

**AGENDA
BOARD OF LICENSE COMMISSIONERS
APRIL 16, 2025**

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>
This portion of the meeting is an Open Meeting, it will be recorded and available online.

1:00 - Administrative Matters and Approval of Minutes

1:05 - Application for Class "B" B/W/L 7 Day License
T/A: Bai-Tee Bakery
1401 N. Atlantic Avenue/Ocean City

1:10 - Application for Class "B" B/W/L 7 Day License
Request to designate as Multiple License #3
T/A: PJ's Pizzeria
12806 Ocean Gateway/Ocean City

1:15 - Application for Class "A" B/W/L 7 Day License
T/A: 1st Stop
106 N. Division Street/Ocean City

1:20 - Application for Transfer of a Class "B" B/W/L 7 Day License
From AUS Inc to Shavi_CO, LLC
Fat Daddy's/216 S. Baltimore Avenue, Ocean City

1:25 - Application for 100% Membership Transfer of a Class "D" B/W/L 7 Day License
From John Howard Burbage, Jr. to Benjamin Norman Seidel
WXYZ Bar & Tiki Bar/4501 Coastal Highway, Ocean City

1:30 - Meeting/The Inn Berlin
Class "B" B/W 7 Day License
Request for off sale of Gluten Free Beer and Wine
15 Harrison Avenue/Berlin

1:35 - Meeting/28th Street Pit & Pub
Class "B" B/W/L 7 Day License
Request to alter the licensed premises
Request to add a rooftop bar with seven seats
2706 Philadelphia Avenue/Ocean City

1:40 - Meeting/View

Class “B” B/W/L 7 Day License

Request to add a dance floor, disc jockey and live entertainment up to three pieces
13 St. Louis Avenue/Ocean City

1:45 - Meeting/Angler Restaurant

Class “B” B/W/L 7 Day License

Request to expand license premises by adding a second-floor rooftop dining area and bar
312 Talbot Street/Ocean City

This portion of the meeting is an Open Meeting but will not be recorded and available online.

1:50 - Hearing/Oasis Bar & Grill

Class “B” B/W/L 7 Day License

Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor)
7539 Old Ocean City Road/Whaleville

Worcester County Board of License Commissioners
Open Meetings Act Minutes
MARCH 19, 2025

Time: 1:00 p.m.

Location: Worcester County Governmental Center, Board Room, Room 1102

Attendance:

License Commissioners

R. Charles Nichols

Reese Cropper, III

Staff:

Thomas K. Coates, Esquire

April R. Payne, Liquor License Administrator

Ian Cameron, Inspector

Kelly L. Henry, Technical Services Manager

Donna J. Hughes, Liquor License Specialist

I. Call to Order

II. Administrative Matters

Review and Approval of Minutes, February 19, 2025, the Board of License Commissioners reviewed the minutes, and a motion was made by Commissioner Cropper, seconded by Commissioner Nichols, and carried unanimously to approve the minutes as submitted.

III. Closed Session - Administrative Matters

Mr. Coates informed the Board of an issue that April Payne presented to him along with correspondence received from license holders regarding the issues they are having with the Maryland Comptroller Office to resolve their delinquent tax notice. I reached out to the Attorney General and the Comptroller's Office for clarification pertaining to our rules, there is nothing in the code that gives the Comptroller authority, but there is a statement in our Rules and Regulations that states all taxes must be current during renewal. There are about 100 licensees that the State Comptroller Office listed with outstanding tax issues. Mr. Coates stated that Senator Carozza is getting involved and has contacted Comptroller to get these tax issues addressed. April Payne and I have created an affidavit that the licensees would complete affirming that their taxes are clear. Once the affidavit has been completed the licensee must submit it to the Board of License Commissioners. If any license holder is found not to be truthful on the affidavit this Board can fine, suspend or revoke the license. This affidavit in place will help keep several businesses open after April 1st.

Following a motion by Commissioner Nichols, seconded by Commissioner Cropper, the commissioners voted to allow the affidavit.

IV. Open Session

V. Adjournment

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR TOAST – LICENSE #938
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	938	Hearing Date:	March 19, 2025		Time Hearing Started:	1:08 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Bay Bar, LLC		T/A: Toast		Address: 221 Wicomico Street Ocean City, Maryland 21842				
New Application:	<input type="checkbox"/> Yes	Transfer:	<input type="checkbox"/> Yes		Meeting:	X Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Class "B" B/W/L 7 Day License request for off-sale of beer and wine in factory sealed containers.								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Michael Berardinelli								
Witnesses:		Protestants:						
1.		1.						
Exhibits:		Exhibits:						
1. Licensee's Collective Exhibit #1 – Five (5) emails of support		1.						
<p>Hearing Minutes: The licensee Michael Berardinelli appeared before the Board with a request for a Class "B" B/W/L 7 Day License for the off-sale of beer and wine in factory-sealed containers for carry-out. The licensee was sworn in. Berardinelli explained that there is a need for this type of service in the community, and that it would provide a financial benefit for his business. He also mentioned that he has spoken with numerous members of the Emerson Towers for support and to address any concerns. Mr. Coates submitted (Licensee's Collective Exhibit #1) five emails of support. Commissioner Nichols stated for the record there is no one either for or against this request in the audience today. April Payne went on record, stating that 149 notifications were sent out in total. Commissioner Cropper inquired about the boat slips located adjacent to Toast, and how will those customers purchase alcohol. Berardinelli stated that they are a food-first establishment, the goal is that the customers will purchase carry out food along with their beer or wine purchase. Commissioner Nichols clarified for the record that there would be no delivery to these boats; customers would need to come into the restaurant to purchase the beer and wine. Additionally, Commissioners Nichols asked whether the staff is TIPS/TAMS certified, to which Berardinelli confirmed "Yes". Commissioner Nichols noted for the record that there are more than 12 locations within 3500 linear feet that already hold B/W/L licenses.</p> <p>The Board approved Class "B" B/W/L 7 Day License request for off-sale of beer and wine in factory sealed containers allowed, NO delivery of alcoholic beverages allowed.</p>								
Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: SAME RESTRICTIONS AND OFF SALE OF BEER AND WINE IN FACTORY SEALED CONTAINERS ALLOWED NO DELIVERY OF ALCOHOLIC BEVERAGES ALLOWED								
Time Hearing Ended: 1:15 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR FLAMINGO COAST – LICENSE #113
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	113	Hearing Date:	March 19, 2025		Time Hearing Started:	1:24 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: O.C Flamingo, LLC		T/A: Flamingo Coast		Address: 3 Atlantic Avenue Ocean City, Maryland 21842				
New Application:	<input type="checkbox"/> Yes	Transfer:	X Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Application for Transfer of a Class "B" B/W/L 7 Day License, from T&T Russo Realty Corporation to OC Flamingo, LLC								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. James Ryan Bergey, III		Mark Spencer Cropper, Esquire						
Witnesses:				Protestants:				
1. Matt Ortt (General Manager)		1.						
2. Chelsey Chmelik (Marketing Manager)		2.						
Exhibits:				Exhibits:				
1. Applicants Exhibit #1 - Flamingo Coast Business Proposal		1.						
2. Applicants Exhibit #2 – Aerial photograph of Tony's Pizza rooftop		2.						
3. Applicants Exhibit #3 - Rendering Exterior view from the Boardwalk		3.						
4. Applicant's Exhibit #4 -Rendering of Exterior of Building		4.						
<p>Hearing Minutes: The applicant, witnesses, and their attorney, Mark Spencer Cropper, Esquire, appeared before the Board with an application to transfer a Class "B" B/W/L 7-Day license from T&T Russo Realty Corporation to OC Flamingo, LLC. The applicant and witnesses were sworn in. Cropper introduced himself to the Board and stated that he would be representing the applicant, James Ryan Bergey, III. Cropper stated that Bergey you are also here today on behalf of the landlord that will be involved in the operation, the agreement is with Matt Ortt Companies to manage the property on behalf of the owners and the tenant. Cropper introduced Matt Ortt, who shared that he has over 30 years of experience in the restaurant business, including roles with Hooters, Coastal Salt, and Coastal Smokehouse. Cropper submitted (Applicant's Exhibit #1) Flamingo Coast business proposal. Cropper introduced Chelsey Chmelik, marketing manager, Chmelik explained the concept for the large establishment, which would be divided into three distinct experiences: A sandwich café on the first floor, a rooftop lounge on the second floor with a view of Ocean City, and a speakeasy called "The Vault," which would primarily be used for special events, the Vault would offer a VIP, luxury experience. Chmelik explained that the rooftop is a prime real estate area, and it wasn't being fully utilized our goal is to bring a unique rooftop lounge experience to the downtown boardwalk. The rooftop area would have about 95 tables and 2 bars. Cropper submitted (Applicant's Exhibit #2) aerial photograph of the previous rooftop of Tony's Pizza, and (Applicant's Exhibit #3) and (Applicant's Exhibit #4) renderings of exterior showing what the building would look like after</p>								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR FLAMINGO COAST – LICENSE #113
MARCH 19, 2025

renovations. Cropper asked Ortt what the timeline for opening is. Ortt stated the project would be completed by June 2025, noting that they hoped to open the entire project but had encountered setbacks due to the age of the building. They now plan to open the downstairs first, followed by the upstairs lounge. Ortt stated Chmelik has been working with him for over 16 years and had overseen Coastal Salt for the last 5 years. She will be spending 90% of her time at Flamingo Coast. Cropper stated to Bergey, you will be the license holder on this license for OC Flamingo, LLC, noting that Bergey has business experience with regards to licensed premises, noting that Bergey had business experience with Waterman's Restaurant. Commissioner Nichols inquired about the number of employees, Ortt responded that they would employ 100 people, all of whom would be TIPS/TAMS certified, except for the kitchen staff. Ortt stated that all managers, servers, bartenders and himself are and would be certified. Commissioner Cropper asked if they would use handheld systems to scan IDs to prevent underage drinking. Ortt responded that while they don't use handheld systems, they rely on ID books and staff training, any issues are escalated to a manager, and this location will have six managers on-site due to the size of the property. April Payne stated for the record that the current license restrictions permit live entertainment with two pieces from 5 PM to 12 AM. for the rooftop, the Board's position is to keep live entertainment off the Boardwalk, the 2 pieces entertainment will be located at the rear of the rooftop lounge. Payne marked using the Laguan Rooftop Lounge Floor plan for the record where the entertainment should be located. Commissioner Cropper asked if entertainment would be limited to the first and second floors. Payne confirmed that live entertainment, without amplification, is allowed on the rooftop only, from 5 PM to 12 AM, and that it has not been granted for inside the structure. Cropper stated this arrangement was acceptable.

The Board tentatively approved the Application for Transfer of a Class "B" B/W/L 7 Day License, From T&T Russo Realty Corporation to OC Flamingo, LLC; pending all required documentation.

Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
----------------	-----	-------------	-----	-------------	------------------	--	-----	--------------------------	----

Restrictions: SAME RESTRICTIONS. NO INSIDE LIVE ENTERTAINMENT, ROOFTOP LIVE ENTERTAINMENT LIMITED TO A MAXIMUM OF TWO PIECES FROM 5 P.M. UNTIL 12 P.M. WITH NO AMPLIFICATION

Time Hearing Ended: 1:47 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR TOUCH OF ITALY – LICENSE #104
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	104	Hearing Date:	March 19, 2025		Time Hearing Started:	1:48 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Farindola OC, LLC		T/A: Touch of Italy		Address: 6600 Coastal Highway Ocean City, Maryland 21842				
New Application:	<input type="checkbox"/> Yes	Transfer:	X Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Application for 99% Stock Transfer of a Class "B" B/W/L 7 Day License, from Robert Ciprietti to Linda Ruggiero								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Linda Ruggiero				Kristina Watkowski, Esquire				
2. Jason Gulshen								
Witnesses:				Protestants:				
1.				1.				
Exhibits:				Exhibits:				
1.				1.				
<p>Hearing Minutes: The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application for a 99% stock transfer of a Class "B" B/W/L 7-Day License from Robert Ciprietti to Linda Ruggiero. The applicants were sworn in. Watkowski introduced herself to the Board and stated that she was representing the applicants, Jason Gulshen and Linda Ruggiero. She explained that the building is owned by the Harrison Group, and there is an existing lease. The resident agent, Gulshen, will remain the same, and the LLC structure will remain unchanged. The stock transfer will be made to Farindola OC, LLC, which will be operated by Ruggiero. Watkowski confirmed that the conditions of the license and general business practices will remain the same. Watkowski asked Ruggiero about her employment history in the food and beverage industry. Ruggiero stated that she has been with Touch of Italy since its opening 12 years ago founded by her father, starting with their Lewes, Delaware location, and later with their Rehoboth Beach, Delaware location. She is TIPS/TAMS certified. Watkowski clarified that this stock transfer would bring Ruggiero to Ocean City, and that the business layout, hours of operation, and employees would remain the same. Ruggiero stated "Correct." Commissioner Nichols inquired with Coates if the lease was in order. Coates confirmed that it was. Commissioner Nichols then asked how many employees the business would have. Ruggiero responded that they have 70 employees in the summer and 30 employees in the off-season. Watkowski introduced Mr. Gulshen, who stated that he is the Chief Operating Officer of the Harrison Group and has been with the company for 28 years. He understands the responsibilities and liabilities associated with holding a liquor license and will remain the resident agent for LLC.</p> <p>The Board approved the application for the 99% Stock Transfer of a Class "B" B/W/L 7 Day License, from Robert Ciprietti to Linda Ruggiero</p>								
Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: SAME RESTRICTIONS								
Time Hearing Ended: 1:56 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OCEAN PINES YACHT CLUB – LICENSE #515
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	515	Hearing Date:	March 19, 2025		Time Hearing Started:	1:45 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Farindola OP, LLC		T/A: Ocean Pines Yacht Club		Address: 1 Mumfords Landing Road Berlin, Maryland 21811				
New Application:	<input type="checkbox"/> Yes	Transfer:	X Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Application for Transfer of a Class "B" B/W/L 7 Day License, Request to designate as Multiple License #1, From Ocean Pines International Yacht Club, Inc to Farindola OP, LLC								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Robert Ciprietti				Kristina Watkowski, Esquire				
2. Wayne Albert Hartman								
Witnesses:				Protestants:				
1.				1.				
Exhibits:				Exhibits:				
1.				1.				
<p>Hearing Minutes: The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application to transfer a Class "B" B/W/L 7 Day License and request to designate it as Multiple License #1, from Ocean Pines International Yacht Club, Inc. to Farindola OP, LLC. The applicants were sworn in. Watkowski introduced herself and stated that she would be representing the applicants, Robert Ciprietti and Wayne A. Hartman. Ciprietti introduced himself and shared he started in NYC 30 years ago and worked for 15 years in Delaware, holding licenses in both locations with no violations. Watkowski explained that they would be taking over the Ocean Pines Yacht Club, with no changes to the layout. They would serve the pool area, docks, banquet room, bars inside and outside, using the same premises. They plan to continue offering off-sale beer and wine from 10 a.m. to 2 a.m., additionally, they requested permission to host up to 8 pieces of live entertainment, compared to the current allowance of 5 pieces. Watkowski also confirmed their understanding of the procedures and TIPS/TAMS verifications for their front-of-house staff. They would have ID books at host stands, bars, and registers, and would implement ID scanners. Ciprietti is TIPS/TAMS certified and mentioned that they would hire additional staff for the summer, with TIPS/TAMS certification being a prerequisite for employment. Commissioner Nichols asked about the request for live entertainment with more than 5 pieces, inquiring whether it would be a one-time occasion. Ciprietti explained that Ocean Pines Yacht Club has been booking these bands. Watkowski interjected, and Ciprietti clarified that during the summer, they might have 1-2 occasions where they hire bands with more than 5 pieces. Commissioner Nichols stated that this is in line with the rules and could be handled by calling April Payne for special request approval. Ciprietti was unaware that this was the case, but agreed to keep the license as is. Commissioner Cropper asked whether the request was for special events only. Ciprietti responded that live music occurs from Thursdays through Sundays, between Memorial Day and Labor Day weekends. He clarified that occasionally, they would have bands with more than 5 pieces, but these events are rare. Commissioner Nichols reminded Ciprietti that it is his license, and Ciprietti agreed, stating he would request special permission if the need for more than 5 pieces arises. Watkowski</p>								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OCEAN PINES YACHT CLUB – LICENSE #515
MARCH 19, 2025

introduced Wayne Hartman, confirming that he understood the rules and regulations of holding a license. Hartman agreed and stated that he has been a resident of Worcester County for 20 years.

The Board tentatively approved the application for transfer of a Class “B” B/W/L 7 Day License, request to designate as Multiple License #1, from Ocean Pines International Yacht Club, Inc to Farindola OP, LLC; pending required documentation.

Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
----------------	-----	-------------	-----	-------------	------------------	--	-----	--------------------------	----

Restrictions: SAME RESTRICTIONS

Time Hearing Ended: 2:06 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OCEAN PINES GOLF AND COUNTRY CLUB – LICENSE #49
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	49	Hearing Date:	March 19, 2025		Time Hearing Started:	2:06 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Farindola OP, LLC		T/A: Ocean Pines Golf and Country Club		Address: 100 Clubhouse Drive Ocean Pines, Maryland 21811				
New Application:	<input type="checkbox"/> Yes	Transfer:	X Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Application for Transfer of a Class "B" B/W/L 7 Day License, Request to designate as Multiple License #2, From Ocean Pines Golf & Country Club, Inc. to Farindola OP, LLC								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Robert Ciprietti		Kristina Watkowski, Esquire						
2. Wayne Albert Hartman								
Witnesses:		Protestants:						
1.		1.						
Exhibits:		Exhibits:						
1.		1.						
<p>Hearing Minutes: The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application to transfer a Class "B" B/W/L 7 Day License and request to designate it as Multiple License #2, from Ocean Pines Golf & Country Club, Inc. to Farindola OP, LLC. The applicants were sworn in. Watkowski stated to the Board the applicants for this license are the same as the Ocean Pines Yacht Club. Watkowski stated there would be no changes to the layout, which includes two dining rooms, a patio with a bar, and beverage cart service on the golf course. Watkowski stated that the hours of operation would be 4 p.m. to 11 p.m., further stating that they have been receiving requests for banquets, such as fundraisers, and that they would like to bring in live entertainment. Watkowski stated to the Board the applicants are requesting permission to have up to 3 pieces of live music, including a music technician, but no disc jockey (DJ), the space can accommodate up to 50 people. Commissioner Cropper requested clarification regarding the hours of operation, the investigation report states the establishment would close at 10 p.m., and Ciprietti mentioned that the establishment would close at 10 p.m. Commissioner Cropper emphasized that he wanted to ensure the establishment would remain open if permission for entertainment until 11 p.m. was granted. Ciprietti confirmed the establishment would be open until 11 p.m. Commissioner Nichols asked how many employees there will be employed. Ciprietti replied they would have 15-18 employees.</p> <p>The Board tentatively approved the application for the transfer of a Class "B" B/W/L 7 Day License and the request to designate it as Multiple License #2, from Ocean Pines Golf & Country Club, Inc. to Farindola OP, LLC; pending required documentation.</p>								
Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: SAME RESTRICTIONS + LIVE ENTERTAINMENT INSIDE ALLOWED NON AMPLIFIED WITH A MAXIMUM OF THREE PIECES FROM 4 P.M. UNTIL 11 P.M. FOUR NIGHTS PER WEEK								
Time Hearing Ended: 2:12 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OCEAN PINES BEACH CLUB – LICENSE #516
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	516	Hearing Date:	March 19, 2025		Time Hearing Started:	2:12 p.m.		
Class:	"C"	Type:	B/W/L		Day:	7 Day		
For: Farindola OP, LLC		T/A: Ocean Pines Beach Club		Address: 4905 Atlantic Avenue Ocean City, Maryland 21842				
New Application:	<input type="checkbox"/> Yes	Transfer:	X Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Application for Transfer of a Class "C" B/W/L 7 Day License, Request to designate as Multiple License #3, From Ocean Pines Beach Club, Inc to Farindola OP, LLC								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Robert Ciprietti		Kristina Watkowski, Esquire						
2. Wayne Albert Hartman								
Witnesses:		Protestants:						
1.		1.						
Exhibits:		Exhibits:						
1.		1.						
<p>Hearing Minutes: The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application to transfer a Class "C" B/W/L 7 Day License and request to designate it as Multiple License #3, from Ocean Pines Beach Club, Inc. to Farindola OP, LLC. The applicants were sworn in. Watkowski stated to the Board the applicants for this license are the same as the Ocean Pines Yacht Club, and Ocean Pines Golf & Country Club. Watkowski addressed Ciprietti to confirm that the operations will remain the same, serving inside and outside dining. Ciprietti stated "Yes." Watkowski stated this license already allows inside live entertainment with amplification with a maximum of 5 pieces from 12 p.m. to 2 a.m., and outside live entertainment permitted with amplification with a maximum of 5 pieces from 12 p.m. to 7 p.m., Ciprietti is requesting to increase the outside hours of operation from 12 p.m. to 9 p.m. 7 days per week with no changes to the number of pieces. Ciprietti confirmed that they will have ID books, ID scanners, and security measures in place along with having employees serving will be TIPS/TAM certified.</p> <p>The Board tentatively approved application for transfer of a Class "C" B/W/L 7 Day License, request to designate as Multiple License #3, From Ocean Pines Beach Club, Inc to Farindola OP, LLC; pending all required documentation.</p>								
Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: SAME RESTRICTIONS + LIVE ENTERTAINMENT OUTSIDE ALLOWED WITH AMPLIFICATION WITH A MAXIMUM OF FIVE PIECES FROM 12 P.M. UNTIL 9 P.M.								
Time Hearing Ended: 2:15 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OAKED AT THE GLOBE – LICENSE #908
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	908	Hearing Date:	March 19, 2025		Time Hearing Started:	2:18 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Oaked at the Globe, LLC		T/A: Oaked at the Globe		Address: 12 Broad Street, Berlin, Maryland 21811				
New Application:	<input type="checkbox"/> Yes	Transfer:	X Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Class "B" B/W/L 7 Day License, request for Girls Night Out Event March 30, 2025, and March 31, 2025								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Jason Welch				Thomas J. Maronick Jr., Esquire				
Witnesses:				Protestants:				
1.				1.				
Exhibits:				Exhibits:				
1. Licensee's Exhibit #1 – Promoter Letter				1.				

Hearing minutes: The licensee Jason Welch along with his attorney Thomas Maronick Jr., Esquire with a Class "B" B/W/L 7 Day License request for a "Girls Night Out Event" on March 30, 2025, and March 31, 2025. The licensee was sworn in. Thomas Maronick, Esquire introduced himself and stated he is representing Oaked at the Globe, which is requesting hosting a "Girls' Night Out" event. Maronick explained that this type of event was previously held in 2022, and described the event as being of an adult nature, featuring an all-male dance group. Maronick emphasized the significant economic impact of Welch's establishments in the county and noted that \$30,000 had already been committed to this event, which would cover staff wages, tips, and vendors. Maronick stated that the event was specifically targeted toward women. Welch provided additional details about the event, describing it as a comedic, theatrical show lasting about an hour and a half. Maronick submitted (Licensee's Exhibit #1) promoter letter. Welch stated to the Board that he books weekly entrainment events noting, since this form of entertainment had been done in the past, I did some research and reached out to the booking agent to ensure the guidelines. Commissioner Nichols asked if Welch had hosted the event in 2022 at the current location. Welch stated "No," Maronick added the event in 2022 was conducted by the previous operator at the location, not by Welch. Commissioner Nichols asked April Payne if there was a record of the event, to which Payne replied that there was no record, and the event's nature and advertising were not known to them. Welch stated that the organization conducting the event complied with both state and county guidelines. The event was advertised on Facebook and the venue's website, and the tickets sold out within 15 minutes for both dates. Commissioner Nichols inquired how is this promoter paid for this performance. Welch explained that the promoter's revenue came from ticket sales through Eventbrite. Welch stated that the revenue collected by Globe would be from the sale of food, alcoholic beverage sales, along with apparel merchandise sales during the event, noting this is not a part of the promoter's fee. The board discussed the attire of the performers. Maronick stated that the performers would wear small bathing suits. Nichols referenced a report stating that the performers would interact with the crowd, Welch clarified that while there would be dancing, the performers would not touch anyone. He also mentioned that the performance could be adjusted to meet the venue's specific requests.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OAKED AT THE GLOBE – LICENSE #908
MARCH 19, 2025

Commissioner Nichols asked Welch if he was familiar with the Board's Rules and Regulations, to which Welch confirmed he was. Maronick assured the Board that they would follow all rules and regulations, and if any actions were prohibited, they would ensure the performers adhered to those limitations. Mr. Coates pointed out that the Alcoholic Beverage Act, specifically Section 4-605, governs the rules in such situations. Mr. Coates emphasized that any accidental physical contact with customers by performers would lead to consequences and suggested that the performers be restricted to the stage to avoid such issues. Maronick agreed that restricting the performers to the stage would be the easiest way to ensure compliance. Commissioner Nichols noted that the current license limits them to four pieces of entertainment, but the advertisement indicated more performers. Maronick clarified that the advertisement was just an illustration of the event and that the actual event would not feature many performers. Commissioner Nichols stated that only four performers were allowed. Maronick confirmed that they would comply with this limit. Commissioner Nichols further inquired about the promoter's intent, asking if the promoter, who was coming from Oklahoma, had any other interests or requests regarding the venue. Welch explained that the promoter charged between \$14 and \$38 per ticket and that there would be no alcohol provided by the promoter. Welch clarified that all attendees would purchase drinks from the bar, the VIP packages only offered closer proximity to the stage. Commissioner Cropper asked when the first event date would be, and Welch confirmed it would be on March 30th. Commissioner Cropper asked Welch what would happen if this event did not receive approval. Welch stated that they would refund ticket holders.

Commissioner Nichols made the request for legal advice, and the board went into closed session. Following a motion by Commissioner Nichols, seconded by Commissioner Cropper, the commissioners unanimously voted to meet in closed session at 2:35 p.m., the purpose to discuss a legal question pertaining to the Boards rules and regulations permitted under the provisions of Section 3-305(b)(7) required by the open meeting act. After closed session Mr. Coates announced the closed session reconvened into open session, at 2:35 p.m., March 19, 2025, the Board of License Commissioners conducted a closed session with purpose of obtaining a legal opinion under the general provisions section 3-305(b)(7) as required by the open meeting act, there will be a written statement that Board members will sign and be placed the Board's records. Commissioner Nichols stated Welch and his attorney that there would be no more than four performers on the stage, with no mingling with the customers. Welch confirmed it's understood and agree to all terms. Commissioner Cropper emphasized the importance of following all rules and regulations. Welch stated that he will ensure that everyone involved will understand what is expected, stressing "I will promise that."

The Board approved the request for "Girls Night Out" event on March 30, 2025, and March 31, 2025, with the following guidelines: **FOUR ENTERTAINERS, NO MINGLING WITH PATRONS PERMITTED.**

Motion:	1st	Mr. Nichols	2nd	Mr. Cropper	Approved:	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
----------------	-----	-------------	-----	-------------	------------------	--	-----	--------------------------	----

Restrictions: SAME RESTRICTIONS

Time Hearing Ended: 2:44 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR BURN WOOD FIRED PIZZA – LICENSE #876
MARCH 19, 2025

Members Present:		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	876	Hearing Date:	March 19, 2025		Time Hearing Started:	2:44 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: AV Sebastian, LLC		T/A: Burn Wood Fired Pizza		Address: 10019 Old Ocean City Boulevard Berlin, Maryland 21811				
New Application:	<input type="checkbox"/> Yes	Transfer:	<input type="checkbox"/> Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	X Yes
Items to be discussed: Class "B" B/W/L 7 Day License Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor).								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Vincent L Sebastian								
2. Elizabeth C Sebastian								
Witnesses:		Protestants:						
1. Alina Sebastian		1. Cpl. Paul Bissman						
2.		2. DFC Mark Shayne						
3.		3. Deputy Jasmine Mentzer						
4.		4. Cadet Braden Sisson						
Exhibits:		Exhibits:						
1.		1. Board's Exhibit #1 – Board's Investigation Report Dated February 11, 2025, Compliance Check History, Alcohol Awareness Certified Employee List, and Worcester County Sheriff's Office (WCSO) Incident Case Report #25-0000138						

Hearing Minutes: The licensees Vincent Sebastian and Elizabeth Sebastian appeared before the Board for a Class "B" B/W/L 7 Day License Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor). The licensees were sworn in. Mr. Coates submitted (Board's Exhibit #1) Board's Investigation Report Dated February 11, 2025, Compliance Check History, Alcohol Awareness Certified Employee List, and Worcester County Sheriff's Office (WCSO) Incident Case Report #25-0000138, into evidence regarding a violation that occurred on February 3, 2025. Mr. Coates asked the licensees did they receive the report and is the report accurate. The licensees agreed that the report was accurate. Coates then gave the floor to the licensees. Vincent Sebastian said that it was deeply upsetting that the sale occurred. He confirmed that the employee involved was no longer employed. He explained that they have held a license for 10 years and have always been attentive to training, TIPS/TAM certification, and preventing sales to minors. He apologized for the incident and assured the Board that they would remain vigilant, continuing training to ensure it would not happen again. He also mentioned that a TIPS/TAM certified manager was on site at the time of the incident. Commissioner Cropper asked if they had a policy for situations where staff are uncertain about a sale. Alina Sebastian responded that they always have a TIPS/TAM certified manager on site, and staff should always reach out to the manager if there is any doubt about a sale. Commissioner Nichols noted that the sale took place around 3:30 p.m. and inquired where the applicants were at that time. Vincent stated that he typically arrives for the evening shift at

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR BURN WOOD FIRED PIZZA – LICENSE #876
MARCH 19, 2025

4:00 p.m. Deputy Shayne explained that the bartender had not asked for IDs, though she did mention that Deputy Mentzer appeared young. Commissioner Nichols inquired if there were more customers at the time of the sale. Deputy Shayne responded that there was a couple leaving, and only the bartender and the cook were present at the time. Commissioner Nichols acknowledged that the licensees had a record of no previous sales to minors before this incident.

The Board found that the violation did occur on February 3, 2025, and imposed a letter of reprimand, any future violations could result in a fine, suspension and or revocation of the alcoholic beverage license.

Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
----------------	-----	-------------	-----	-------------	------------------	--	-----	--------------------------	----

Restrictions: SAME RESTRICTIONS

Time Hearing Ended: 2:55 p.m.

REPORT OF INVESTIGATION

April Payne
Liquor License Administrator

Business Phone No. _____

WORCESTER COUNTY STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS B/B/L 7dr LICENSE

"NEW APPLICATION"

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☒ Unincorporated Association ☐ Limited Liability Co. ☐

To the Board of License Commissioners Worcester County.

Date _____, 20____

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name Isaiah Hussein Mohsen Residence 12725 Unisquy Trace Dr Ocean City, MD 21842
Date of Birth [REDACTED] Period of Residence 2yr in Wor. County 7yr
Place of Birth Yemen Naturalized at Michigan Year 2012
Telephone Number 313-258-0822 Race White Sex M

(2) Full Name _____ Residence _____
Date of Birth _____ Period of Residence _____ in Wor. County _____
Place of Birth _____ Naturalized at _____ Year _____
Telephone Number _____ Race _____ Sex _____

(3) Full Name _____ Residence _____
Date of Birth _____ Period of Residence _____ in Wor. County _____
Place of Birth _____ Naturalized at _____ Year _____
Telephone Number _____ Race _____ Sex _____

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1(☒) 2(☐) 3(☐) (Check number to correspond with name(s) listed above.)

*3. State the Retail Sales Tax No.: [REDACTED]

4. If a corporation, state corporate name and trade name, if any: 14 Atlantic, Inc
If other than a corporation, state trade name to be used: BAI-TEE Bakery

5. Address of place to be licensed (Give street number or accurate description): 1401 N. Atlantic Ave, Ocean City, MD 21842

A. Nearest intersecting street: 14th Street & Atlantic Ave Approximate distance: _____ feet

B. Tax District where located: 10th Is this an application for a new license? ☒ Yes

C. Is this a transfer from a present licensee? no From Whom? [REDACTED]
location previously licensed as Grotto Pizza

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Hugh Cropper Tel. No.: 410 213-2681

Address: HCropper @ bbcmlews.com

E. Describe premises to be licensed: former Gatto's Pizzeria, Commander Hotel

F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.

6. State name and address of owner of record of premises: Commander Hotel, LLC
1401 N. Atlantic Ave., Ocean City, MD 21842

7. Have you ever been:

A. Convicted of a misdemeanor? 1 no 2 _____ 3 _____

B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners?

1 no 2 _____ 3 _____

C. Adjudged guilty of violating gambling laws? 1 no 2 _____ 3 _____

D. Adjudged guilty of any offense against the laws of the United States? 1 no 2 _____ 3 _____

If so, when and where: _____

E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court?

1 no 2 _____ 3 _____

8. A. Have you ever held a license for the sale of alcoholic beverages? 1 no 2 _____ 3 _____

If yes, state when and where: _____

B. If so, has such license been suspended or revoked? 1 n/a 2 _____ 3 _____

If answer is yes, give full details: _____

C. If so, were you ever found in violation of any alcoholic beverage law? 1 no 2 _____ 3 _____

9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 no 2 _____ 3 _____

If answer is yes, state when and where: _____

10. What financial interests do you have in the business to be conducted under this license?

1 100% 2 _____ 3 _____

11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued?

1 no 2 _____ 3 _____

If so, give details: _____

12. Is your wife or husband, as the case may be, a licensee and does he or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 no 2 _____ 3 _____

If so, give details: _____

13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 no 2 _____ 3 _____

If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: _____

14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? no

B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler?

no

15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? no

16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage?

yes

B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? yes

I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 yes A-M App. #2 _____ App. #3 _____

STOCKHOLDER AFFIDAVIT

Aseel mohsen 12723 whisper trail or 21842
Name Residence Zip Code

2 year and half (313) 258-0822
Period of Residence Home Telephone No. Office Telephone No.

[REDACTED] M Yemen [REDACTED]
Date of Birth Sex Place of Birth Social Security No.

Michigan Michigan 2012
Naturalized Yes ☒ No () Where Naturalized Petition No.

Village market
Place of Employment

1816 Philadelphia ocean city 6 years
Address of Employer Length of Employment

1. How many shares of stock have been issued to you? 100
#of Share/Percent of total shares

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?

Yes () No ☒ If yes, please detail. _____

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes () No ☒ If yes, please detail. _____

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

no

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes () No ☒ If yes, please detail. _____

6. As a stockholder, how much time will you spend on the licensed premises?

40 hours / week

7. What profit will you derive in proportion to the percentage of ownership?

100%

8. As a stockholder, have you read the Rules and Regulation of the Board?

yes

9. If you are a qualified Resident Agent, are you a resident of Worcester County, Maryland?

Yes ☒ No ()

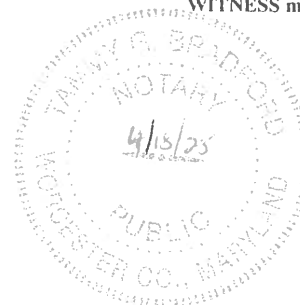
PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

[Signature]
Signature

President
Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Aseel Hussein In said County and State on this 24th day of Feb, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 24th day of Feb, 2025



Tammy G. Bradford
Notary Public

My Commission Expires: 4/15/25

Privacy Act Statement

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 03/30/2018

NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS


As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing.¹ These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained.²
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.³

Updated 11/6/2019

I acknowledge receipt of the FBI Privacy Act Statement and Noncriminal Justice Applicant's Privacy Rights.

Asael Monson
Print Name


Signature

03-11-25
Date

¹ Written notification includes electronic notification, but excludes oral notification. ² <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>
³ See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616). Article IV(c); 28 CFR 20.21(c), 20.33(d) and 906.2(d).

I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

✓ Adel President 12725 Whisper Trace Dr
(name) (title) (residence)
Cocoa City - MD 21842
(name) (title) (residence)

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

✓ 1. Adel
(Signature of applicant)
2. _____
(Signature of applicant)
3. _____
(Signature of applicant)

✓ Adel President
(Signature of Pres. or Vice-Pres.)

STATE OF Maryland COUNTY OF Worcester TO WIT:
THIS CERTIFIES, That on the 24th day of Feb, 2025, before the subscriber, a Notary Public of the State of
Maryland personally appeared Adel Hussein

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

Jeremy A Bradford
NOTARY PUBLIC
My Comm Exp 4/18/25

STATE OF Maryland COUNTY OF Worcester TO WIT:
THIS CERTIFIES, That on the 24th day of Feb, 2025, before the subscriber, a Notary Public of the State of
Maryland personally appeared Adel Hussein, President

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

Jeremy A Bradford
NOTARY PUBLIC
My Comm Exp 4/18/25

STATE OF _____ COUNTY OF _____ TO WIT:
THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of
_____ personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC

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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as _____

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this 24th day of February 2025

(seal) _____ (seal)

(seal) _____ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____
at Commander Hotel, LLC personally appeared Todd E. Kurbug, Manager

and acknowledged the execution of the foregoing statement to be _____ act.

WITNESS my hand and notarial seal.

(Seal) _____
James H. Bradford
NOTARY PUBLIC
My Comm Exp 4/18/2025

(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

(Print name above signature) Address Voting Residence Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)

<u>K-Shawn Harmon</u>	Tax District <u>10th</u>	App. 1 <u>5 yrs</u>	App. 2 _____	App. 3 _____
<u>K. S. D.</u>	Address of property owned <u>12949 Siga Rd C.C.</u>			
<u>Basel Ramchar</u>	Tax District <u>10th</u>	App. 1 <u>1 yr</u>	App. 2 _____	App. 3 _____
<u>Joe Phillips</u>	Address of property owned <u>12648 Bayview Ave Ocean City MD</u>			
<u>STINE</u>	Tax District <u>10th</u>	App. 1 <u>3 yrs</u>	App. 2 _____	App. 3 _____
<u>STINE</u>	Address of property owned <u>1580 Reel Dr Ocean City MD 21842</u>			
<u>Brooks Decker</u>	Tax District <u>10th</u>	App. 1 <u>7 yrs</u>	App. 2 _____	App. 3 _____
<u>Brooks Decker</u>	Address of property owned <u>12646 Waverly Lane Ocean City MD 21842</u>			
<u>Kevin Gibbs</u>	Tax District <u>10th</u>	App. 1 <u>1 yr</u>	App. 2 _____	App. 3 _____
<u>Kevin Gibbs</u>	Address of property owned <u>9 46th St #26, Ocean City, MD 21842</u>			
<u>PETER B. B.</u>	Tax District <u>10th</u>	App. 1 <u>10</u>	App. 2 _____	App. 3 _____
<u>PETER B. B.</u>	Address of property owned <u>511 Saint Louis Ave Ocean City MD 21842</u>			
<u>LISA STEVENS</u>	Tax District <u>10</u>	App. 1 <u>5 yrs</u>	App. 2 _____	App. 3 _____
<u>LISA STEVENS</u>	Address of property owned <u>767 N. Baltimore Ave Ocean City MD</u>			
<u>Daniel Stevens</u>	Tax District <u>10th</u>	App. 1 <u>6 yrs</u>	App. 2 _____	App. 3 _____
<u>Daniel Stevens</u>	Address of property owned <u>305 11th Street #405 Ocean City MD 21842</u>			
<u>Alison Lathram Diesel</u>	Tax District <u>10th</u>	App. 1 <u>4 yrs</u>	App. 2 _____	App. 3 _____
<u>Alison Lathram Diesel</u>	Address of property owned <u>305 11th St #405 Ocean City MD 21842</u>			
<u>Robyn Diesel</u>	Tax District <u>10th</u>	App. 1 <u>2 years</u>	App. 2 _____	App. 3 _____
<u>Robyn Diesel</u>	Address of property owned <u>12638 Balte Rd Ocean City MD 21842</u>			
<u>Nick Diesel</u>	Tax District <u>10th</u>	App. 1 <u>2 years</u>	App. 2 _____	App. 3 _____
<u>Nick Diesel</u>	Address of property owned <u>10513 Keyser Pt. Rd Ocean City MD 21842</u>			
<u>Nick Diesel</u>	Tax District <u>10th</u>	App. 1 <u>2 years</u>	App. 2 _____	App. 3 _____
<u>Nick Diesel</u>	Address of property owned <u>12678 Balte Rd Ocean City MD 21842</u>			

Names and addresses of signers must be printed or typewritten above signatures.

**BOARD OF LICENSE COMMISSIONERS
FOR WORCESTER COUNTY**

REPORT OF INVESTIGATION

Type: New Application

DATE:3/26/2025

Request to Designate as Multiple License # 3

License No:

Class: B

Type: Beer-Wine-Liquor

APPLICANT(S):

**1Patrick Brady
3.**

**2. Jaroslaw Struk
4.**

TRADE NAME: PJs Pizzeria

CORP: Uncuffed Inc.

LOCATION: 12806 Ocean Gateway

Mr. Brady was the sole Licensee on License #781 (now Multiple license # 1) "Shrimp Boat" along with License # 109 (now Multiple License #2) "Assateague Crab House". There have been no violations at these two locations. Struk has been added to the license holder to these two properties. They are requesting that this license be designated as Multiple license # 3. Mr. Brady has 27 years of experience in the alcoholic beverage industry and food business as a server, bartender and manager. Mr. Brady will be half owner of PJs Pizzeria along with Mr. Struk. Mr. Brady obtained the supporting signatures on the application.

Mr. Brady and Mr. Struk will manage the property 50/50, which will be a restaurant and bar and carry out food. There will be about 120 seats at tables along with a bar that will seat 12, There is no outside area. The total SF is 2,700 including kitchen and the inside dining area is 1,700 SF. The hours of operation will be 8:00 am to 2:00 am seven days a week, year-round. There will be approximately 30 employees, all that handle alcoholic beverages will be TIPs/TAM certified.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator

Business Phone No. _____

WORCESTER COUNTY

Received 3-14-25

STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APP

APPLICATION FOR A CLASS "B" IS W-L 7-3-1 LICENSE

"NEW APPLICATION"

REQUEST TO DESIGNATE AS
MULTIPLE LICENSE #3

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☒ Unincorporated Association ☐ Limited Liability Co. ☐

To the Board of License Commissioners Worcester County.

Date MARCH 12, 2025

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

- (1) Full Name Patrick Brady Residence 1670 L Stower St Berlin MD 21811
 Date of Birth [REDACTED] Period of Residence 14 yrs in Wor. County 27
 Place of Birth Ridgway PA Naturalized at _____ Year _____
 Telephone Number 814-594-0966 Race White Sex M
- (2) Full Name Jaroslav Struh Residence 199 INTREP'D LN Berlin MD 21811
 Date of Birth [REDACTED] Period of Residence 4 in Wor. County 12
 Place of Birth Siedlce, POLAND Naturalized at USCIS BATHONE Year 2024
 Telephone Number 443-856-7878 Race White Sex M
- (3) Full Name _____ Residence _____
 Date of Birth _____ Period of Residence _____ in Wor. County _____
 Place of Birth _____ Naturalized at _____ Year _____
 Telephone Number _____ Race _____ Sex _____

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1() 2() 3() (Check number to correspond with name(s) listed above.)

3. State the Retail Sales Tax No.: [REDACTED]

4. If a corporation, state corporate name and trade name, if any: Uncuffed Inc DBA PJ's Pizzeria
 If other than a corporation, state trade name to be used: PJ's Pizzeria

5. Address of place to be licensed (Give street number or accurate description): 12806 Ocean Gateway
Ocean City MD 21842

A. Nearest intersecting street: Golf Course Rd / Elm St Approximate distance: 200 feet

B. Tax District where located: 10 Is this an application for a new license? Yes

C. Is this a transfer from a present licensee? _____ From Whom? Shrimp Boat/Assateague Crab House
inside Francis Scott Key PJ's Pizzeria (ML1) #781, (ML2) #109
NO OFF SALE (ML3) #NEW

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Chris Woodley Tel. No.: 410-289-3553

Address: 3509 Coastal Hwy Ocean City MD 21842

- E. Describe premises to be licensed: Full Service Restaurant with BAR
- F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.
6. State name and address of owner of record of premises: Sunstations Realty LLC
AVCAIAAN SIGONG member
7. Have you ever been:
- A. Convicted of a misdemeanor? 1 yes 2 no 3 _____
- B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 no 2 no 3 _____
- C. Adjudged guilty of violating gambling laws? 1 no 2 no 3 _____
- D. Adjudged guilty of any offense against the laws of the United States? 1 no 2 no 3 _____
- If so, when and where: _____
- E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 no 2 no 3 _____
8. A. Have you ever held a license for the sale of alcoholic beverages? 1 yes 2 no 3 _____
- If yes, state when and where: MD Assateague Crab House, Shrimp Boat
- B. If so, has such license been suspended or revoked? 1 no 2 no 3 _____
- If answer is yes, give full details: _____
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 no 2 no 3 _____
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 yes 2 no 3 _____
- If answer is yes, state when and where: Assateague Crab House, Shrimp Boat (Both will be on all three licenses) AP
10. What financial interests do you have in the business to be conducted under this license? 1 50% 2 50% 3 _____
11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued? 1 yes 2 no 3 _____
- If so, give details: _____
12. Is your wife or husband, as the case may be, a licensee and does he or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 no 2 no 3 _____
- If so, give details: _____
13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 no 2 no 3 _____
- If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: _____
14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? no
- B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler? no
15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? no
16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? yes
- B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and tax, withholding tax and admissions tax? yes
- I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, federal law enforcement or judicial agency. App. #1 yes App. #2 yes App. #3 _____

STOCKHOLDER AFFIDAVIT

Patrick Brady 10702 Flower St Berlin MD 21812
 Name Residence Address Zip Code

14 814-594-0966
 Period of Residence Home Telephone No. Office Telephone No.

[Redacted] Choose Richmond Pk [Redacted]
 Date of Birth Sex m Place of Birth Social Security No.

Naturalized Yes () No () _____
 Where Naturalized Petition No. _____

Self employed
 Place of Employment _____

Address of Employer _____ Length of Employment _____

1. How many shares of stock have been issued to you? 50%
 # of Share/Percent of total shares

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the United States laws?

Yes () No (X) If yes, please detail. _____

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes () No (X) If yes, please detail. _____

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

MD
Assateague Club House
Shrimp Boat

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes (X) No () If yes, please detail. _____

Assateague Club House
Shrimp Boat

6. As a stockholder, how much time will you spend on the licensed premises?

33%

7. What profit will you derive in proportion to the percentage of ownership?

50%

8. As a stockholder, have you read the Rules and Regulations of the Board?

Yes (X) No ()

9. If you are a qualified Resident Agent, are you a Worcester County, Maryland resident?

Yes (X) No ()

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

[Signature] President
 Signature Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Patrick Brady In said County and State on this 12th day of March, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.



WITNESS my hand and official Seal this 12 day of March, 2025

[Signature]
 Notary Public

My Commission Expires: 11/14/25

STOCKHOLDER AFFIDAVIT

Jaroslav Struh 149 Intrepid Ln Berlin MD 21811
Name Residence Address Zip Code

4 years
Period of Residence

443-856-7878
Home Telephone No.

Office Telephone No.

Date of Birth

Sex

Choose

Siedlce, Poland
Place of Birth

Social Security No.

Naturalized Yes (☒) No ()

USCIS Baltimore
Where Naturalized

Petition No.

Sopranos Pizza
Place of Employment

1005 Baltimore Ave Annapolis City MD 11 years
Address of Employer Length of Employment

1. How many shares of stock have been issued to you?

50%
of Share/Percent of total shares

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the United States laws?

Yes () No (☒) If yes, please detail.

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes () No (☒) If yes, please detail.

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

NO

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes () No (☒) If yes, please detail.

6. As a stockholder, how much time will you spend on the licensed premises?

50%

7. What profit will you derive in proportion to the percentage of ownership?

50%

8. As a stockholder, have you read the Rules and Regulations of the Board?

Yes (☒) No ()

9. If you are a qualified Resident Agent, are you a Worcester County, Maryland resident?

Yes (☒) No ()

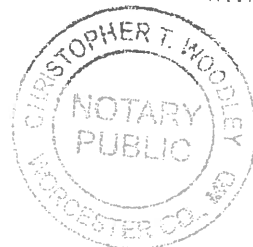
PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Jaroslav Struh
Signature

Vice President
Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Jaroslav Struh In said County and State on this 12th day of March, 2025 and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 12th day of March, 2025



[Signature]
Notary Public

My Commission Expires: 11/14/25

I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

<u>Patrick Brady</u> (name)	<u>owner</u> (title)	<u>10702 Flower St Berlin MD 21811</u> (residence)
<u>Jaroslav Struk</u> (name)	<u>owner</u> (title)	<u>199 Intrepid Ln Berlin MD 21811</u> (residence)
_____	_____	_____

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

[Signature]
(Signature of Pres. or Vice-Pres.)

1. [Signature]
(Signature of applicant)
2. Jaroslav Struk
(Signature of applicant)
3. _____
(Signature of applicant)

STATE OF MD COUNTY OF Worcester TO WIT:

THIS CERTIFIES. That on the 12th day of March, 2025, before the subscriber, a Notary Public of the State of MD personally appeared Patrick Brady, both
as President and as Applicant

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

[Signature]
NOTARY PUBLIC Exp. 11/4/25

STATE OF MD COUNTY OF Worcester TO WIT:

THIS CERTIFIES. That on the 12 day of March, 2025, before the subscriber, a Notary Public of the State of MD personally appeared Jaroslav Struk

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

[Signature]
NOTARY PUBLIC Exp. 11/4/25

STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES. That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____ personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC

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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as F S K Hotel
12306 OCEAN CITY MD 21842

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this 12 day of MARCH 2024

(seal) _____ (seal)

(seal) _____ (seal)

STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:
THIS CERTIFIES, That on the 12 day of MARCH, 2024, before the subscriber, a Notary Public of the State of
MARYLAND personally appeared AREAU Ave S16007

and acknowledged the execution of the foregoing statement to be _____ act.
WITNESS my hand and notarial seal ARONA EZAQUI
(Seal) Notary Public - State of Maryland
Worcester County
My Commission Expires Jun 5, 2027
NOTARY PUBLIC

(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

(Print name above signature)	Name	Address	Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)	
<u>Christopher Woodley</u>	Tax District <u>10</u>	App. 1 <u>10 yrs</u>	App. 2 _____	App. 3 _____	
<u>DEBORAH WOTICK</u>	Address of property owned <u>12710 Whisper Trace Dr, Ocean City MD 21842</u>	Tax District <u>10</u>	App. 1 <u>Just Met</u>	App. 2 _____	App. 3 _____
<u>Robert J. Zick</u>	Address of property owned <u>612 E. SALT SPRAY RD OCEAN CITY, MD 21842</u>	Tax District <u>10</u>	App. 1 <u>9 years</u>	App. 2 _____	App. 3 _____
<u>Chas S. MASON</u>	Address of property owned <u>6910 Rum Pointe Rd, Berlin, MD 21811</u>	Tax District <u>10</u>	App. 1 <u>Just Met</u>	App. 2 _____	App. 3 _____
<u>Peter S. Batts</u>	Address of property owned <u>707 N Baltimore Ave CK MD</u>	Tax District <u>10</u>	App. 1 <u>10 yrs</u>	App. 2 _____	App. 3 _____
<u>David Dypsky</u>	Address of property owned <u>6513 Hampton Rd Berlin MD 21811</u>	Tax District <u>10</u>	App. 1 <u>8 years</u>	App. 2 _____	App. 3 _____
<u>David Dypsky</u>	Address of property owned <u>6513 Hampton Rd Berlin MD 21811</u>	Tax District <u>10</u>	App. 1 <u>3 yrs</u>	App. 2 _____	App. 3 _____
<u>Susan Cortis</u>	Address of property owned <u>6407 Heritage Rd. Berlin MD 21811</u>	Tax District <u>10</u>	App. 1 <u>3 yrs</u>	App. 2 _____	App. 3 _____
<u>Susan Cortis</u>	Address of property owned <u>6407 Heritage Road Berlin MD 21811</u>	Tax District <u>10</u>	App. 1 <u>8 years</u>	App. 2 _____	App. 3 _____
<u>Peter J. Dell</u>	Address of property owned <u>12422 SEA OAKS LN #3 BERLIN, MD 21811</u>	Tax District <u>10</u>	App. 1 <u>4 yrs</u>	App. 2 _____	App. 3 _____
<u>Peter J. Dell</u>	Address of property owned <u>12706 WHISPER TRACE DR, OCEAN CITY MD 21842</u>	Tax District <u>10</u>	App. 1 <u>4 yrs</u>	App. 2 _____	App. 3 _____
<u>Megan B. Dell</u>	Address of property owned <u>11526 Carefree Lane Berlin MD 21811</u>	Tax District <u>10</u>	App. 1 <u>4 yrs</u>	App. 2 _____	App. 3 _____
<u>Megan B. Dell</u>	Address of property owned <u>11526 CAREFREE LN BERLIN MD 21811</u>	Tax District <u>10</u>	App. 1 <u>4 yrs</u>	App. 2 _____	App. 3 _____
<u>GRAZYNA PANDOWSKI</u>					
<u>GRAZYNA PANDOWSKI</u>					
<u>MICHAEL PANDOWSKI</u>					
<u>Crystal Rhoad</u>					
<u>Crystal Rhoad</u>					
<u>ZACHARY RHOD</u>					
<u>Zachary Rhoad</u>					

Names and addresses of signers must be printed or typewritten above signatures.

REPORT OF INVESTIGATION

DATE:03/26/2025

License No:

Class: B

Type: Beer-Wine-Liquor

APPLICANT(S):

1. Shereen I. Ramadan	2.
3.	4.

TRADE NAME: 1st Stop O.C.

CORP:1st Stop OC inc.

LOCATION: 106 North Division Street

Ms. Ramadan is the sole member of the LLC, and she obtained the signatures on the application. Mr. Sal Ramadan stated that his wife has 25 years of experience selling alcohol at 9th Street Market OC. with only one violation in 2020 selling to a minor. Ms. Shereen Ramadan was tentatively approved for a license in 2022 at the “Pickled Goose” in Ocean Pines but the license was never opened.

1st Stop shop is a 2,000SF that was once a 7-11 convenience store selling snacks, sodas, beer, wine, etc. There are no gas pumps on the property. Mrs. and Mr. Sal Ramadan will operate the business in the same manner that it operated before. Husband and wife will both manage and maintain the property.

The property has been licensed in the past as a Class "A" beer and wine. Mr. Ramadan is asking for the property to be allowed to have not only beer and wine but also liquor to go. Alcohol will be sold for off premises only. There will be no tables or bars, inside or out. The store will be open from 6 AM to 2 AM seven (7) days a week, year-round. There will be a total of Six (6) employees that will be TIPs/TAM trained.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator

Business Phone No. _____

WORCESTER COUNTY
STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "A" BWL 7 Day LICENSE

Received 3-14-05
APD

"NEW APPLICATION"

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☒ Unincorporated Association ☐ Limited Liability Co. ☐

To the Board of License Commissioners Worcester County.

Date _____, 20____

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name Shereen Ismail Ramadan

Residence 12648 Whispering Dr. O.C. MD 21842

Date of Birth [REDACTED]

Period of Residence 20 in Wor. County 29

Place of Birth Jerusalem, Israel

Naturalized at Baltimore MD Year 97

Telephone Number 443-944-7684

Race White Sex F

(2) Full Name _____

Residence _____

Date of Birth _____

Period of Residence _____ in Wor. County _____

Place of Birth _____

Naturalized at _____ Year _____

Telephone Number _____

Race _____ Sex _____

(3) Full Name _____

Residence _____

Date of Birth _____

Period of Residence _____ in Wor. County _____

Place of Birth _____

Naturalized at _____ Year _____

Telephone Number _____

Race _____ Sex _____

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1(☒) 2(☐) 3(☐) (Check number to correspond with name(s) listed above.)

3. State the Retail Sales Tax No.: _____

4. If a corporation, state corporate name and trade name, if any: 1st Stop OC Inc.

If other than a corporation, state trade name to be used: 1st Stop

5. Address of place to be licensed (Give street number or accurate description): 106 North Division St

Ocean City MD 21842

A. Nearest intersecting street: Philadelphia Ave Approximate distance: 10 feet

B. Tax District where located: 10 Is this an application for a new license? yes

C. Is this a transfer from a present licensee? No From Whom? _____

* old 7-11 location *

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Demetrios Kouris Tel. No.: (410) 213-2202

Address: 9925 Stephen Decatur Hwy

- E. Describe premises to be licensed: Formerly 7-11 at North Division Street
- F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.
6. State name and address of owner of record of premises: North Division LLC
7. Have you ever been:
- A. Convicted of a misdemeanor? 1 No 2 _____ 3 _____
- B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 Yes sold to minor 2 _____ 3 _____
- C. Adjudged guilty of violating gambling laws? 1 No 2 _____ 3 _____
- D. Adjudged guilty of any offense against the laws of the United States? 1 No 2 _____ 3 _____
- If so, when and where: _____
- E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 No 2 _____ 3 _____
8. A. Have you ever held a license for the sale of alcoholic beverages? 1 yes 2 _____ 3 _____
- If yes, state when and where: Ocean Pines Spirits (never opened) Pickled Goose
- B. If so, has such license been suspended or revoked? 1 No 2 _____ 3 _____
- If answer is yes, give full details: _____
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 yes 2 _____ 3 _____
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 yes 2 _____ 3 _____
- If answer is yes, state when and where: Ocean Pines Spirits (* property never opened)
10. What financial interests do you have in the business to be conducted under this license? 1 100% 2 _____ 3 _____
11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued? 1 No 2 _____ 3 _____
- If so, give details: _____
12. Is your wife or husband, as the case may be, a licensee and does her or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 No 2 _____ 3 _____
- If so, give details: _____
13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 No 2 _____ 3 _____
- If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: _____
14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? 1 No 2 _____ 3 _____
- B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler? 1 No 2 _____ 3 _____
15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? 1 No 2 _____ 3 _____
16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? 1 yes 2 _____ 3 _____
- B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? 1 yes 2 _____ 3 _____
- I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 yes App. #2 _____ App. #3 _____

STOCKHOLDER AFFIDAVIT

Shereen Ismail Ramadan 12648 Whisper trace dr
Name Residence Zip Code 21842
19 years 443 944 7684 443-6604-2388
Period of Residence Home Telephone No. Office Telephone No.
[REDACTED] Jerusalem, Israel [REDACTED]
Date of Birth Sex Place of Birth Social Security No.
[REDACTED] Baltimore, MD [REDACTED]
Naturalized Yes ☒ No () Where Naturalized
9th St Market Beer + Wine
Place of Employment
4 W 9th St Ocean City MD 21842 16 years
Address of Employer Length of Employment

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes () No ☒ If yes, please detail. _____

6. As a stockholder, how much time will you spend on the licensed premises?

50%

7. What profit will you derive in proportion to the percentage of ownership?

100%

8. As a stockholder, have you read the Rules and Regulation of the Board?

yes

9. If you are a qualified Resident Agent, are you a resident of Worcester County, Maryland?

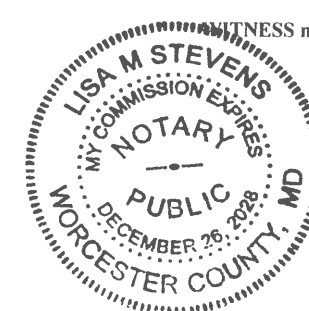
Yes ☒ No ()

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Signature _____

President
Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Shereen Ramadan In said County and State on this 13 day of March, 20 25 and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.



WITNESS my hand and official Seal this 13 day of March, 20 25

Lisa M. Stevens
Notary Public

My Commission Expires: 12/26/28

1. How many shares of stock have been issued to you? 100%
#of Share/Percent of total shares

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?

Yes () No ☒ If yes, please detail. _____

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes () No ☒ If yes, please detail. _____

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

no

Privacy Act Statement

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 03/30/2018

NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS

As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing.¹ These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained.²
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.³

Updated 11/6/2019

I acknowledge receipt of the FBI Privacy Act Statement and Noncriminal Justice Applicant's Privacy Rights.

Shercen Ramadan
Print Name

[Signature]
Signature

3/13/25
Date

¹ Written notification includes electronic notification, but excludes oral notification. ² <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>
³ See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616), Article IV(c); 28 CFR 20.21(c), 20.33(d) and 906.2(d).



State of Maryland
1st STOP OC, INC.
Authorized to Issue

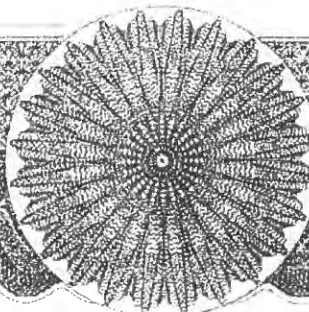
This Certifies that *Shireen Ramadan* **is the owner of**
One Hundred (100) **fully paid and**
non-assessable Shares of the above Corporation transferable only on the
books of the Corporation by the holder hereof in person or by duly authorized
Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and to be sealed with the Seal of the Corporation.

Dated February 19, 2025

Secretary

President



I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

Shereen Ramadan President / Owner 12648 W. Main St. Dr. P.C.
(name) (title) (residence)

(name) (title) (residence)

(name) (title) (residence)

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

Shereen Ramadan
(Signature of Pres. or Vice-Pres.) Dres.

1. _____
(Signature of applicant)
2. _____
(Signature of applicant)
3. _____
(Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 13 day of March, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Shereen Ramadan

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

Lisa M. Stevens
NOTARY PUBLIC

(Seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 13 day of March, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Shereen Ramadan, President

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

Lisa M. Stevens
NOTARY PUBLIC
R4p 3/13/2025

(Seal)

STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____ personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

NOTARY PUBLIC

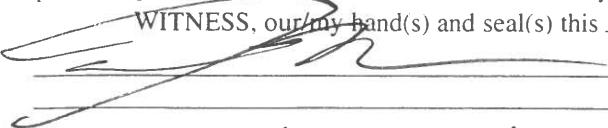
(Seal)

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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as _____

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this 13 day of Maryland 2025

 (seal)

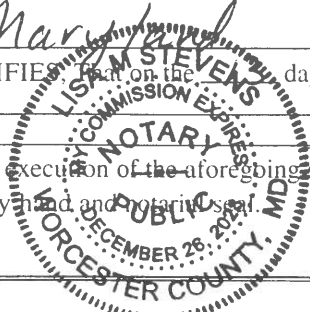
STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIED that on the 13 day of March, 2025, before the subscriber, a Notary Public of the State of _____ personally appeared Basel Ramadan owner

and acknowledged the execution of the foregoing statement to be _____ act.

WITNESS my hand and notary seal

(Seal)



Lisa M. Stevens
NOTARY PUBLIC
Exp 12/26/24

(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)

(Print name above signature)	Address	Voting Residence	Tax District	App. 1	App. 2	App. 3
<u>K. SHAWN HARMAN</u>	<u>12949 Shoal Dr O.C. 21842</u>	<u>10TH</u>	<u>10TH</u>	<u>10YRS</u>		
<u>M. STACY HARMAN</u>	<u>1918 MARLIN DR O.C. 21842</u>	<u>10TH</u>	<u>10TH</u>	<u>35YRS</u>		
<u>DAVID NOTARY</u>	<u>1022 Godspeed Dr O.C. MD 21842</u>	<u>10</u>	<u>10</u>	<u>20YR</u>		
<u>Russell Laurezano</u>	<u>311 Turn Lane Ocean City MD 21842</u>	<u>10</u>	<u>10</u>	<u>20YR</u>		
<u>ABRAHAM SIBONY</u>	<u>8117 N. ATLANTIC UNIT 3 O.C. MD 21842</u>	<u>10</u>	<u>10</u>	<u>25 Y</u>		
<u>BASEL Ramadan</u>	<u>12648 Lakeside Trce Drive Ocean City MD</u>	<u>10</u>	<u>10</u>	<u>27Y</u>		
<u>James K. Church</u>	<u>12815 Pinetail Drive OC MD 21842</u>	<u>10</u>	<u>10</u>	<u>25Yrs</u>		
<u>LISA DIESEL STEVENS</u>	<u>305 11th Street #405 Ocean City MD 21842</u>	<u>10</u>	<u>10</u>	<u>4YRS</u>		
<u>Lisa Diesel Stevens</u>	<u>305 11th St #405 Ocean City MD 21842</u>	<u>10</u>	<u>10</u>	<u>7 YRS</u>		
<u>Daniel J Stevens</u>	<u>707 N. Atlantic Ave O.C. MD</u>	<u>10</u>	<u>10</u>	<u>Just</u>		
<u>Pete S Burt</u>	<u>12638 Balter Rd Ocean City MD 21842</u>	<u>10</u>	<u>10</u>	<u>4Yrs</u>		
<u>Nicholas Diesel</u>	<u>12046 Lakeside Trce</u>	<u>10</u>	<u>10</u>	<u>194YRS</u>		
<u>Aceeh Ramadan</u>						

Names and addresses of signers must be printed or typewritten above signatures.

**BOARD OF LICENSE COMMISSIONERS
FOR WORCESTER COUNTY**

REPORT OF INVESTIGATION

Type: Transfer Application

DATE: 03/26/2025

License No: 535

Class: B

Type: Beer-Wine-Liquor

APPLICANT(S):

**1. Edward B Braude
3.Shavket Ismailov**

**2. Alsu Calimoua
4.**

TRADE NAME: Fat Daddy's

CORP: Shavi-Co LLC

LOCATION:216 South Baltimore Avenue, Ocean City

Restrictions: NO live entertainment, no pool tables allowed, no games allowed exception for one video game, off sale of beer and wine is allowed.

Mr. Edward Braude had held the License #535, "Fat Daddy's ", since February 28 ,1997. There have been no violations on record in the last 10 years. Mr. Braude obtained the signatures on the application and remains on the license as the resident agent.

Mr. Shavkat Ismailov will manage the property, which will be a sub shop and restaurant serving subs, sandwiches, pizza, sodas and alcohol. There will be about 3,800 SF of inside space, including the kitchen, on the first floor there is a bar with 17 seats known as the "tree house" which is a room off the main dining room. The dining room seats 70 people at tables.

Mr. Shavkat requests the current restrictions to remain the same. Hours of operation will remain the same seven (7) days a week, year-round. He will have 15 employees; all who handle alcoholic beverages will be TIPs/TAM certified.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator

Business Phone No. _____

WORCESTER COUNTY
STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS B1 B/w/27 day LICENSE

"TRANSFER APPLICATION"

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☐ Unincorporated Association ☐ Limited Liability Co. ☒

To the Board of License Commissioners Worcester County.

Date March 12, 2025

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name EDWARD BENNETT BRAUNE

Date of Birth [REDACTED]

Place of Birth JOHNSTOWN, PA

Telephone Number 410-251-4546

Residence 8827 Sandbrook Dr. Berlin, MD

Period of Residence 25 yrs in Wor. County 20 yrs

Naturalized at NA Year _____

Race W

(2) Full Name Lisa M. Calimova

Date of Birth [REDACTED]

Place of Birth Zavarkaist, Russia

Telephone Number 443-856-9002

Residence 260 Mumfords Landing Rd. Berlin, MD

Period of Residence 2 yrs in Wor. County 20 yrs

Naturalized at Washington DC Year 2011

Race W Sex F

(3) Full Name Shavari O. Ismailov

Date of Birth [REDACTED]

Place of Birth Dushanbe, Tajikistan

Telephone Number 571-999-2435

Residence 22261 Sims Terrace, Ashburn, VA 201

Period of Residence 4 yrs in Wor. County N/A

Naturalized at Alexandria Year 2017

Race White Sex M

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1(☒) 2(☐) 3(☐) (Check number to correspond with name(s) listed above.)

3. State the Retail Sales Tax No.: Applied for

4. If a corporation, state corporate name and trade name, if any: Shavi - CO L.L.C.

If other than a corporation, state trade name to be used: Fat Daddy's

5. Address of place to be licensed (Give street number or accurate description): 216 South Baltimore Ave.
Ocean City, MD 21842

A. Nearest intersecting street: _____ Approximate distance: _____ feet

B. Tax District where located: 10 Is this an application for a new license?

C. Is this a transfer from a present licensee? Yes From Whom? AUS Inc. to Shavi CO, LLC

License #535

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Quinn M'binnes & Joe Moore Tel. No.: 410-289-3553

Address: 3509 Coastal Highway, Ocean City, MD 21842

E: Describe premises to be licensed: First floor of 216 S. Baltimore Ave.

F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.

6. State name and address of owner of record of premises: 216 of OL LLC

7. Have you ever been:

A. Convicted of a misdemeanor? 1 No 2 No 3 No

B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners?

1 No 2 No 3 No

C. Adjudged guilty of violating gambling laws? 1 No 2 No 3 No

D. Adjudged guilty of any offense against the laws of the United States? 1 No 2 No 3 No

If so, when and where: _____

E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court?

1 No 2 No 3 No

8. A. Have you ever held a license for the sale of alcoholic beverages? 1 Yes 2 No 3 No

If yes, state when and where: Present license being transferred.

B. If so, has such license been suspended or revoked? 1 No 2 _____ 3 _____

If answer is yes, give full details: _____

C. If so, were you ever found in violation of any alcoholic beverage law? 1 _____ 2 _____ 3 _____

9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 Yes 2 No 3 No

If answer is yes, state when and where: See above

10. What financial interests do you have in the business to be conducted under this license?

1 No profit 2 49% 3 50%

11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued?

1 No 2 No 3 No

If so, give details: _____

12. Is your wife or husband, as the case may be, a licensee and does her or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 No 2 Yes 3 No

If so, give details: Aisa Calinova, Map International LLC, JVA OL Food Market

13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 No 2 No 3 No

If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: _____

14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? No

B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler?

15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? No

16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage?

Yes.

B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? Yes.

I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 Yes App. #2 Yes App. #3 Yes

SORTED CREDIT MEMBERSHIP AFFIDAVIT

EDWARD B. BRAUDE 0627 SADDLECREEK DR. BERLIN MD 21811
 Name Residence Address Zip Code
 25 YRS 410 251 4546
 Period of Residence Home Telephone No. Office Telephone No.
 [REDACTED] Choose JOHNSTOWN PA [REDACTED]
 Date of Birth Sex Place of Birth Social Security No.

Naturalized Yes () No (X)
 Where Naturalized Petition No.

SELF EMPLOYED
 Place of Employment
 0627 SADDLECREEK DR. BERLIN MD 35 YRS
 Address of Employer Length of Employment
 21811

1b. What is your ownership interest in LLC? 17%
 Percent of Ownership

2b. What is your capital contribution to LLC? ZERO

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the United States laws?

Yes () No (X) If yes, please detail.

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes () No (X) If yes, please detail.

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

YES. PRESENT LOCATION 216 S. BART. AVE
 AL MD 21042

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes () No (X) If yes, please detail.

6. As a stockholder, how much time will you spend on the licensed premises?

NONE (Resident Agent)

7. What profit will you derive in proportion to the percentage of ownership?

17% (membership mkt)

8. As a stockholder, have you read the Rules and Regulations of the Board?

Yes (X) No ()

9. If you are a qualified Resident Agent, are you a Worcester County, Maryland resident?

Yes (X) No ()

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

[Signature]
 Signature

RESIDENT AGENT
 Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Edward Braude In said County and State on this 14th day of March, 2025 and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 14th day of March, 2025
 JOSEPH E. MOORE
 NOTARY PUBLIC
 WORCESTER COUNTY, MD
 Commission Expires: 1-19-26

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Alice Galimova 200 Munford's Landing ²¹⁰¹¹
 Name Residence Address Zip Code
2 years 443-856-4002
 Period of Residence Home Telephone No. Office Telephone No.
 [Redacted] F Zabaike, Russia [Redacted]
 Date of Birth Sex Place of Birth Social Security No.
 Naturalized Yes (✓) No () Washington, DC
 Where Naturalized
DC Food market
 Place of Employment
300 South Baltimore Ave, Ocean City, 16 years
 Address of Employer Length of Employment

1b. What is your ownership interest in LLC? 49%
 Percent of Ownership
 2b. What is your capital contribution to LLC? 49%

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the United States laws?
 Yes () No (✓) If yes, please detail.

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.
 Yes () No (✓) If yes, please detail.

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?
NO

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?
 Yes () No (✓) If yes, please detail.

6. As a stockholder, how much time will you spend on the licensed premises?
Full time

7. What profit will you derive in proportion to the percentage of ownership?


8. As a stockholder, have you read the Rules and Regulations of the Board?
 Yes () No ()

9. If you are a qualified Resident Agent, are you a Worcester County, Maryland resident?
 Yes () No (✓)

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Signature Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester personally appeared Alice Galimova In said County and State on this 26 day of March, 2025 and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 15th day of March, 2025

 Notary Public
 My Commission Expires: 1-19-26

NOTARIZED QUALITY MEMBERSHIP AFFIDAVIT

SHAKAT O. Ismailov 32261 SIMS TER Ashburn VA
 Name Residence Address 20148 Zip Code
 44 571-999-2435
 Period of Residence Home Telephone No. Office Telephone No.
 [Redacted] Choose DUSHANBE TASS KISTAN [Redacted]
 Date of Birth Sex Place of Birth Social Security No.
 Naturalized Yes (✓) No () ALEXANDRIA, VA
 Where Naturalized
 Self-employment
 Place of Employment
 Address of Employer Length of Employment
 1b. What is your ownership interest in LLC? 50%
 Percent of Ownership
 2b. What is your capital contribution to LLC? 50%
 2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the United States laws?
 Yes () No (✓) If yes, please detail.
 3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.
 Yes () No (✓) If yes, please detail.
 4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?
 No

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?
 Yes () No (✓) If yes, please detail.

6. As a stockholder, how much time will you spend on the licensed premises?
 Full-Time

7. What profit will you derive in proportion to the percentage of ownership?
 50%

8. As a stockholder, have you read the Rules and Regulations of the Board?
 Yes (✓) No ()

9. If you are a qualified Resident Agent, are you a Worcester County, Maryland resident?
 Yes () No (✓) N/A

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Signature: [Signature]

Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Shakat O. Ismailov In said County and State on this 12th day of March, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 12th day of March, 2025
 JOSEPH E. MOORE
 NOTARY PUBLIC
 WORCESTER COUNTY, MD
 [Signature]
 My Commission Expires: 1-16-26

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
TRANSFER OF LOCATION OR ASSIGNMENT OF LICENSE

The purpose of this application is to:

- (a) transfer LOCATION from _____
To _____
- (b) transfer or ASSIGN from AUS INC. (License # 535)
To SHAVI CO LLC

I/We, the Transferors, do hereby make oath in due form of law that I/we have fully complied with all provisions of law and all regulations during the time that my/our license for the above-named premises has been in effect and that no indictment or complaint is pending against me/us or any of my/our employees in any court of this State or before the Board of License Commissioners, and that I/we do hereby consent to the transfer (or cancellation) of said license to be the above-named Transferee.

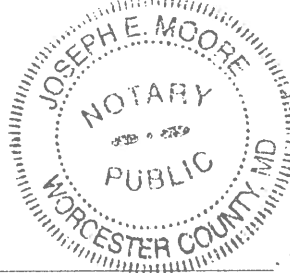
AS WITNESS my/our hand(s) and seal(s) this 12th day of March, 2025

[Signature] (SEAL)

(SEAL)

(SEAL)

STATE OF MASSACHUSETTS COUNTY OF WORCESTER
I hereby certify that on this 12th day of March, 2025, personally appeared Edward Brande and made oath in due form of law that the above statement is his/her act/deed.



AS WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public
My Commission expires: 1-1-26

STATE OF _____, COUNTY OF _____
I hereby certify that on this _____ day of _____, 20____, personally appeared _____ and made oath in due form of law that the above statement is his/her act/deed.

AS WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
My Commission expires: _____

STATE OF _____, COUNTY OF _____
I hereby certify that on this _____ day of _____, 20____, personally appeared _____ and made oath in due form of law that the above statement is his/her act/deed.

AS WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
My Commission expires: _____

I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

Edward Brante, 8627 Sandcreek Dr. Berlin, MD 21811
(name) (title) (residence)
Also Galimov, 260 Alameda Landing Rd, Berlin, MD 21811
(name) (title) (residence)
Shaukat Ismailov, 22281 Sims Terrace, Ashburn, VA 20148
(name) (title) (residence)

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

(Signature of Pres. or Vice-Pres.)
1. (Signature of applicant)
2. (Signature of applicant)
3. (Signature of applicant)

STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:
THIS CERTIFIES, That on the 12th day of MARCH, 2015, before the subscriber, a Notary Public of the State of MARYLAND personally appeared Edward Brante
Also Galimov, Shaukat Ismailov

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

JOSEPH E. MOORE
NOTARY
PUBLIC
WORCESTER COUNTY MD

STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____ personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC

STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____ personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC

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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as

EAT DADDY'S

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this

12th

day of

MARCH

2015

(seal)

(seal)

ALLS, INC

Buy

STATE OF

MARYLAND

COUNTY OF

WORCESTER

THIS CERTIFIES, That on the

day of

20

before the subscriber

a Notary Public of the State of

personally appeared

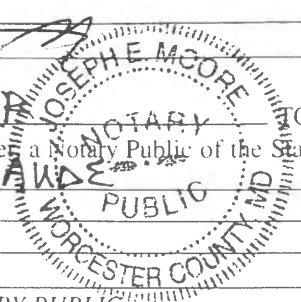
EDWARD BRAND

and acknowledged the execution of the foregoing statement to be

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC



(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages; and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

(Print name above signature)

Address

Voting Residence

Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)

Signature Name

Salvatore DiAscoli

10TH

ROBERT A. RUTHERMEL, JR.

AMY B. RUTHERMEL

10TH

10TH

Peter S. Buas

Regina Smith

Meegan Kennedy

Angel Vent

CITAD + VENT

Cecil L. Full

Cecil L. Full

Dana M. Full

Tax District 10TH

Address of property owned 10040 Keyser Point Road OCMD

Tax District 10TH

Address of property owned 12523 Cedar Hill Rd, OCMD 21842

Tax District 10TH

Address of property owned 3 DORCHESTER ST OCEAN CITY MD

Tax District 10TH

Address of property owned 3 DORCHESTER ST OCMD 21842

Tax District 10

Address of property owned

Tax District 10

Address of property owned 707 N. Baltimore Ave OCMD

Tax District 10

Address of property owned 10412 Sussex Rd. Ocean City MD 21842

Tax District 10

Address of property owned 10168 Waterview Dr. Ocean City MD 21842

Tax District 10

Address of property owned 13902 Sailing Rd OC MD 21842

Tax District 10

Address of property owned 13902 SAILING RD OC MD 21842

Tax District 10

Address of property owned 11842 Grays Corner Rd. Berlin MD 21811

Tax District 10

Address of property owned 11842 Grays Corner Rd. Berlin MD 21811

Tax District 10

Address of property owned 11842 Grays Corner Rd. Berlin MD 21811

App. 1 20 yrs App. 2 0 App. 3

App. 1 30 yrs App. 2 App. 3

App. 1 35 yrs App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

App. 1 35 App. 2 App. 3

Names and addresses of signers must be printed or typewritten above signatures.

REPORT OF INVESTIGATION

April Payne
Liquor License Administrator

(410) 202-9066

Business Phone No.

WORCESTER COUNTY

STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "D" (B/W/L - 7 DAY) LICENSE

Received 3-14-25
ARP

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☐ Unincorporated Association ☐ Limited Liability Co. ☒

To the Board of License Commissioners Worcester County.

Date 2/24, 2025

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name BENJAMIN NORMAN SEIDEL Residence 9515 HARBOR LIGHTS DR., BERLIN, MD 21038
Date of Birth [REDACTED] Period of Residence 7 YEARS in Wor. County 18 YEARS
Place of Birth HAVRE DE GRACE, MD Naturalized at N/A Year N/A
Telephone Number (410) 202-9066 Race WHITE Sex MALE

(2) Full Name _____ Residence _____
Date of Birth _____ Period of Residence _____ in Wor. County _____
Place of Birth _____ Naturalized at _____ Year _____
Telephone Number _____ Race _____ Sex _____

(3) Full Name _____ Residence _____
Date of Birth _____ Period of Residence _____ in Wor. County _____
Place of Birth _____ Naturalized at _____ Year _____
Telephone Number _____ Race _____ Sex _____

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1(X) 2() 3() (Check number to correspond with name(s) listed above.)

3. State the Retail Sales Tax No.: [REDACTED]

4. If a corporation, state corporate name and trade name, if any: _____

If other than a corporation, state trade name to be used: ALOFT F & B, LLC (TIA WXYZ BAR & TIKI BAR)

5. Address of place to be licensed (Give street number or accurate description): _____

4501 COASTAL HIGHWAY, OCEAN CITY, MD 21842

A. Nearest intersecting street: 45TH STREET & COASTAL HIGHWAY Approximate distance: 400 feet

B. Tax District where located: 10 Is this an application for a new license? NO.

C. Is this a transfer from a present licensee? YES. From Whom? JOHN HOWARD BURBAGE, JR.,
FOR USE AT ALOFT F & B, LLC (TIA WXYZ BAR & TIKI BAR)
License # 889 TO BENJAMIN NORMAN SEIDEL

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: DEMETRIOS G. KAOURIS Tel. No.: (410) 213-2202

Address: 9925 STEPHAN DECATUR HWY., SUITE 5, OCEAN CITY, MD 21842

- E. Describe premises to be licensed: FULL SERVICE HOTEL WITH FOOD & BEVERAGE SERVICE
- F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.
6. State name and address of owner of record of premises: HOTEL AT 45, LLC
7. Have you ever been:
- A. Convicted of a misdemeanor? 1 no 2 _____ 3 _____
- B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 no 2 _____ 3 _____
- C. Adjudged guilty of violating gambling laws? 1 no 2 _____ 3 _____
- D. Adjudged guilty of any offense against the laws of the United States? 1 no 2 _____ 3 _____
- If so, when and where: _____
- E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 no 2 _____ 3 _____
8. A. Have you ever held a license for the sale of alcoholic beverages? 1 YES 2 _____ 3 _____
- If yes, state when and where: ALL OUTSIDE OF MARYLAND - LEMERIDIAN HOTEL, IN; HAMPTON INN
- B. If so, has such license been suspended or revoked? 1 no 2 _____ 3 MO; AC HOTEL
- If answer is yes, give full details: CA; VALLEY
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 no 2 _____ 3 RIVER INN, CA
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 no 2 _____ 3 _____
- If answer is yes, state when and where: _____
10. What financial interests do you have in the business to be conducted under this license? 1 100% 2 _____ 3 _____
11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued? 1 YES, BUT NOT IN STATE OF MARYLAND 2 _____ 3 _____
- If so, give details: ALOFT, CO; HYATT PLACE, AZ; HILTON, TN; & THOSE LISTED UNDER NO. 8
12. Is your wife or husband, as the case may be, a licensee and does he or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 no 2 _____ 3 _____
- If so, give details: _____
13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 no 2 _____ 3 _____
- If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: _____
14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? no
- B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler? no
15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? no
16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? YES
- B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? YES

I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 CS App. #2 _____ App. #3 _____

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

NAME BENJAMIN N. SEIDEL RESIDENCE 9515 HARBOR LIGHTS DR., BERLIN, MD
 Zip Code 21811

PERIOD OF RESIDENCE 18 YEARS HOME TELEPHONE NO. _____ OFFICE TELEPHONE NO. (410) 202-9066

DATE OF BIRTH [REDACTED] SEX MALE PLACE OF BIRTH HAVRE DE GRACE, MD SOCIAL SECURITY NO. [REDACTED]

NATURALIZED Yes () No ☒ WHERE NATURALIZED _____ PETITION NO. _____
REAL HOSPITALITY GROUP, A STONEBRIDGE COMPANY

PLACE OF EMPLOYMENT 12800 HOSPITALITY WAY, OCEAN CITY, MD 21842 LENGTH OF EMPLOYMENT 15 YEARS

1a. What is your ownership interest in the L.L.C.? 100%
 Percent of Ownership

1b. What is your capital contribution to the L.L.C.? \$ 100

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?

Yes () No ☒ If yes, please detail. _____

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes () No ☒ If yes, please detail. _____

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

1. LEMERIDIAN HOTEL, INDIANAPOLIS, IN;
2. HAMPTON INN, CLAYTON, MO;
3. AC HOTEL, SAN JOSE, CA; AND
4. VALLEY RIVER INN, EUGENE, OR.

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes () No ☒ If yes, please detail. FINANCIAL INTEREST OUTSIDE STATE OF MARYLAND - 1. THOSE LISTED IN NO. 4; 2. ALOFT BROOMFIELD, DENVER, CO; 3. HYATT PLACE, PHOENIX, AZ; AND 4. HILTON

6. As a member, how much time will you spend on the licensed premises? SMYRNA, NASHVILLE, TN
AS NEEDED

7. What profit will you derive in proportion to the percentage of ownership?
100%.

8. As a member, have you read the Rules and Regulation of the Board?
YES.

9. If you are a qualified Resident Agent, are you a resident of Worcester County, Maryland?

Yes ☒ No ()

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

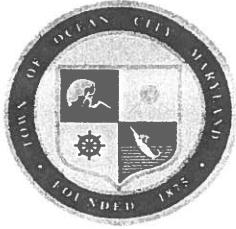
[Signature]
 Signature of Member

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Benjamin Norman Seidel In said County and State on this 24th day of February, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 24th day of February, 2025

ANDREA DAWN GILLEN
 Notary Public - State of Maryland
 Worcester County
 My Commission Expires Oct 10, 2027

[Signature]
 Notary Public
 My Commission Expires: 10/10/2027



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Ocean City Fire Department
Office of the Fire Marshal
P.O. Box 158
Ocean City, Maryland 21843
(410) 289-8780

Alcoholic Beverage License
Board of Commissioners for Worcester County

Business: Aloft Hotel - WXYZ Bar & Tiki Bar

Address: 4501 Coastal Hwy

Phone: 443-373-0800

Contact Person: Zoe Jankovic

Inspection Date: 11/22/2024

Certificate of Fire Inspection

APPROVED

for the period of
May 1, 2025 to April 30, 2026

MAYOR
RICHARD W. MEEHAN

CITY COUNCIL

MATTHEW M. JAMES
President

ANTHONY J. DELUCA
Secretary

JOHN F. GEHRIG, JR.
JACOB H. MITRECIC
CAROL PROCTOR
WILL SAVAGE
LARRY R. YATES

CITY MANAGER
TERENCE J. MCGEAN, PE

CITY CLERK
DIANA L. CHAVIS, CMC

As requested by the Worcester County Liquor Board, this Office shall conduct a spot fire safety inspection for all original and renewal applications for Alcoholic Beverage Licenses within Ocean City.

Prior to issuing a certificate for your application, an inspection shall be conducted with all listed items in compliance at the above referenced location. This inspection has been **LIMITED TO ONLY THOSE ITEMS WHICH ARE LISTED AS A REQUIREMENT FOR LIQUOR LICENSE APPLICATION AND DOES NOT CONSTITUTE A COMPLETE FIRE SAFETY INSPECTION.**

COMPLIANCE

EXITS FREE & CLEAR OF OBSTRUCTIONS:

☒ Yes

EXIT LIGHTS:

☒ Yes

EMERGENCY LIGHTING:

☒ Yes

FIRE EXTINGUISHER(S) IN PLACE INSPECTED:

☒ Yes

POSTED OCCUPANT LOAD SIGN: 131/85

☒ Yes

FIRE ALARM SYSTEM:

☒ Yes

SPRINKLER SYSTEM:

☒ Yes

KITCHEN HOOD EXTINGUISHING SYSTEM:

☒ Yes

QAP COMPLIANT:

☒ Yes

CARBON MONOXIDE DETECTORS:

☒ Required and in place

☐ N/A

☐ N/A

☐ N/A

☐ N/A

☐ N/A

☐ N/A

INSPECTOR ASSIGNED: Stevens

DATE BILLED: 1/21/2025

ASSIGNMENT OF MEMBERSHIP INTERESTS

This Assignment of Membership Interests (this "**Assignment**") is hereby executed this _____ day of April, 2024, by and between Todd E. Burbage (the "**Assignor**") and John H. Burbage, Jr. (the "**Assignee**")

WHEREAS, the Assignor owns all of the issued and outstanding membership interests of ALOFT F&B, LLC (the "**Company**"); and

WHEREAS, Assignor wishes to assign, transfer and set over unto Assignee one hundred percent (100.00%) of the membership interests in the Company (the "**Membership Interests**"), and Assignee wishes to acquire the Membership Interests from Assignor.

NOW, THEREFORE, good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. Assignment of Membership Interests. Assignor hereby assigns, transfers, and sets over unto Assignee the Membership Interests, and Assignee hereby accepts the assignment and transfer of the Membership Interests. Upon the full execution hereof, Assignee shall be the sole member of the Company.

2. Representations and Warranties of Assignor. The Assignor represents and warrants to Assignee that Assignor: (a) has full authority to enter into this Assignment; (b) is the sole owner of the Membership Interests; (c) has full authority and capacity to sell, assign and transfer the Membership Interests; (d) owns the Membership Interests unencumbered by any lien, option, commitment, pledge, security interest, encumbrance, claim or obligation; (e) has not entered into any other validly existing agreement of sale for the Membership Interests or any part thereof, and no person or entity has any interest or right to the Membership Interests or any of the income, profits or capital of the Company with respect to the Membership Interests; (f) has taken all necessary action to authorize the execution, delivery and performance of this Assignment; and (g) is selling, assigning and transferring to Assignee by this Assignment all of Assignor's right, title and interest in and to the Membership Interests.

3. Representations and Warranties of Assignee. Assignee represents and warrants to Assignor that Assignee has the full authority to enter into this Assignment and has the full authority and capacity to acquire the Membership Interests.

4. Indemnification by Assignor. Assignor hereby agrees to indemnify, hold harmless, and upon request by Assignee, defend Assignee from and against (a) any claim, loss, liability, expense or damage suffered or incurred by Assignee as a result of any breach by Assignor or the Company of any warranty, representation, agreement or covenant made in this Assignment and (b) all reasonable attorneys' fees and litigation costs incurred by Assignee in connection with the indemnified matters referred to herein.

5. Indemnification by Assignee. Assignee hereby agrees to indemnify, hold harmless, and upon request by Assignor, defend Assignor from and against (a) any claim, loss, liability, expense or damage suffered or incurred by Assignor as a result of any breach by Assignee or the Company of any warranty, representation, agreement or covenant made in this Assignment and (b) all reasonable attorneys' fees and litigation costs incurred by Assignor in connection with the indemnified matters referred to herein.

6. Binding Effect; Modification. This Assignment shall be binding on and shall inure to the benefit of the parties and their respective successors and assigns. This Assignment may not be altered, modified, or amended unless such alteration, modification, or amendment is in writing and executed by the party or parties to be bound.

7. Severability. No determination by any court, governmental body, or otherwise that any provision of this Assignment or any amendment hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of (a) any other provision thereof, or (b) that provision in any circumstance not controlled by the determination. Each such provision shall be valid and enforceable to the fullest extent allowed by, and shall be construed wherever possible as being consistent with, applicable law.

8. Governing Law. This Assignment and its performance shall be governed by and construed and enforced in accordance with the laws of the State of Maryland.

9. Counterparts. This Assignment may be executed in several counterparts, and all so executed shall constitute one Assignment, binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or to the same counterpart.

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed under seal as of the date first above written, intending to be fully bound by the terms and provisions hereof.

WITNESS:

ASSIGNOR:

Todd E. Burbage

(SEAL)

ASSIGNEE:

John H. Burbage, Jr.

(SEAL)

ASSIGNMENT OF MEMBERSHIP INTERESTS

This Assignment of Membership Interests (this "**Assignment**") is hereby executed this 26 day of February, 2025 (the "**Effective Date**"), by and between John H. Burbage, Jr. (the "**Assignor**") and Benjamin N. Seidel (the "**Assignee**")

WHEREAS, the Assignor owns all of the issued and outstanding membership interests of ALOFT F&B, LLC (the "**Company**"); and

WHEREAS, Assignor wishes to assign, transfer and set over unto Assignee one hundred percent (100.00%) of the membership interests in the Company (the "**Membership Interests**"), and Assignee wishes to acquire the Membership Interests from Assignor.

NOW, THEREFORE, in consideration of the mutual premises herein and the purchase price of One Dollar and 00/100 (\$1.00) contained, the receipt and sufficiency of which are hereby acknowledged by each party, the parties hereto hereby agree as follows:

1. **Assignment of Membership Interests.** Assignor hereby assigns, transfers, and sets over unto Assignee the Membership Interests, and Assignee hereby accepts the assignment and transfer of the Membership Interests. As of the Effective Date, Assignee shall be the sole member of the Company.

2. **Representations and Warranties of Assignor.** The Assignor represents and warrants to Assignee that Assignor: (a) has full authority to enter into this Assignment; (b) is the sole owner of the Membership Interests; (c) has full authority and capacity to sell, assign and transfer the Membership Interests; (d) owns the Membership Interests unencumbered by any lien, option, commitment, pledge, security interest, encumbrance, claim or obligation; (e) has not entered into any other validly existing agreement of sale for the Membership Interests or any part thereof, and no person or entity has any interest or right to the Membership Interests or any of the income, profits or capital of the Company with respect to the Membership Interests; (f) has taken all necessary action to authorize the execution, delivery and performance of this Assignment; and (g) is selling, assigning and transferring to Assignee by this Assignment all of Assignor's right, title and interest in and to the Membership Interests.

3. **Representations and Warranties of Assignee.** Assignor warrants that: (i) Assignor owns the Membership Interests free and clear of all liens, security interests and options and any other encumbrances whatsoever; and (ii) Assignor has the full legal right, power and authority to assign, transfer and convey the Membership Interests in accordance with the terms and subject to the conditions of this Assignment. Assignee represents and warrants to Assignor that Assignee (a) has the full authority to enter into this Assignment; (b) has the full authority and capacity to acquire the Membership Interests; and (c) has taken all necessary action to authorize the execution, delivery and performance of this Assignment.

4. **Indemnification by Assignor.** Assignor hereby agrees to indemnify, hold harmless, and upon request by Assignee, defend Assignee from and against (a) any claim, loss,

liability, expense or damage suffered or incurred by Assignee as a result of any breach by Assignor or the Company of any warranty, representation, agreement or covenant made in this Assignment and (b) all reasonable attorneys' fees and litigation costs incurred by Assignee in connection with the indemnified matters referred to herein.

5. **Indemnification by Assignee.** Assignee hereby agrees to indemnify, hold harmless, and upon request by Assignor, defend Assignor from and against (a) any claim, loss, liability, expense or damage suffered or incurred by Assignor as a result of any breach by Assignee or the Company of any warranty, representation, agreement or covenant made in this Assignment and (b) all reasonable attorneys' fees and litigation costs incurred by Assignor in connection with the indemnified matters referred to herein.

6. **Binding Effect; Modification.** This Assignment shall be binding on and shall inure to the benefit of the parties and their respective successors and assigns. This Assignment may not be altered, modified, or amended unless such alteration, modification, or amendment is in writing and executed by the party or parties to be bound.

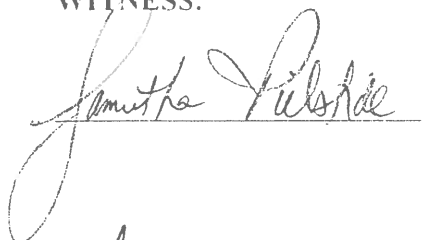
7. **Severability.** No determination by any court, governmental body, or otherwise that any provision of this Assignment or any amendment hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of (a) any other provision thereof, or (b) that provision in any circumstance not controlled by the determination. Each such provision shall be valid and enforceable to the fullest extent allowed by, and shall be construed wherever possible as being consistent with, applicable law.

8. **Governing Law.** This Assignment and its performance shall be governed by and construed and enforced in accordance with the laws of the State of Maryland.

9. **Counterparts.** This Assignment may be executed in several counterparts, and all so executed shall constitute one Assignment, binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or to the same counterpart.

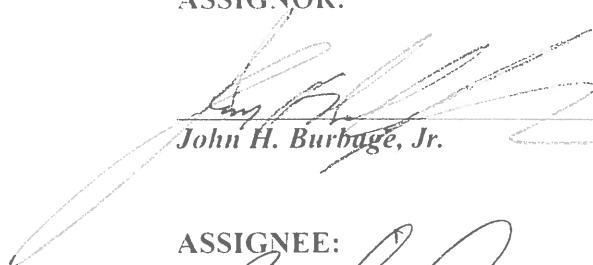
IN WITNESS WHEREOF, the parties have caused this Assignment to be executed under seal as of the date first above written, intending to be fully bound by the terms and provisions hereof.

WITNESS:



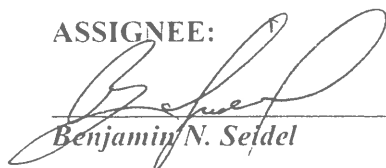

CHRISTINA J. VANVONNO

ASSIGNOR:



(SEAL)

ASSIGNEE:



(SEAL)

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS

TRANSFER OF LOCATION OR ASSIGNMENT OF LICENSE

The purpose of this application is to:

(a) transfer LOCATION from _____

To _____

(b) transfer or ASSIGN from JOHN H. BURBAGE, JR. - FOR USE AT
ALOFT F&B, LLC (TIA WXYZ BAR & TIKI BAR)
To BENJAMIN NORMAN SEIDEL - FOR USE AT ALOFT
F&B, LLC (TIA WXYZ BAR & TIKI BAR)

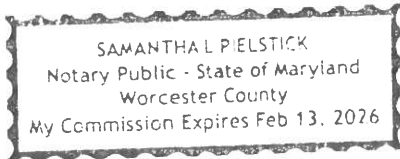
I/We, the Transferors, do hereby make oath in due form of law that law that I/we have fully complied with all provisions of law and all regulations during the time that my/our license for the above-named premises has been in effect and that no indictment or complaint is pending against me/us or any of my/our employees in any court of this State or before the Board of License Commissioners, and that I/we do hereby consent to the transfer (or cancellation) of said license to be the above-named Transferee.

AS WITNESS my/our hand(s) and seal(s) this 26 day of FEBRUARY, 20 25.

John H. Burbage, Jr. (SEAL)

(SEAL)

STATE OF Maryland, COUNTY OF Worcester
I hereby certify that on this 26 day of FEBRUARY, 20 25, personally
appeared John H. Burbage, Jr. and made oath in due form of law that the above
statement is his/her act/deed.



AS WITNESS MY HAND AND OFFICIAL SEAL.

Samantha L. Pielstick
Notary Public
My Commission expires:

STATE OF _____, COUNTY OF _____
I hereby certify that on this _____ day of _____, 20 _____, personally
appeared _____ and made oath in due form of law that the above
statement is his/her act/deed.

AS WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
My Commission expires:

STATE OF _____, COUNTY OF _____
I hereby certify that on this _____ day of _____, 20 _____, personally
appeared _____ and made oath in due form of law that the above
statement is his/her act/deed.

AS WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
My Commission expires:



MCALLISTER
DETAR
SHOWALTER
& WALKER

Demetrios G. Kaouris
dkaouris@mdswlaw.com
(410) 213-2202

March 14, 2025

VIA HAND DELIVERY

April Payne
Worcester County Alcohol Beverage License Board
One West Market Street, Room 1201
Snow Hill, Maryland 21863

Re: Alcoholic Beverage Transfer Application – John H. Burbage, Jr., to Benjamin N. Seidel for use at Aloft F&B, LLC (t/a WXYZ Bar & Tiki Bar)

Dear Ms. Payne:

I represent Aloft F&B, LLC (“**Aloft F&B**”). I am including a Transfer Application from John H. Burbage, Jr. to Benjamin N. Seidel, for use at the Aloft F&B, LLC (t/a WXYZ Bar & Tiki Bar).

As of February 2025, **all** the membership interest of Aloft F&B have been transferred from John H. Burbage, Jr. (“**Mr. Burbage**”) to Benjamin N. Seidel (“**Mr. Seidel**”). Therefore, Mr. Burbage no longer has a financial interest in Aloft F&B, as Mr. Seidel is now the **sole** member.

I have included the Limited Liability Affidavit for Mr. Seidel in connection with the transfer of the license to him, from Mr. Burbage. Also included with this license application you will find the following documents:

- (1) Operating Agreement of Aloft F&B;
- (2) First Amendment to Aloft F&B’s Operating Agreement;
- (3) Second Amendment to Aloft F&B’s Operating Agreement;
- (4) Assignment of Membership Interests of Aloft F&B;
- (5) Second Assignment of Membership Interests of Aloft F&B;
- (6) two checks for the transfer application fees;
- (7) Alcohol Awareness Program Certificates (i.e., Tam Certificates);
- (8) Articles of Organization of Aloft F&B;
- (9) Maryland Department of Health Certificate for Aloft Hotel; and
- (10) Receipt for fingerprinting of Mr. Seidel.

As a consequence of this transfer, Mr. Burbage will no longer be the holder of this license. Please also be advised that as a result of the LLC remaining the same, and only the membership interests being transferred, any and all inventory associated with the property will remain with the LLC, Aloft F&B. As such, a “bulk” inventory application has not been submitted. There will also be no changes made to the premises. If you need any additional information, please feel free to contact me.

Very truly yours,



Demetrios G. Kaouris

Encl.

I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, **and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.**

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

BENJAMIN NORMAN SEIDEL SOLE MEMBER 9515 HARBOR LIGHTS DR.,
(name) (title) (residence)
BERLIN, MD 21811

(name) (title) (residence)

(name) (title) (residence)

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

1. [Signature]
(Signature of applicant)

2. _____
(Signature of applicant)

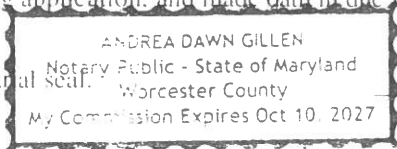
3. _____
(Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 24th day of February, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Benjamin Norman Seidel

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.



Andrea Dawn Gillen
NOTARY PUBLIC

(Seal)

STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____

personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

NOTARY PUBLIC

(Seal)

STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES, That on the _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____

personally appeared _____

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

NOTARY PUBLIC

(Seal)

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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as _____

Hotel of 46, LLC
named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this 27th day of February 20 25

(seal) _____ (seal)

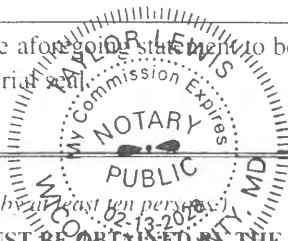
(seal) _____ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:
THIS CERTIFIES, That on the 27th day of February, 20 25, before the subscriber, a Notary Public of the State of
Maryland, County of Worcester personally appeared Todd E. Burbage, Authorized Member

and acknowledged the execution of the foregoing statement to be _____ act.

WITNESS my hand and notarial seal

(Seal)



Todd E. Burbage
NOTARY PUBLIC

(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

(Print name above signature) Name	Address Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)
<u>Bryton Alexander</u>	<u>Tax District 10</u>	App. 1 <u>12 years</u> App. 2 _____ App. 3 _____
<u>Rafael Correa</u>	<u>Address of property owned 2820 W. Torquay Rd, Ocean City MD 21842</u>	App. 1 <u>12 years</u> App. 2 _____ App. 3 _____
<u>Jill Reese</u>	<u>Address of property owned 10442 Golf Course Rd, Ocean City MD 21842</u>	App. 1 <u>5</u> App. 2 _____ App. 3 _____
<u>Danielle McNeelis</u>	<u>Tax District 10</u>	App. 1 <u>5</u> App. 2 _____ App. 3 _____
<u>Rachel Carr</u>	<u>Address of property owned 12428 W Torquay Rd Ocean City MD 21842</u>	App. 1 <u>1</u> App. 2 _____ App. 3 _____
<u>Rachel Carr</u>	<u>Address of property owned 12641 Coastalmash Drive Unit 105 Berlin, MD 21811</u>	App. 1 <u>5</u> App. 2 _____ App. 3 _____
<u>Brian Reed</u>	<u>Tax District 10</u>	App. 1 <u>5</u> App. 2 _____ App. 3 _____
<u>Amber Novelli</u>	<u>Address of property owned 9419 Lakeview Dr, Berlin, MD 21811</u>	App. 1 <u>5</u> App. 2 _____ App. 3 _____
<u>Amber Novelli</u>	<u>Tax District 10</u>	App. 1 <u>1</u> App. 2 _____ App. 3 _____
<u>Wes Novelli</u>	<u>Address of property owned 12408 W Torquay Rd OC, MD 21842</u>	App. 1 <u>1</u> App. 2 _____ App. 3 _____
<u>Allison Correa</u>	<u>Tax District 10</u>	App. 1 <u>1</u> App. 2 _____ App. 3 _____
<u>CHRISTINA J. KANYONNO</u>	<u>Address of property owned 10442 Golf Course Rd Ocean City MD 21842</u>	App. 1 <u>JUST MET</u> App. 2 _____ App. 3 _____
<u>DEMETRIOS KAOURIS</u>	<u>Address of property owned 2006 PONY ISLAND LN, BERLIN, MD 21811</u>	App. 1 <u>1</u> App. 2 _____ App. 3 _____
	<u>Address of property owned 11730 WINDING CREEK DR, BERLIN, MD 21811</u>	

Names and addresses of signers must be printed or typewritten above signatures.

**BOARD OF LICENSE COMMISSIONERS
FOR WORCESTER COUNTY**

REPORT OF INVESTIGATION

Type: Request for Beer and Wine Off Sale

DATE: 03/19/2025

License No: 920

Class: B

Type: Beer-Wine

APPLICANT(S):

1. Maya H. Tomasello

2. Marco J. Tomasello

3.

4.

TRADE NAME: The Inn Berlin

CORP: The Inn Berlin, Inc.

LOCATION: 15 Harrison Avenue, Berlin MD

Restrictions: License to include the Inn, the grounds, Front porch and side patio, no off sale, no pool tables allowed, no games, any special outside events must be reviewed and requested on an individual basis and no more than 20 events are possible per year, non-amplified entertainment allowed until 9 P.M. only during any approved outside special requested events

Mr. and Mrs. Tomasello each hold 50% of The Inn Berlin LLC. Maya Tomasello is the Resident Agent. Both Maya and Marco Tomasello have had experience in selling and serving alcohol for over 4 (four) years at this location. This location has no violations on record.

The owners are requesting a restriction change in No Off Sale (currently) and would like to change their license to allow for Off Sale of Gluten Free Beer and Wine products only. The applicants have stated that no one in the area currently offers Gluten free Beer and Wine products.

The employees are both TIPS trained, and the property is open year-round. No alcohol will be served after 9 P.M.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator



EST BERLIN 2021

Dear April,

I am writing you to request a change in our Class B Beer & Wine liquor license, #920. Currently, we are not authorized for off-sale and we would like to change our license to allow for off-sale.

We are a dedicated gluten free facility, and as such all of the food and beverages served at The Inn are gluten free. Our guests love that we provide this option, and have expressed the desire to purchase our selection of gluten free beers and wines to take home.

We source our selection from local distributors, but I have found that no one else in the area is carrying the options that we provide. I feel that this change to our liquor license to allow for off-sale will be beneficial for all.

I appreciate your consideration on this matter and wish you a wonderful 2025.

Sincerely,

Maya Tomasello
Owner, The Inn Berlin LLC

15 HARRISON AVENUE, BERLIN MD 21811
(443) 347-3715
THEINNBERLIN@GMAIL.COM



EST. BERLIN 2023

To whom it may concern,


I am writing you to request a change in our Class B Beer & Wine liquor license, #920. Currently, we are not authorized for off-sale and we would like to change our license to allow for off-sale.

We are a dedicated gluten free facility, and as such all of the food and beverages served at The Inn are gluten free. Our guests love that we provide this option, and have expressed the desire to purchase our selection of gluten free beers and wines to take home.

We source our selection from local distributors, but I have found that no one else in the area is carrying the options that we provide. I feel that this change to our liquor license to allow for off-sale will be beneficial for all.

I appreciate your consideration on this matter and wish you a wonderful 2025.

Please sign and date below if you are agreeable to our request.


Signature

Andrew Park

Print Name

02/02/25

Date

Sincerely,

Maya Tomasello
Owner, The Inn Berlin LLC

15 HARRISON AVENUE, BERLIN MD 21811
(443) 347-3715
THEINNBERLIN@GMAIL.COM



EST. BERLIN 2021

To whom it may concern,

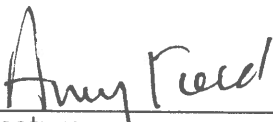
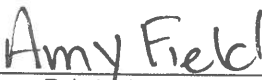
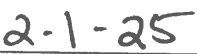
I am writing you to request a change in our Class B Beer & Wine liquor license, #920. Currently, we are not authorized for off-sale and we would like to change our license to allow for off-sale.

We are a dedicated gluten free facility, and as such all of the food and beverages served at The Inn are gluten free. Our guests love that we provide this option, and have expressed the desire to purchase our selection of gluten free beers and wines to take home.

We source our selection from local distributors, but I have found that no one else in the area is carrying the options that we provide. I feel that this change to our liquor license to allow for off-sale will be beneficial for all.

I appreciate your consideration on this matter and wish you a wonderful 2025.

Please sign and date below if you are agreeable to our request.

		
Signature	Print Name	Date

Sincerely,

Maya Tomasello
Owner, The Inn Berlin LLC

15 HARRISON AVENUE, BERLIN MD 21811
(443) 347-3715
THEINNBERLIN@GMAIL.COM



EST. BERLIN 2021

To whom it may concern,

I am writing you to request a change in our Class B Beer & Wine liquor license, #920. Currently, we are not authorized for off-sale and we would like to change our license to allow for off-sale.

We are a dedicated gluten free facility, and as such all of the food and beverages served at The Inn are gluten free. Our guests love that we provide this option, and have expressed the desire to purchase our selection of gluten free beers and wines to take home.

We source our selection from local distributors, but I have found that no one else in the area is carrying the options that we provide. I feel that this change to our liquor license to allow for off-sale will be beneficial for all.

I appreciate your consideration on this matter and wish you a wonderful 2025.

Please sign and date below if you are agreeable to our request.

		
Signature	Print Name	Date

Sincerely,

Maya Tomasello
Owner, The Inn Berlin LLC

15 HARRISON AVENUE, BERLIN MD 21811
(443) 347-3715
THEINNBERLIN@GMAIL.COM



EST. BERLIN 2021

To whom it may concern,

I am writing you to request a change in our Class B Beer & Wine liquor license, #920. Currently, we are not authorized for off-sale and we would like to change our license to allow for off-sale.

We are a dedicated gluten free facility, and as such all of the food and beverages served at The Inn are gluten free. Our guests love that we provide this option, and have expressed the desire to purchase our selection of gluten free beers and wines to take home.

We source our selection from local distributors, but I have found that no one else in the area is carrying the options that we provide. I feel that this change to our liquor license to allow for off-sale will be beneficial for all.

I appreciate your consideration on this matter and wish you a wonderful 2025.

Please sign and date below if you are agreeable to our request.

Joe Hill does NOT reside in Berlin as of summer 2024.

Signature

Print Name

Date

Sincerely,

Maya Tomasello
Owner, The Inn Berlin LLC

15 HARRISON AVENUE, BERLIN MD 21811
(443) 347-3715
THEINNBERLIN@GMAIL.COM

REPORT OF INVESTIGATION

DATE: 03/24/2025

Type: Beer-Wine-Liquor

CORP: Double H Holdings, Inc.

Restrictions: Live entertainment allowed with a maximum of four(4) pieces until closing, no off sale fence to be around entire outside holding area, two(2) bar top videos, one(1) free standing game allowed , during off season -one(1) pool table, one(1) dart machine and one (1)shuffle bowl allowed from October 1st through April 30th ,enclosed carry out area with counter- no carry out window

April Payne
Liquor License Administrator

LAW OFFICES

BOOTH CROPPER & MARRINER

A PROFESSIONAL CORPORATION

CURTIS H. BOOTH
HUGH CROPPER IV
THOMAS C. MARRINER*
ELIZABETH ANN EVINS
LYNDSEY J. RYAN
KRISTINA L. WATKOWSKI

9927 STEPHEN DECATUR HWY., F-12

OCEAN CITY, MARYLAND 21842

(410) 213-2681

FAX (410) 213-2685

EASTON OFFICE

130 N. WASHINGTON ST.
EASTON, MD 21601

(410) 822-2929
FAX (410) 820-6586

WEBSITE

www.bbcmllaw.com

*ADMITTED MD & DC

March 12, 2024

Ms. April R. Payne, Liquor License Administrator
Worcester County Board of License Commissioners
One West Market Street, Room 1201
Snow Hill, Maryland 21863

Re: Double H. Holdings, Inc./28th Street Pit and Pub

Dr. Ms. Payne,

I represent Double H. Holdings, Inc., Steven D. Hoffman and Michael J. Horsey, operators of 28th Street Pit & Pub located at 2706 Coastal Highway, Ocean City, Maryland.

Messrs. Hoffman and Horsey have proposed some changes to the property, specifically the rooftop dining area. Attached are two drawings depicting each the current layout and the proposed floor plan.

Essentially, they desire to add a bar to replace some of their table seating on the rooftop deck. The bar is strategically located to offer customers a western view of the setting sun, while limiting access to the railing atop the carry out area of the building that fronts Coastal Highway.

In summary, we are requesting the addition of a rooftop bar with seven (7) seats and asking that the Liquor Board Commissioners allow them to alter the license premises to accommodate their new floor plan.

A check in the amount of \$200.00 is enclosed. Please do not hesitate to reach out if you have any questions or concerns.

Very truly yours,


Kristina L. Watkowski

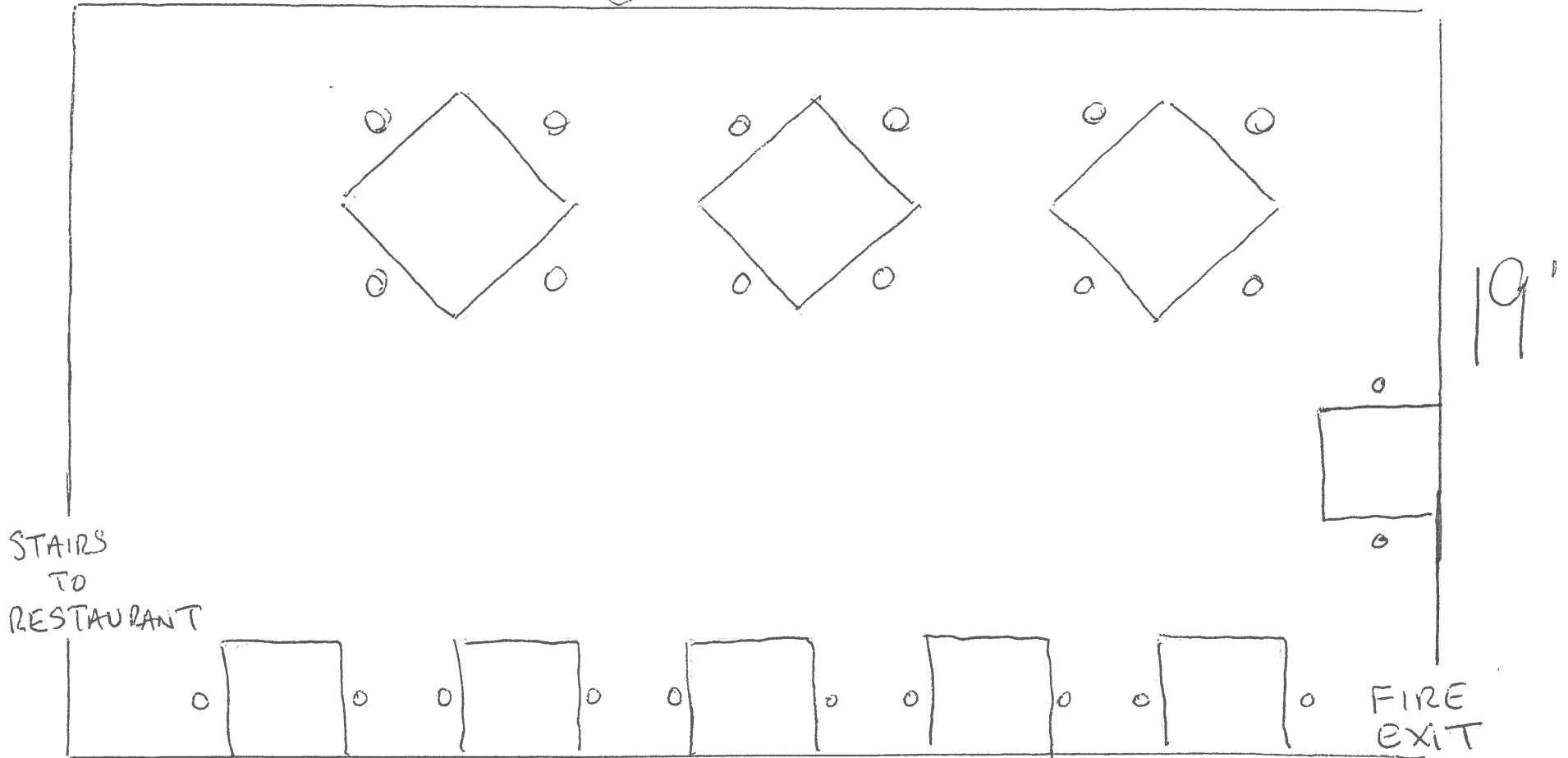
CC: Thomas K. Coates, Esquire (via Email)
Pit & Pub (via Email)

28th St
Pit n Pub

(E)

Current
Layout

30'



COASTAL HWY

28th St
PIT ~ Pub

(E)

Proposed

30'

19'

SEAT

SEAT

SEAT

SEAT

SEAT

SEAT

SEAT

20'

4'6"

COASTAL HWY

REPORT OF INVESTIGATION

DATE: 03/24/2025

Type: Beer-Wine-Liquor

2.
4.

CORP: Cambria Liquor, LLC

Restrictions :No live entertainment, no outside live entertainment, no off sale, no dance floor allowed, no games allowed, no disc jockey allowed, background music inside allowed, Background music outside allowed until 10 P.M., License includes first floor dining and Bar service area including the market/Sunday area located in the lobby of the hotel together with service to all rooms in the hotel and all areas of the hotel but does not include the 8th floor

Furthermore, the license holder would like to have Live entertainment with up to four (4) pieces non amplified. The entertainment will be held in the lobby or in the Banquet room seven days a week from 12:00 noon to 11:00 pm. The disc jockey and live entertainment would not be at the same time.

April Payne
Liquor License Administrator

Anjeeb Shrestha
Cambria Liquor, LLC
13 St. Louis Avenue
Ocean City, MD 21842

February 27, 2025

Worcester County Board of License
Commissioners
ATTN: Liquor Licensing
1 West Market Street
Snow Hill, MD 21863

Dear Board of Commissioners,
Please accept this letter as a formal request for the following
additions to our existing license, #954.

- ① -Dance Floor
- ② -Disc Jockey without MC, playing only amplified music
- ③ -Live Entertainment, not exceeding 3-piece acoustic

While we understand and accept that during the initial creation of this license there were several growing pains during the separation of Seven Star Hospitality and Cambria Liquor, we are confident that since that process was completed there have been no issues to report. Additionally, Cambria Liquor has successfully applied for, received, and executed single and multiple day extensions to the existing license to include the aforementioned, without issue on multiple occasions. We are confident that the permanent inclusion of such to our operating license will allow us to further expand on operations, including weddings and special events, resulting in not only additional revenues, but increased tax liability.

Should you have any questions or require any additional information or supporting documentation we will be happy to provide.

Sincerely,


Anjeeb Shrestha
Owner / Managing Partner

License #954
Class "B" BWL 7 Day
Cambria Liquor, LLC
TRA View
13 St. Louis Avenue
Ocean City, MD 21842

**BOARD OF LICENSE COMMISSIONERS
FOR WORCESTER COUNTY**

REPORT OF INVESTIGATION

Type: Request to expand license premises by adding a second-floor rooftop dining area and bar

DATE: 04/07/2025

License No: 171

Class: B

Type: Beer-Wine-Liquor

APPLICANT(S):

1. Kevin Decker

2. Francesco Fianza

3.

4.

TRADE NAME: Angler Restaurant

CORP: Angler on the Bay, LLC

LOCATION: 312 Talbot Street, Ocean City

Restrictions: none

Mr. Moore request permission to add rooftop dining to the license for Angler Restaurant. This space will overlook the southwestern bay area. The rooftop dining is intended to contain the approximate fallowing seating: fourteen (14) bar seats, eight (8) four-tops, eleven (11) two-tops tables, fifteen (15) seats on the overlook on the bay along the western rooftop location and seven (7) sofas and attendant relaxed single seats.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator

LAW OFFICES
WILLIAMS, MOORE, SHOCKLEY & HARRISON, L.L.P.
3509 COASTAL HIGHWAY
OCEAN CITY, MARYLAND 21842

JOSEPH E. MOORE
RAYMOND C. SHOCKLEY
REGAN J.R. SMITH
CHRISTOPHER T. WOODLEY
CHRIS S. MASON
PETER S. BUAS
QUINN W. MCGINNES
MEEGAN JAYNE R. KENNEDY

(410) 289-3553
TELEFAX (410) 289-4157
www.oceancitylegal.com
jmoore@whmsh.com

MARCUS J. WILLIAMS (1923-1995)
EDWARD H. HAMMOND, JR.
(1942-2011)

OF COUNSEL
JOSEPH G. HARRISON, JR.

March 31, 2025

Ms. April Payne, License Administrator
Board of License Commissioners
Government Office Building
1 West Market Street - Room 1201
Snow Hill, MD 21863

Re: Request of Angler on the Bay, LLC for Alteration of the License Premises at Angler Restaurant, to Allow Rooftop Dining

Dear April,

I am pleased to enclose herewith several renderings of the proposed addition for rooftop dining to the license for Angler Restaurant, held by Angler on the Bay, LLC. As you can see, the renderings show a thoughtful and attractive rooftop dining experience overlooking the bay at the restaurant. Also enclosed with the package are the seating denotations (Sheet PZ-3) with a blowup showing the actual seating proposed, and the plan of elevation showing the additional dining area as well. The rooftop dining is intended to contain the approximate following seating: fourteen (14) bar seats, eight (8) four-top tables, eleven (11) two-top tables, fifteen (15) seats at the overlook on the bay along the western rooftop location and seven (7) sofas and attendant relaxed single seats.

I also enclose Google Earth photograph showing that the total property owned by Bay Front Property, LLC (property owner at the Angler) completely shields the proposed addition from any adjacent property with the exception of that owned by the Lewis Brothers entity next door which, as the Board knows, includes MR Ducks and other dining locations.

The Lewis Brothers support the alteration change, as noted by the letter enclosed herewith.

Given the fact that the season is nearly upon us, and we shortly expect to have site plan approval from the Town of Ocean City, I am hopeful that this can be considered in the upcoming Board meeting set for April 16, 2025.

I also enclose a check for \$400.00 representing the fee for alteration of the premises applications.

Thank you in advance for your consideration of this request.

Sincerely,

Joseph E. Moore

Regan Smith

Letter from John Lewis, adjoining property owner supporting request

March 31, 2025

To: Board of License Commissioners

Snow Hill, MD 21863

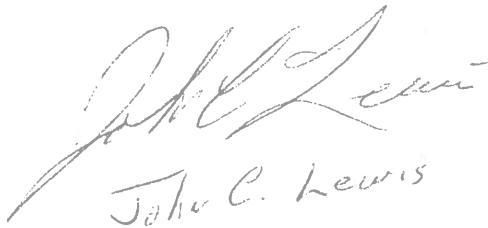
Commissioners;

Re: Rooftop dining at Angler Restaurant

As the owners of the property on the South Side of Talbot Street and the Bay, next to the Angler Restaurant, this will advise that we support the request of Angler on the Bay, LLC to alter their premises to include rooftop dining, at the restaurant.

We are the only property owners in the area between StLouis Avenue and the bayfront and are the only property which would be affected in any way affected by the addition.

We ask that the Board grant the request for rooftop dining at the Angler.



John C. Lewis