Location Address:	5800 YORK ROAD 21212
Licensee Information (Trade Name):	MURPHY'S NEIGHBORHOOD BAR & GRILL
Corporation Name	O & W COMPANY, LLC
License Type:	Class "BD7" Beer, Wine and Liquor
Owner Email:	
Contact:	
Bouncer/Security Name (if applicable):	N/A D.O.B.
Incident Date/Time:	10/1/2017 10:51:57 AM

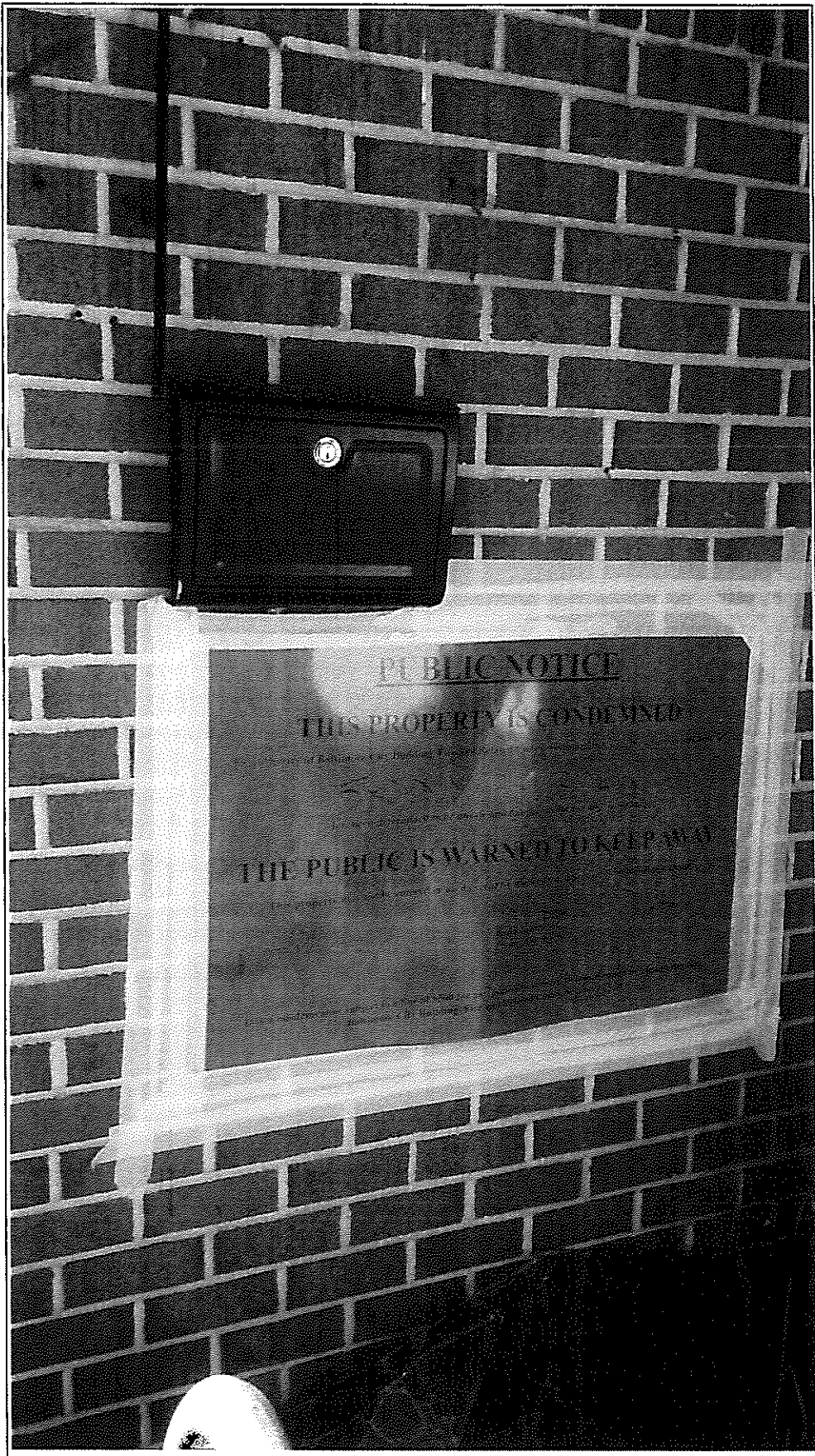
Report Facts:

Inspector Clark arrived to the establishment on 10/2/2017 2:00 PM to find the property condemned, per a Public Notice by authority of Baltimore City Building, Fire and Related Codes. Section 120 et seq.. the structure land at 5800 York Road has been determined to be unsafe and dangerous for the use of occupancy. The public is warned to keep away effective 10/1/17.

In further investigation Inspector Clark also noticed on door a closed notice by the order of the Baltimore city Health Department. stating this food facility has been ordered to temporarily close until the violations listed below are corrected. This notice must remain in place throughout the period of closure. It may only be removed by the authority of the health department after confirmation that the violations have been corrected. Violation(s): 'FIRE" with a contact BCHD- 410-396-4424. Inspector #1316. effective date 10/1/17.

Inspector Clark inspected the exterior of the establishment to find the establishment not safe. Trash and debris was out side of the establishment in front and the rear of the establishment from fire. Additional Pictures are available upon request with limited access to the establishment per being condemned. Inspector Clark Badge #005

Photos Taken:



NOTICE

Facility Name: *Murphy's Bar & Grill*

*5800
York
rd*

CLOSED

BY ORDER OF THE

BALTIMORE CITY HEALTH DEPARTMENT

THIS FOOD FACILITY HAS BEEN ORDERED TO TEMPORARILY CLOSE UNTIL THE VIOLATIONS LISTED BELOW ARE CORRECTED. THIS NOTICE MUST REMAIN IN PLACE THROUGHOUT THE PERIOD OF CLOSURE. IT MAY ONLY BE REMOVED BY AUTHORITY OF THE HEALTH DEPARTMENT AFTER CONFIRMATION THAT THE VIOLATIONS HAVE BEEN CORRECTED.

Violation(s): *FIRE*

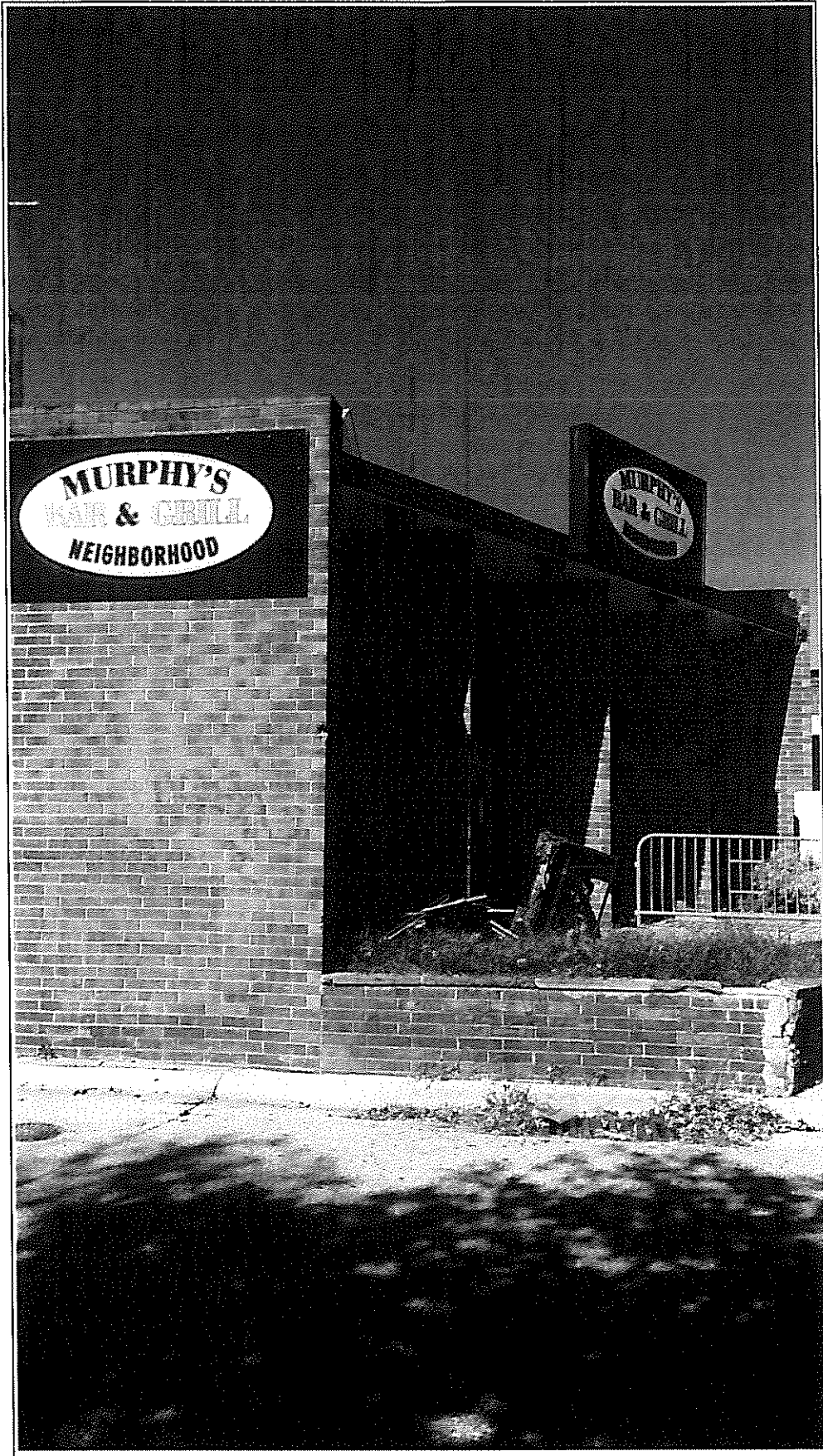
Contact BCHD - *410-396-4424*

INSPECTOR: *# 1316*


DATE: *10/1/17*

REMOVAL OF THIS NOTICE MAY RESULT IN AN ENVIRONMENTAL CITATION, FINES AND OTHER PENALTIES

DO NOT REMOVE





 Insert item

Report Prepared By:

Inspector(s)

Submission Date

i:\0#.w\baltime\darryl.clark

10/3/2017

Supervisor Review:

Approval Date

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

10/22/2018

Supervisor Use:

Recommended Action(s):

--

Property Address: 5800 YORK RD Block/Lot: 5099/001

Plan No: -

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:
PETER A PREVAS
231 EAST BALTIMORE STREET SUITE 702 BALTIMORE MD 21202

Owner/Lessee:
Owner ROBERT WEHNER
231 E. BALTIMORE STREET, SUITE BALTIMORE MD 21202
Lessee 5800 YORK RD, LLC
5800 YORK RD BALTIMORE MD 21212

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: 503	MINOR PRIVILEGE:
-------------	------------	---------------	------------------

CONTINUE TO USE PREMISES AS A RESTAURANT AND TAVERN WITHOUT LIVE ENTERTAINMENT

*****DUPLICATE*****
PD:9/21/2018 CR:434 LOC: WOLM WS: 286
ID:08 TR: 0002 RCT #: 00044700
9/19/2018 3:19PM
PERMIT #:USE2018X54771B
CO AMOUNT PAID: \$98.00
Building Permits \$50.00
Building Permits \$3.00
Building Permits \$45.00
CK \$98.00
CHANGE \$0.00

November 29, 2018

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

Class: "BD7" Beer, Wine & Liquor License

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

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

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

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

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

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

(f) **Corporate Standing:** Baltimore Eagle, LLC is a MD LLC and as of 11/7/2018 is active and in good standing.

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

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

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

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

Board's Decision:

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

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

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

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

Please select one option and fill out the requested information

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

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

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

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

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

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

ATTORNEY FOR THE APPLICANT: Ronisha Moore ADDRESS: 2114 N. Charles St. #300, Baltimore, MD 21218 PHONE: 443-220-0406

Part of Premises Used (Note: Floors and Areas for Storage): 1FL,2FL, Pate, Basement, Liquor Store Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex: DJ, Band, Etc.)? Musical and Theatrical Acts Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 250

Please note that as per Alc. Bev. Art. 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

Lorraine Parrish
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 6119 Bellona Ave. Baltimore MD 21212 18 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 1075 Female Mexico City (U.S. Citizen)
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: 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

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

3. Applicant C

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

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

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

RECEIVED
 BALTIMORE CITY COMMISSIONERS
 2018 APR 27 PM 12:45

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

[Empty response box for question 1]

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

[Empty response box for question 2]

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

[Empty response box for question 3]

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

Applicant A B C

Licensee is on current license.

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

Applicant A B C

[Empty response box for question 5]

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

[Empty response box for question 6]

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

[Empty response box for question 7]

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

[Empty response box for question 8]

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

Temporary closure due to tenants abrupt ceasing of operation.

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

Applicant A B C

[Empty response box for question 10]

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

Name	Address	Phone	Cell
Beth Cooper	5645 Gunpowder Rd. White Marsh, MD 21162	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Lorraine Parrish ADDRESS: 6019 Bellona Ave TITLE: admin. %OF STOCK HELD: 99%
- 2) NAME: Kathleen Chwicz ADDRESS: 3708 Woodbine Ave TITLE: Rep. %OF STOCK HELD: 1%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

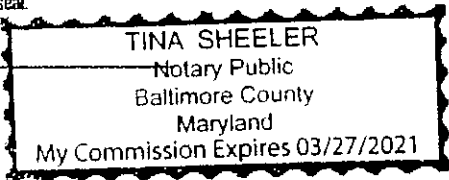
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

Lorraine Parrish
Signature of Applicant A

I hereby certify that on the 23 day of Aug, 2018 before me, the subscriber, a notary public of the State of Maryland in and for Wicomico, personally appeared Lorraine Parrish the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Tina Sheeler



Signature of Applicant B

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

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

[Signature]
Signature of Applicant B

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

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

Russell, Staci

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

Hello Mr. Akras and Ms. Russell,

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

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

Regards,

--- Ronisha

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

Ms. Moore,

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

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

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

Thanks,

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

Confidentiality Notice:

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

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

Phone Number: [REDACTED]

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

(I, WE) Baltimore Eagle LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2022 N. Charles St, Baltimore, City with a Zip Code of 21218, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

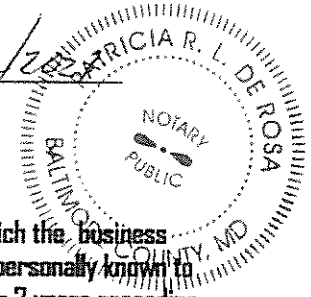
Charles Parrish
Signature of Landlord

I hereby certify that on the 20th day of August, 2018, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared Charles Parrish the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Patricia R. De Rosa
Notary Printed Name: Patricia R. De Rosa

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



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Josh Halbedel	21 North Collington Ave. Baltimore, MD 21231	<u>[Signature]</u>	2/1980	14 Years
Stephanie Lawson	924 Newington Ave. Baltimore, MD 21217	<u>[Signature]</u>	9/1984	5 Years
David Gleason	724 S. Bethel St. Baltimore, MD 21231	<u>[Signature]</u>	6/1945	5 Years
Charlene Umberger	3607 Foster Ave. Baltimore, MD 21224	<u>[Signature]</u>	6/1952	12 Years
Karyn Anderson	3716 Tudor Arms Baltimore, MD 21211	<u>[Signature]</u>	8/1970	12 Years

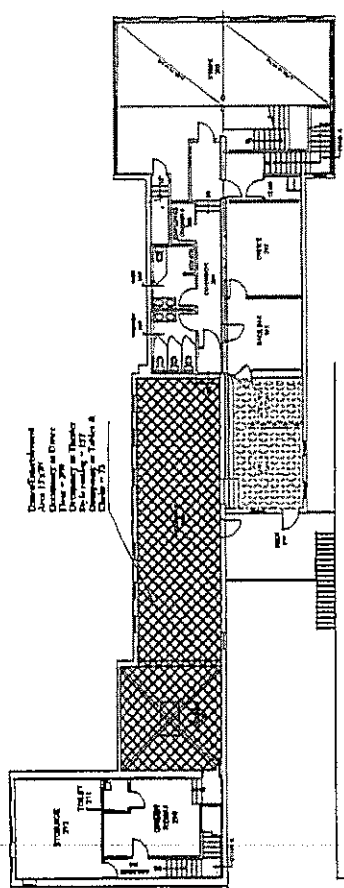
Board of Liquor License Commissioners for the City of Baltimore,
231 East Baltimore Street, 6th Floor, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

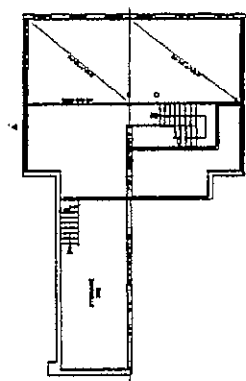
Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.

A large, empty rectangular box with a solid black border, intended for the applicant to draw a floor plan or rendering of the licensed premises. The box is currently blank.

PROJECT NAME	THE HARBOR PLAZA
PROJECT NO.	
DATE	
REV.	
BY	
CHKD.	
APP.	
DATE	
REVISIONS	
NO.	DESCRIPTION
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SECOND FLOOR PLAN

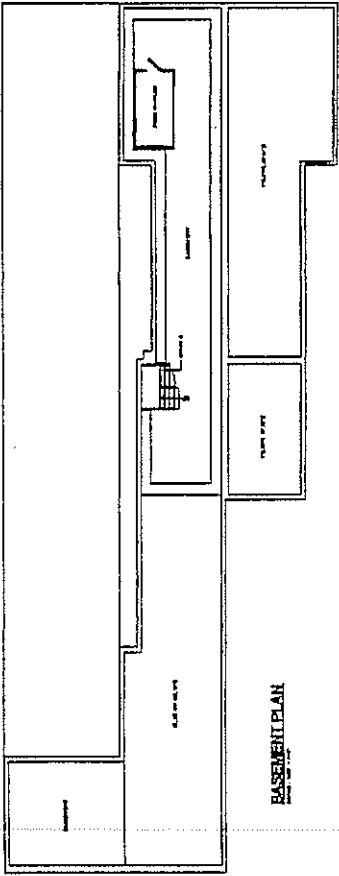


MEZZANINE PLAN

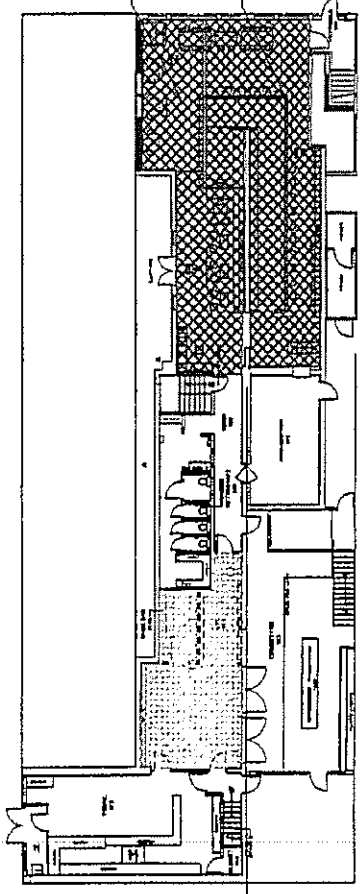
Dividers common wall with adjacent building. Slides are not to come in contact with the common wall. From the face of the DWS to the back cavity between slabs to be filled with Bonded Safe N Board or equal insulation.

-  DOCK RESTAURANT AREA
-  DOCK RESTAURANT AREA
-  DOCK RESTAURANT AREA

REV	DATE	BY	CHKD	DESCRIPTION
1				ISSUED FOR PERMITS
2				ISSUED FOR PERMITS
3				ISSUED FOR PERMITS
4				ISSUED FOR PERMITS
5				ISSUED FOR PERMITS
6				ISSUED FOR PERMITS
7				ISSUED FOR PERMITS
8				ISSUED FOR PERMITS
9				ISSUED FOR PERMITS
10				ISSUED FOR PERMITS



BASEMENT PLAN



FIRST FLOOR PLAN

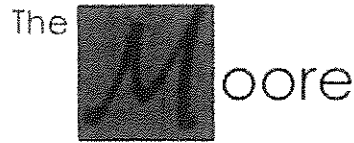
- Demolition 2011F
Demolition 2011E
Demolition 2011D
Demolition 2011C
Demolition 2011B
Demolition 2011A
- Reinforcing Area
100 SF
Reinforcing Area
100 SF
Reinforcing Area
100 SF

Demolition crown wall with adjacent building. Material to come in contact with the crown wall. Material to be removed with no tie-backs from the face of the DWS to the wall.

- REINFORCING AREA
- DEMOLITION AREA
- DEMOLITION AREA
- DEMOLITION AREA

A

A1



Law Firm, P.C.

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

August 29, 2018

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

Board of Liquor License Commissioners:

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

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

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

Board of Liquor License Commissioners for Baltimore City

August 29, 2018

Page 2

Attached to this letter please find the following documents:

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

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

Very Truly Yours,



Ronisha A. Moore

Counsel for the Baltimore Eagle, LLC



Liquor Board System

Version 1.0

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

License Detail

License Info

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

2017 - 2018 TPP Paid
 2018 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

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

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

CR Number: 16479816

Portion of Business Used:

USE PREMISES AS A TAVERN WITH ACCESSORY PACKAGE GOODS, AND LIVE
 ENTERTAINMENT AND DANCING PER BMZA2016-205 APPROVED 8/29/2016 AMENDED
 8/29/2017 UNTIL 8/29/2018 WITH SIGNED MOU. APWC PER PLANNING: MAX
 OCCUPANCY IS 250 PER URB. SIGN MUST BE POSTED STATING 250 MAX OCCUPANCY.
 THE MOU DATED AUGUST 22, 2014 BETWEEN CHARLES NORTH COMMUNITY
 ASSOCIATION AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.
 APWC PER PLANNING: MAX OCCUPANCY IS 250 PER URB. SIGN MUST BE POSTED
 STATING 250 MAX OCCUPANCY

License Owners

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

Comments

--

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

Print History (Print Card)

License num: LBD7 273

Address: 2022 CHARLES STREET NORTH

Trade Name: SECURED CREDITOR

Comment:

Add Comment

Hold Info

Powered by:



BALTIMORE EAGLE, LLC: W14817951

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W14817951

Business Name:

BALTIMORE EAGLE, LLC

Principal Office:

5839 GLEN ARM RD
GLEM ARM MD 21057

Resident Agent:

IAN PARRISH
6016 BELLONA AVENUE
BALTIMORE MD 21212

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

08/15/2012

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2022 N CHARLES ST.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

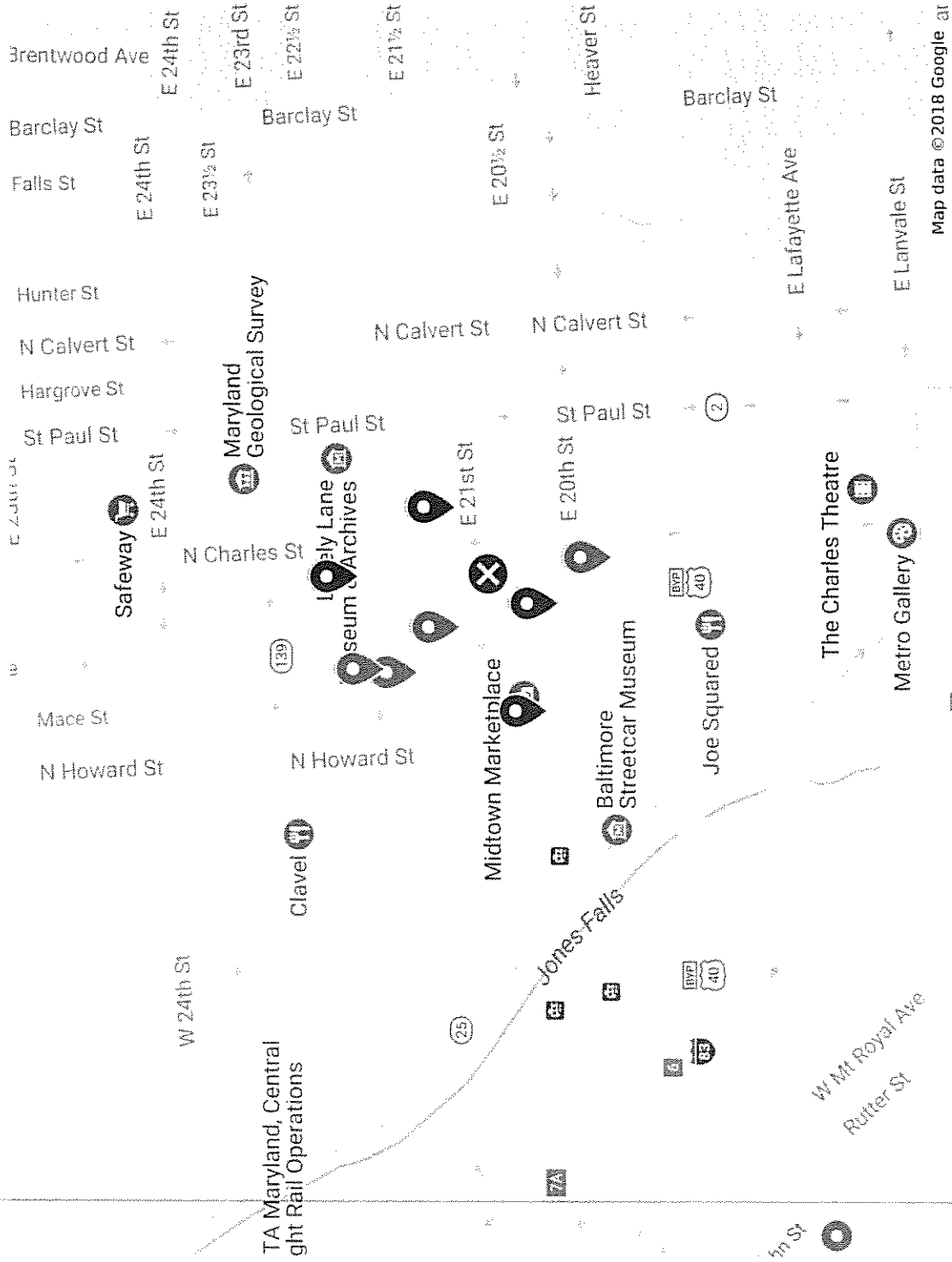
RACING _____

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

2022 N Charles St

Untitled layer

- ✕ 2022 N Charles St LBD7
- 📍 Joung Kak LB
- 📍 The Crown Baltimore LB
- 📍 Mi Comalito LB
- 📍 BeOne Korean BBQ Rest LB
- 📍 Beatnik Bar LB
- 📍 iBar LB
- 📍 Nam Kang LB
- 📍 Geri's Liquors LA



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="Baltimore Eagle"/>
<i>Corporation Name:</i>	<input type="text" value="Baltimore Eagle LLC"/>
<i>Location Address:</i>	<input type="text" value="2022 N Charles St."/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input type="text" value="9/25/2018"/>
<i>Date Removed?</i>	<input type="text" value="10/4/2018"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

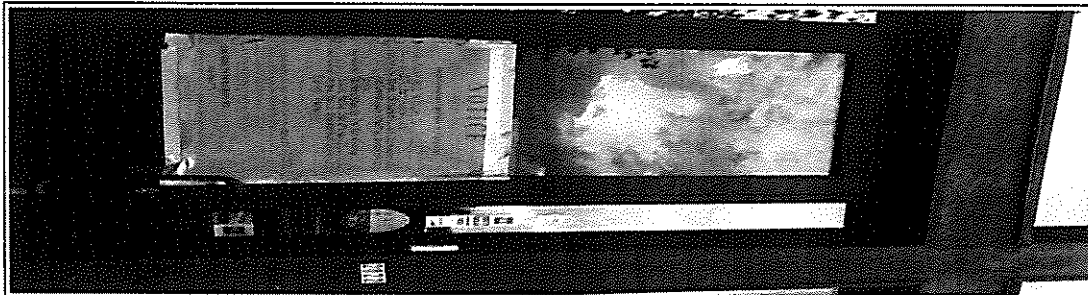
Other licensed locations - Describe/Note:

Please see map

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

Filed application for transfer of ownership.

Insert Photo of Sign and location:



Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

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

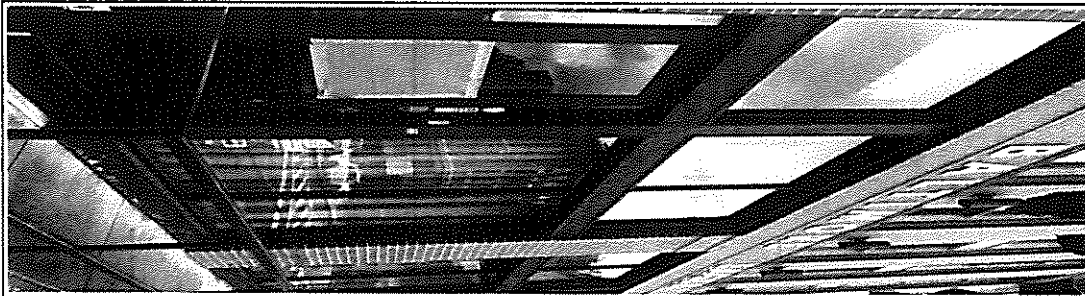
Summary on location of sign posted:

Sign is posted on front door

Summary on location of sign rechecked:

Poster is still on the front of the establishment

Insert Photo of Sign and location:



Attach Additional Photos

Submit

BLLC Routine Inspection

Address: 201210 ▼

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed: Open ▼

Closed Date:

Clean and Free of Debris: Satisfactory ▼

Location of Bar: Center ▼

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory ▼

Hot Water: Yes ▼

Disinfectant Solution: Yes ▼

Three Compartment/Washer: Yes ▼

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 ▼

Capacity:

Capacity: 250

Location of Dining Area: 1st & 2nd Floor

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Traders License:

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 11/21/2016

Employee Records: Yes ▼

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

Inspector Comments: Satisfactory

Inspector Comments: Satisfactory

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 250

Outdoor Seating Capacity:

License is Valid:

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Live Entertainment

Live Entertainment (Describe):

[Empty text box for Live Entertainment description]

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

Violations Noted:

[Empty text box for Violations Noted]

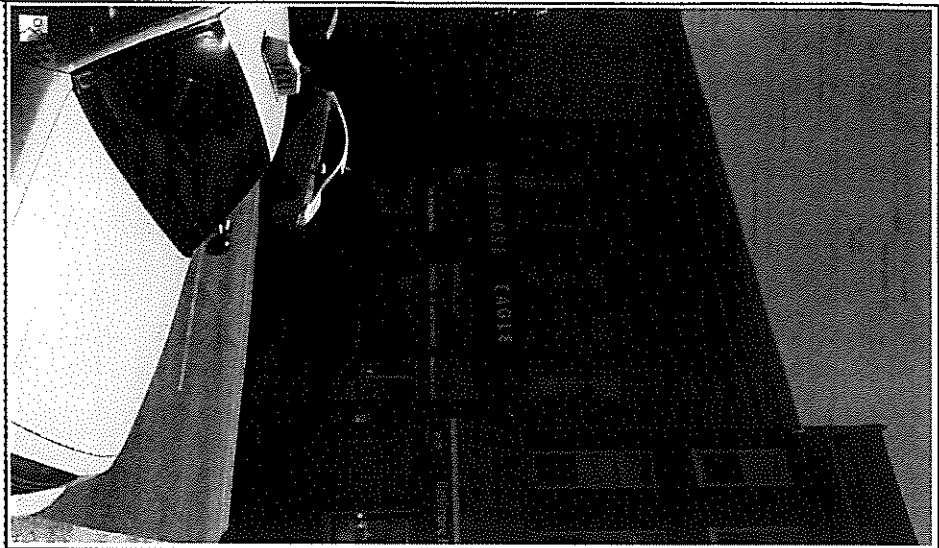
Instructions Given to Licensee:

Staff needs to update the Traders License 2018-2019

Inspector's Comments:

The establishment is open and operating.
7/10/18

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

[Update/Resubmit](#)

[Print View](#)

Certificate of Occupancy

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
12	07	3603	022	5/9/18	503

PROPERTY ADDRESS: 2022 N CHARLES ST

K/A ADDRESS:

OWNER: BALTIMORE EAGLE, LLC

ADDR: 2022 N. CHARLES ST BALTIMORE MCPHONE :

LESSEE:

ADDR:

PHONE :

LAND USE CODES: 3-56

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

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-158009-400480 MISC. 45.00	1001-000000-2600-158009-400480 CH. USE 45.00	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158305-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158904-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 0.00	1001-000000-2600-158307-400490 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX 3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 GUARANTY FUND AND FILING FEE 50.00	1001-000000-2600-158302-400490 LOW VOLTAGE/TELECOM	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES: 98.00

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

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



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2889, EMAIL STREETCUTS@BALTIMORECITY.GOV, OR VISIT 200 N. HOLLIDAY STREET - LOBBY COUNTER 4.

BOWIE & JENSEN, LLC

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

CYNTHIA L. POLASKO

POLASKO@BOWIE-JENSEN.COM

September 19, 2018

VIA FIRST CLASS MAIL

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

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

Dear Board of Liquor License Commissioners:

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

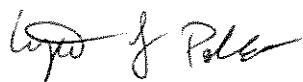
Enclosed at **Exhibit A** is a declaratory judgment order, issued on September 11, 2018, by the Circuit Court for Baltimore City, declaring that Mr. Yelcick has all rights in the Baltimore City Liquor License #LBD7273, issued to the corporation named "4 Crazy Guys, LLC" for use at 2022 N. Charles Street.

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

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

Please contact me with any additional questions.

Sincerely,



Cynthia L. Polasko

Enclosure

RECEIVED
SEP 21 PM 1:06
LICENSING COMMISSIONERS

IN THE CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND

JOHN YELCICK)

Plaintiff)

v.)

4 CRAZY GUYS, LLC, et al.)

Defendants)

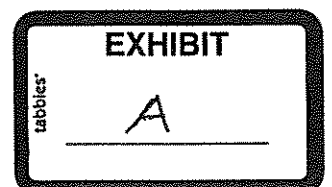
Case No. 24-C-18-001735

DECLARATORY JUDGMENT ORDER

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

9/11/18
Date

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

Judge, Circuit Court for Baltimore City

- True-test copies provided to counsel for John Yelcick & Judge Dreams, LLC in open court
- Copies to be mailed to all parties

TRUE COPY

MARILYN BENTLEY, CLERK

November 29, 2018

Applicant(s): David Richards, MaryJo Coiro, and Lorrie Richards
KR Entertainment, LLC, T/a Trade Name Pending
300 S. Exeter Street 21202

Class: "D" Beer, Wine & Liquor License

Application to transfer ownership.

(a) Applicant(s) Information: (1) David Richards was born Allentown, PA in October of 1960. He lives in State College, PA; and (2) MaryJo Coiro was born in Silver Spring, MD in January of 1968. She lives in Baltimore, MD; and (3) Lorrie Richards was born in Pittsburg, PA in May of 1965. She lives in State College, PA.

(b) Ownership Breakdown: (1) Lorrie Richards (0%); (2) MaryJo Coiro (0%); (3) David Richards (0%); and (4) K.R. Strategic Positions Series A, LP (100%).

(c) Purchase Price of Business: The purchase price was \$90,000 to be paid in full at settlement.

(d) Qualified Voters: Kenneth Hobbs, Nadya Workman, and Paul Caruso are qualified Baltimore City voters.

(e) Zoning: Applicant(s) have applied for a USE permit, for the continued use of property as a tavern without live entertainment.

(f) Corporate Standing: KR Entertainment, LLC is a MD LLC and as of 11/7/2018 is active and in good standing.

(g) Posting Report: The location was posted on 12/4/2017, and checked on 12/13/2017. This meets the 10-day rule. There are 10 licensed liquor establishments in the 4x4 area: "B" BWL-10.

(h) Timeline: Last Inspection by BLLC was performed 9/13/2017. At that time, the establishment was open and operating.

(i) Letters of Support/Opposition: At this time the Board has one letter of opposition from Little Italy Community Association.

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 11/10/2018 DJR

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

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

***Place cursor on the field to enter text Do Not tab.

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

EXPLANATION OF REQUEST: Update city resident for transfer of ownership CLASS TYPE: D BWL

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: _____

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: 300 S Exeter Street Baltimore MD 21202

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN CURRENT ADDRESS OF LICENSED LOCATION: _____

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN ADDRESS OF PROPOSED RELOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: KR Entertainment LLC TRADE NAME: Pending

BUSINESS PHONE NUMBER: 814-280-2579 BUSINESS EMAIL ADDRESS: daverichardsjr@gmail.com

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 231 E. Baltimore St Baltimore MD PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor Restaurant/Bistro/Deli - Basement Storage/Equipment

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? infrequent acoustical guitar only

Outdoor Table Service Provided? Yes No Off Premise Catering of Food and Alcohol? Yes No Catering Application filed with BLLC? Yes No

Delivery of alcohol? Yes No Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No

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

1. Applicant A

David Richards _____
 (Full name) (Telephone no.) E-mail (Required)
 209 Twigs LN State College PA 16801 none
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/1960 male Allentown, PA
 (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

MaryJo Coiro _____
 (Full name) (Telephone no.) E-mail (Required)
 3500 Hickery Avenue Baltimore MD 21211 mjcoiro@comcast.net
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 01/1968 Female Silver Spring, 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

Lorrie Badali Richards _____
 (Full name) (Telephone no.) E-mail (Required)
 209 Twigs LN State College PA 16801 none
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 05/1965 female Pittsburgh PA
 (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 an 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.
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.
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.
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 please explain when the establishment ceased operations.

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
Lorrie Richards	209 Twigs Lane	8142802141	lorriebadalrichards@gmail.com

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 more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: KR Strategic Resto ADDRESS: 3896 Penns Valley Rd TITLE: Member %OF STOCK HELD: 100%
Spring Mills Pa 10975
- 2) NAME: David Richards ADDRESS: 209 Twigs Lane TITLE: Secretary %OF STOCK HELD: 0
State College Pa 16801
- 3) NAME: Lorrie Richards ADDRESS: 209 Twigs Lane TITLE: Manager %OF STOCK HELD: 0
State College Pa 16801
- 4) NAME: Mary Jo Coiro ADDRESS: 3500 Hickory Ave TITLE: Ass. Sec. %OF STOCK HELD: 0
Baltimore MD 21211

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 17th day of Nov., 2018, before me, the subscriber, a notary public of the State of Pennsylvania in and for Centre County, personally appeared David Z. Richards 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]
Printed Name: Jessica L. Chobody

(Notary Seal) My Commission expires Aug 26, 2022

Commonwealth of Pennsylvania - Notary Seal
Jessica L. Chobody, Notary Public
Centre County
My commission expires August 26, 2022
Commission number 1191932
Member, Pennsylvania Association of Notaries

[Signature]
Signature of Applicant B

I hereby certify that on the 9 day of November, 2018, before me, the subscriber, a notary public of the State of Maryland in and for city of Baltimore, personally appeared MARY COIRO 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: Janis R. Stevens
Printed Name: Janis R. Stevens

(Notary Seal) My Commission expires 7/19/21

Janis R. Stevens
NOTARY PUBLIC
Baltimore City
MARYLAND
MY COMMISSION EXPIRES 7/19/2021

[Signature]
Signature of Applicant C

I hereby certify that on the 17th day of Nov, 2018, before me, the subscriber, a notary public of the State of Pennsylvania in and for Centre County, personally appeared Lorrie Richards 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]
Printed Name: Jessica L. Chobody

(Notary Seal) My Commission expires Aug. 26, 2022

Commonwealth of Pennsylvania - Notary Seal
Jessica L. Chobody, Notary Public
Centre County
My commission expires August 26, 2022
Commission number 1191932
Member, Pennsylvania Association of Notaries

RECEIVED

Liquor Licence Applicant

KR Entertainment LLC
Resident Agent - Steven Goldberg, Esq.
2515 Boston Street
Unit #1104
Baltimore, MD 21224
EIN# 35-2606885

Ownership Group

KR Entertainment LLC is owned 100% by KR Strategic Positions Series A, LP
3896 Penns Valley Road
Spring Mills, PA 16875
EIN# 36-4868938

>5% Owners of KR Strategic Positions Series A, LP

	Ownership	
Twigs Management LLC 401K PSP 209 Twigs Lane State College, PA 16801 David Z. Richards, Trustee	37.96%	Manager
Christopher W. Kunes 3896 Penns Valley Road Spring Mills, PA 16875	37.96%	Manager
David Zentner 168 Little Rock Lane State College, PA 16801	7.96%	
Charles Kurtz 199 Twigs Lane State College, PA 16801	7.96%	

300 South Exeter LLC
209 Twigs Lane

Name and Address of the owners of the premise/landlord: State College, PA 16801 Phone Number: [REDACTED]

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

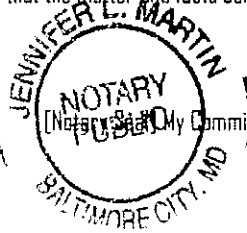
(I, WE) 300 South Exeter LLC - David Z Richards HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 300 South Exeter, Baltimore MD Baltimore, City with a Zip Code of 21202, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

300 SOUTH EXETER, LLC

I hereby certify that on the 7th day of November, 2017, before me, the subscriber, a notary public of the State of Maryland, in and for City of Balto. personally appeared David Z Richards 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: Jennifer L. Martin
Printed Name: Jennifer L. Martin



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

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

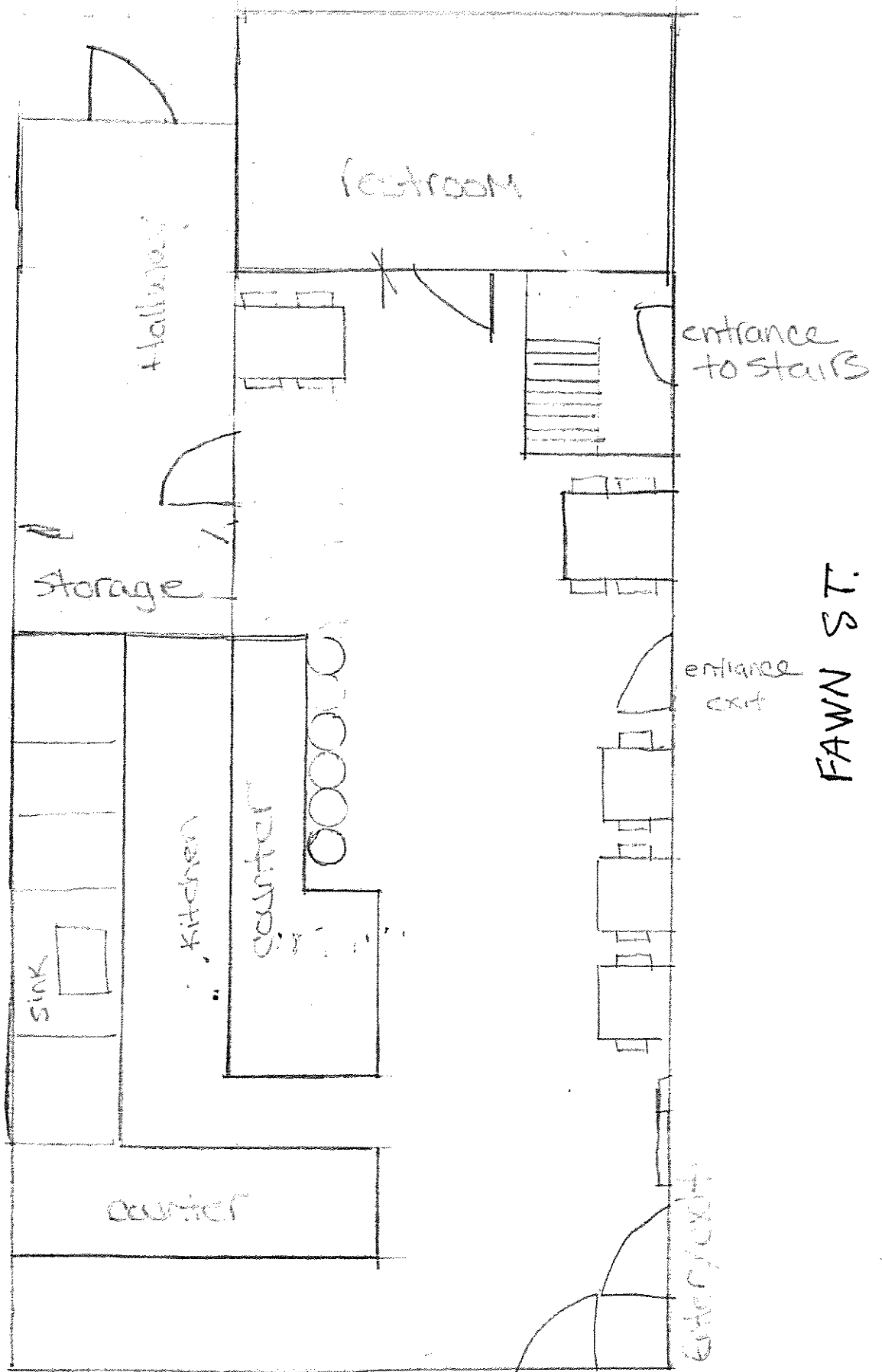
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Erin Desmond</u>	<u>1428 Marshall St Baltimore, MD 21250</u>	<u>[Signature]</u>	<u>4/1/81</u>	<u>9 years</u>
<u>Kenn Hobbs</u>	<u>1101 Saint Paul St #803 Baltimore, MD 21202</u>	<u>[Signature]</u>	<u>10/1/70</u>	<u>8 YEARS</u>
<u>Nadya Workman</u>	<u>250 President St #812 Baltimore, MD 21202</u>	<u>[Signature]</u>	<u>12/1/47</u>	<u>8 yrs</u>
<u>PAUL MICHAEL CAROSO</u>	<u>203 S Exeter St. Baltimore, MD 21202</u>	<u>[Signature]</u>	<u>9/1/60</u>	<u>5 1/2 yrs</u>

Board of Liquor License Commissioners for the City of Baltimore,
231 East Baltimore Street, 6th Floor, Baltimore, Maryland 21202 - AGN 2102
Phone: 410-396-4377 Fax: 410-396-4382

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

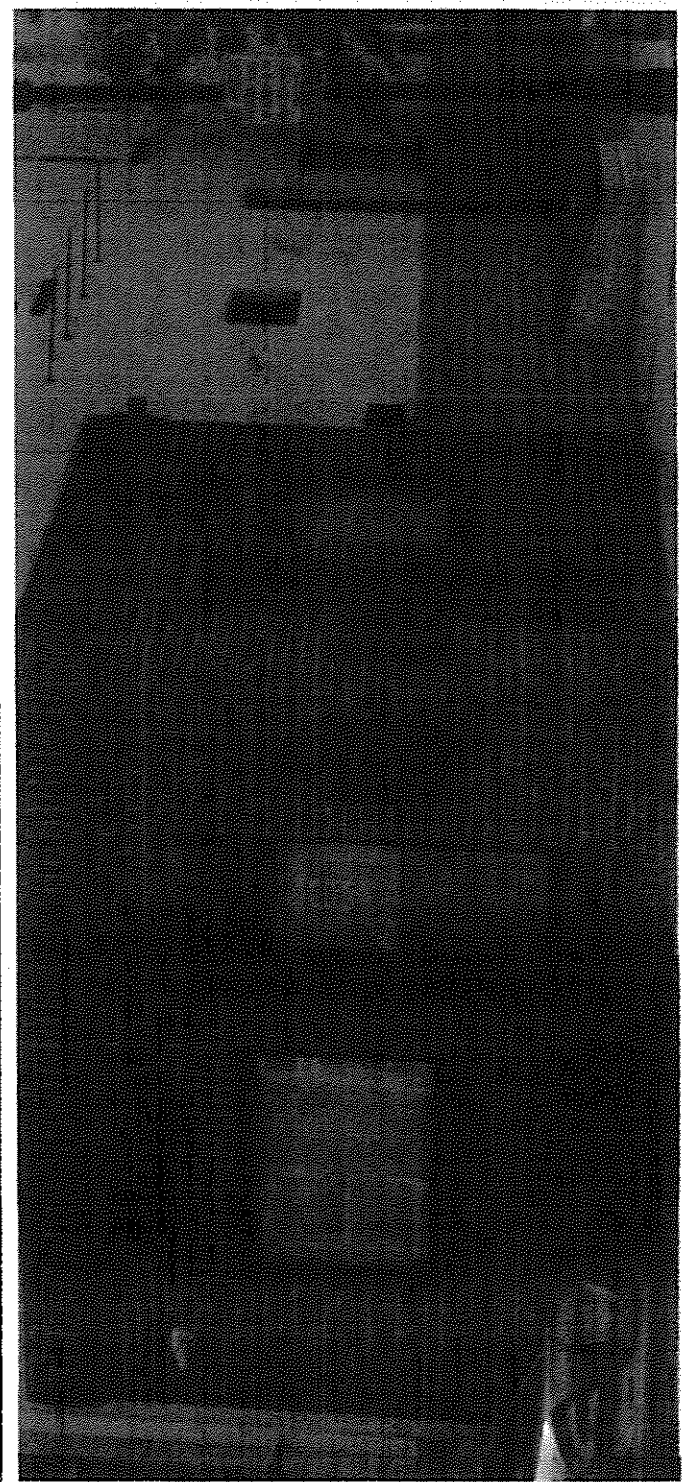
RECEIVED

rear exit



FAWN ST.

300 S. Eyeter





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LD 026** Cert Num: **0412** Fee: **\$825.00** Status: **Renewed**
 License Date: 5/1/2018 License Year: 2018
 CR Number: 15246433
 Payment Date: 04-25-18

2017 - 2018 TPP Paid
 2018 Trader's License

Add Adult Entertainment License

Location

Corp Name: **MUGS ITALIAN AMERICAN BISTRO, LLC**
 Trade Name: **MUGS ITALIAN AMERICAN BISTRO**
 Zone Code: 2
 Phone: 410-685-6847

 Block Num: 300 Street: EXETER STREET SOUTH
 City: BALTIMORE State: MD Zip: 21202

CR Number: 15246433

Portion of Business Used:
 USE 1ST FLOOR AS A RESTAURANT CARRY OUT AND TAVERN

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GREGORY S.	MUGAVERO	4120 MANOR VIEW COURT	JARRETTSVILLE	MD	21084	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
GAYLE F.	MUGAVERO-GRIMM	5050 ELIOTS OAK ROAD	COLUMBIA	MD	21044	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

--

Date	Comment	Action
03/17/2018	3/15/2018 - Public Hearing RE: Application to transfer ownership - POSTPONED...../jr	Delete
03/13/2018	****RELEASED STATE OF MD TAX HOLD*****UNDER NAME TODD SHEPPEARD FAMILY.... /sb	Delete
02/15/2018	****STATE OF MD TAX HOLD, letter sent to Licensees Gregory S. Mugavero and Gayle F. Mugavero-Grimm Home Address on February 15, 2018.****/mb	Delete
02/15/2018	State Tax Hold Letter mail was returned to the sender on 02/14/18 "Not Known" ../mb	Delete
02/02/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on Feb.2, 2018.****/mb	Delete
01/18/2018	1/11/2018 - Public Hearing RE: Application to transfer ownership - POSTPONED...../jr	Delete
11/09/2017	Application for transfer of ownership filed on behalf of KR Entertainment, LLC T/a Trade Name Pending, Lorrie Richards and Crystal Keatts on 11/8/17 /kk	Delete
09/02/2016	06/23/2016-Public Hearing re: Hardship extension- Granted (3-0 vote)	Delete
03/30/2016	Recieved harship letter request. According to BLLC records location was closed as of 12/22/2015. First 180 days runs until June 19, 2016. The licensee will need to be heard on the harship extension request on or before that date. Request has been filed with case file. TRA.	Delete
01/04/2016	Licensee Paid \$100.00 Admin Fee on 07/24/14; Invoice #94604.... /sb	Delete
10/15/2015	Sent letter to licensee about past due administrative fee of \$100.00 from hearing date July 24, 2014.... /sb	Delete
11/17/2014	***CITY HOLD*** July Ad. Sent 11/5/2014	Delete
08/13/2014	License transferred from 4900-02 Curtis Avenue	Delete
07/29/2014	07/24/2014 Public Hearing re: Application to transfer ownership & location of a Class "D" BWL license presently located at 4900 Curtis Ave- Board APPROVED the transfer	Delete
05/24/2012	5/17/2012 Public Hearing re: Request for hardship extension. GRANTED 180 days from hearing date.	Delete
09/27/2010	09/27/10 \$100 CONF.FEE PAID IN FULL #74933	Delete
06/04/2010	04/01/10 \$100 TRANSFER CONF. PAID IN FULL #72246	Delete

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

License num: LD 026 Address: 300 EXETER STREET SOUTH
 Trade Name: MUGS ITALIAN AMERICAN BISTRO

Comment:

[Add Comment](#)

Hold Info

Powered by:



KR ENTERTAINMENT, LLC: W18288431

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W18288431

Business Name:

KR ENTERTAINMENT, LLC

Principal Office:

2515 BOSTON STREET

#1104

BALTIMORE MD 21224

Resident Agent:

STEVEN L. GOLDBERG, ESQUIRE

6411 IVY LANE

SUITE 200

GREENBELT MD 20770

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD

STANDING

» Order Certificate of Status

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN

CORPORATIONS

Date of Formation/ Registration:

09/25/2017

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 310 S Exeter St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 10

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

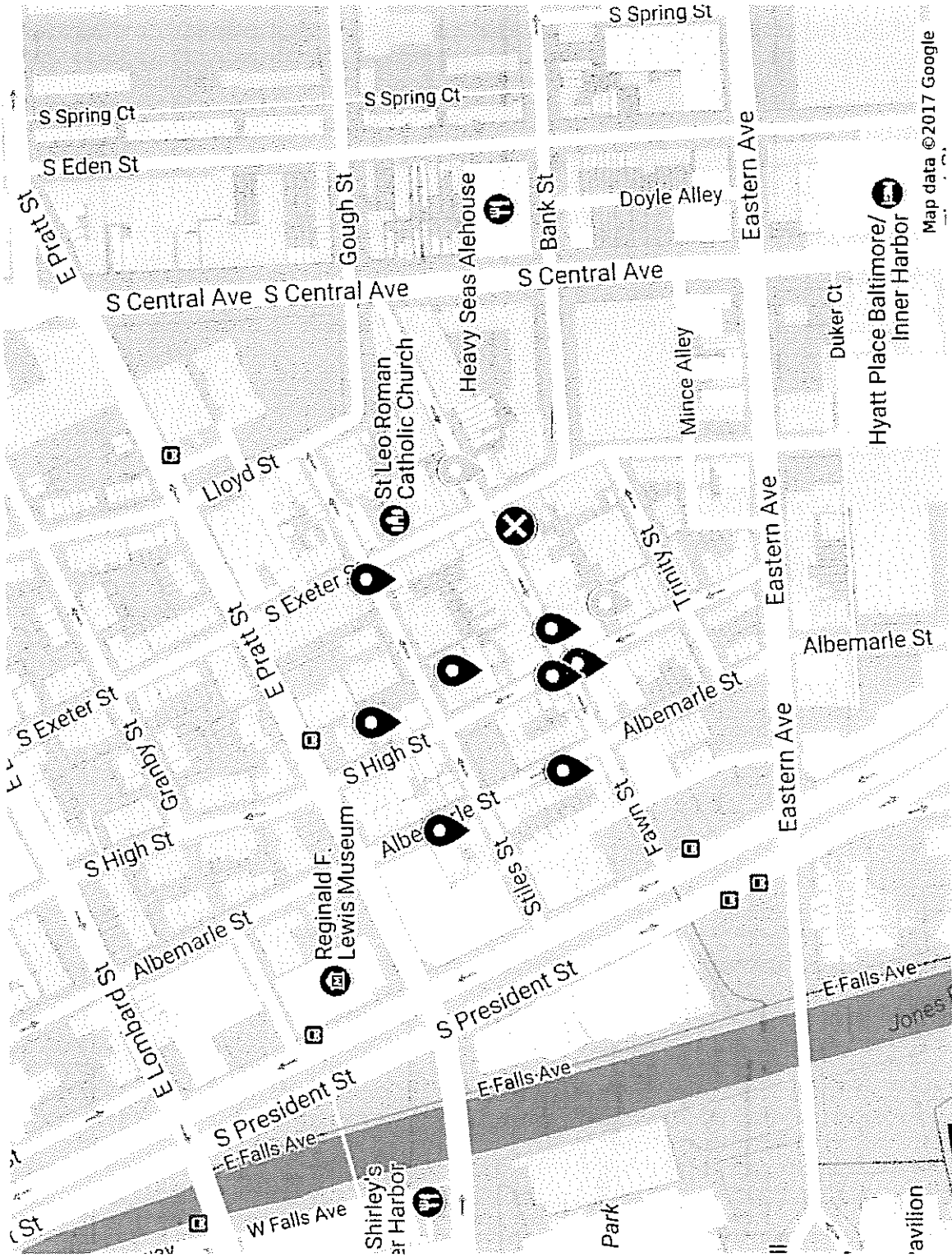
RACING _____

PREPARED BY: [Signature] DATE: 12/13/17

300 S Exeter St

Untitled layer

- 📍 300 S Exeter St
- 📍 OSTERIA DA AMEDEO LD
- 📍 Sabatino's Restaurant LB
- 📍 Joe Benny's LD
- 📍 Aldo's Ristorante Italiano LB
- 📍 Germano's Piattini LB
- 📍 Amiccis LB
- 📍 Ciao Bella Restaurant LB
- 📍 Da Mimmo Restaurant LB
- 📍 La Tavola LB
- 📍 Vaccaro's LB



Board of Liquor License Commissioners

For Baltimore City
 231 E. Baltimore Street, 6th Floor
 Baltimore, Maryland, 21202-3258

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	KR Entertainment LLC
<i>Corporation Name:</i>	Pending
<i>Location Address:</i>	300 S exeter St
<i>License Type:</i>	Class " D" Beer and Wine
<i>Is the establishment open and operating in a safe and sanitary manner? (if not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	12/4/2017
<i>Date Removed?</i>	12/13/2017
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

Other licensed locations - Describe/Note:

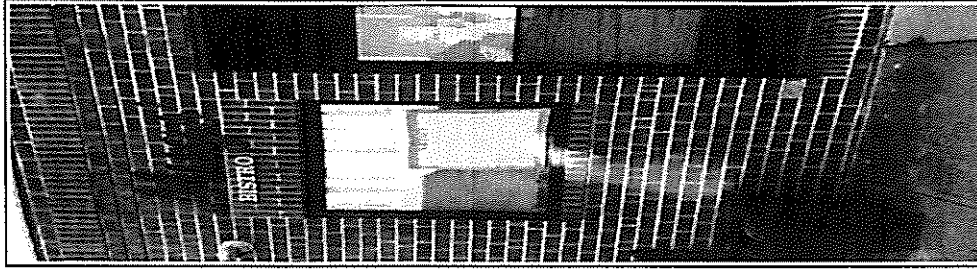
SEE MAP

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

Application for the transfer of ownership for restaurant/bistro/ deli using the first floor for business and the basement for storage and equipment

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:0#.w baltimore\john.howard"/>		<input type="text" value="12/7/2017"/>	<input type="text" value="1:27:24 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

Board of Liquor License Commissioners

For Baltimore City
 231 E. Baltimore Street, 6th Floor
 Baltimore, Maryland, 21202-3258

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Lorrie Richards / Crystal Renee Lee Keats
<i>Address of Premises:</i>	300 S Exeter St
<i>Inspector:</i>	i:\0#.w\ baltimore\john.howard
<i>Date Posted:</i>	12/4/2017
<i>Time Posted:</i>	1:30 PM
<i>Date Rechecked:</i>	12/13/2017
<i>Time Rechecked:</i>	2:20 PM
<i>Manager or Owner when sign posted</i>	Vacant

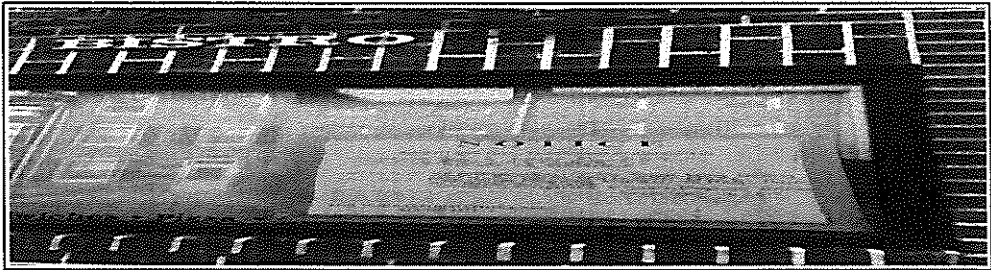
Summary on location of sign posted:

Posted on front window

Summary on location of sign rechecked:

Sign remained place for the mandatory period of time

Insert Photo of Sign and location:



BLLC Routine Inspection

Address: 300 EXETER STREET SOUTH 21202

Trade Name: MUGS ITALIAN AMERICAN BISTRO

Corporation Name: MUGS ITALIAN AMERICAN BISTRO, LLC

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

Date/Time of Inspection: 9/13/2017 10:20:24 AM

Manager/Licensee: Greg Mugavere

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Traders License: Yes

Alcohol Awareness Certification Date Issued:

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Exits Marked, Unabstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A



Live Entertainment (Describe):

Outdoor Table Service N/A



Violation Issued: No

Violations Noted:



Instructions Given to Licensee:

Must update Alcohol Awareness Certificate within 15 days

Inspector's Comments:

inspected 9/8/2017

Photo Taken:



Owner Email:

Submitted by Inspector

Property Address: 300 S EXETER ST
Block/Lot: 1423/001

Plan No: -

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:
DAVID RICHARDS
209 TWIGS LN STATE COLLEGE PA 16801

Owner/Lessee:
Owner GREGORY MUGAVERO

Lessee 300 SOUTH EXETER LLC
300 SOUTH EXETER ST BALTIMORE MD 21202

Contractor:

Use & Occupancy Draft

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

Expiration:	WORK COST:	District: 201	MINOR PRIVILEGE:
-------------	------------	---------------	------------------

CONTINUE TO USE FIRST FLOOR OF THE PREMISES AS A RESTAURANT AND TAVERN WITHOUT LIVE ENTERTAINMENT.

DUPLICATE
PD:11/8/2017 CR:218 LOC: WOLM WS: 286
ID:08 TR: 0038 RCT #: 00028345
11/7/2017 11:23AM
PERMIT #:USE2017X53885B

CO AMOUNT PAID:	\$98.00
Building Permits	\$50.00
Building Permits	\$3.00
Building Permits	\$45.00
CK	\$98.00
CHANGE	\$0.00

Paige, Douglas

From:
Sent: Wednesday, December 13, 2017 11:29 AM
To: Paige, Douglas
Subject: transfer of license @ 300 S. Exeter St.

L.I.C.O.
LITTLE ITALY COMMUNITY ORGANIZATION
443-851-3311

To Douglas Paige, Director Baltimore City Liquor Board
Honorable Baltimore City Liquor Board Members

RE: Transfer ...300 S. Exeter St., little Italy

Dear Mr. Paige,

Is this license transferable, we, the community, signed in good faith and were assured at that time that this license would never change ownership and if the family sold the building, it would not attach the license?? Then and only then is when we agreed with Mr. John Pica (the attorney representing the Mugavero family) and signed to allow a special bill to be introduced in Annapolis. We were told that if there was ever a sale, the family would sell the license in the 46th district but would not sell it into Little Italy.... Will you please ask the parties involved with the transfer of this license to speak with us about this transfer.

We were expressly told at a community meeting and personally by John Pica (the attorney representing the Mugavero family) and members of the Mugavero family that if our community agreed to allow a special ordinance to obtain a liquor license on these premises, the license was NOT ever going to be transferable within our community. We were told that it was for a "legacy" of the father and it was going to remain in the family as a tribute to their father.... We also were told that the license was for beer and wine ONLY.....Why were we lied to?...

Also according to the posted notice the entity receiving the liquor transfer is "K R" Entertainment", llc..??? who is this entity? Do they plan entertainment in the premises? Is this a sale of the license to the entities and if so is there a lien and who is the lien holder? Do they also buy the building? what exactly will be opening on the premises? What will the hours be? Which days will it be operating? these are a few of the questions we have.

We have our next meeting the end of February of 2018, as we recess for December and January, unless there's an emergency. We ask that this transfer not be scheduled until the entities meet with us and our questions are satisfied..Thank you for your great work on behalf of the citizens of Baltimore.

Please help our community as we believe we've been hoodwinked....

Thank You,

Giovanna Blattermann
President, LICO