

AGENDA
BOARD OF LICENSE COMMISSIONERS
May 21, 2025

12:50 - Administrative Matters for Discussion with Legal Counsel – Personnel Matter

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

1:10 - Meeting/American Legion Synepuxent Post #166
Class “C” B/W/L 7 Day License
Request to change the outside deck hours of service from noon until 11 p.m. to noon until 1 a.m.
Request for live entertainment on outside deck with a maximum of three pieces or a Disc Jockey to end by 9 p.m.
2308 Philadelphia Avenue/Ocean City

1:15 - Application for Transfer of a Class “B” B/W/L 7 Day License
From Bouragave, LLC to CounterClox, LLC
CounterClox/104 N. Main Street, Berlin

1:25 - Application for Transfer of a Class “A” B/W 7 Day License
From Khitam, Inc. to 8th Street Market, LLC
Request to expand premises
8th Street Beer and Wine/714 Philadelphia Avenue, Ocean City

1:35 - Application for a Class “B” B/W/L 7 Day License
T/A: OC Diner
12744 Ocean Gateway/Ocean City

1:45 - Application for a Class “B” B/W/L 7 Day License
T/A: Liberatore’s Tapas-Wine Bar-Libation
12825 Coastal Highway/Ocean City

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

1:55 - Hearing/Duck In
Class “A” B/W 7 Day License
Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor)
607 Lynnhaven Drive/Pocomoke

2:05 - Hearing/Oaked at the Globe
Class “B” B/W/L 7 Day License
Violation of Alcoholic Beverages Article, 4-109 (b) (2) (Inspection)
Violation of the Board’s Rules & Regulations – Rule 30
12 Broad Street/Berlin

Worcester County Board of License Commissioners
Open Meetings Act Minutes
April 16, 2025

Time: 1:00 p.m.

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

Attendance:

License Commissioners:

R. Charles Nichols
Reese Cropper
William E. Esham, Jr.

Staff:

Thomas K. Coates, Esquire
Hank Fisher, III, Esquire
April R. Payne, Liquor License Administrator
Ian Cameron, Inspector
Tess Wimbrow, GIS Analyst III
Donna J. Hughes, Liquor License Specialist
Maria McVey, Alternate Liquor License Assistant

I. Call to Order

II. Administrative Matters

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

III. Closed Session - Administrative Matters

April Payne presented to the Board a summary of four properties that will not be renewing their liquor licenses:

License #200 – Pier 23,
License #780 – Kuna's Tiki Bar,
License #820 – Martin Fish Company, and
License #942 – Puerto Real Tacos and Cantina.

IV. Open Session

V. Adjournment

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR BAI-TEE BAKERY - NEW
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher III			<input type="checkbox"/>
		Donna Hughes, Liquor License Specialist			Kelly Henry, Technical Services Manager			<input type="checkbox"/>
Alternate Liquor License Assistant: Name: Maria McVey				X	Valarie Dawson, Court Reporter			X
License #:	NEW	Hearing Date:	April 16, 2025		Time Hearing Started:	1:05 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: 14 Atlantic, Inc.			T/A: Bai – Tee Bakery		Address: 1401 N. Atlantic Avenue Ocean City, Maryland			
New Application:	X Yes	Transfer:	<input type="checkbox"/> Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes
Items to be discussed: Application for Class "B" B/W/L 7 Day License								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Aseel Hussein Mohsen					Kristina Watkowski, Esquire			
Witnesses:					Protestants:			
1.					1.			
Exhibits:					Exhibits:			
1. Applicant's Exhibit #1 - Floor Plan					1.			
2. Applicant's Collective Exhibit #2 – Five Photos of Commander Hotel					2.			
3. Applicant's Exhibit #3 – Mohsen's TAMS Certificate					3.			
<p>Hearing Minutes: The applicant along with his attorney, Kristina Watkowski, Esquire appeared before the Board with an application for a Class "B" B/W/L 7 Day license. The applicant was sworn in. Watkowski introduced herself to the Board stating she is representing Aseel Hussein Mohsen today. Watkowski presented the project, noting that the building is owned by the Commander Hotel and that a five-year lease agreement is in place. Mohsen will be responsible for the daily operations of the establishment. He brings experience in the food and beverage industry, having previously worked at Ledo's Pizza; his wife is also the owner of Ledo's Pizza in Salisbury. Watkowski submitted (Applicant's Exhibit #1) floor plan, and (Applicant's Collective Exhibit #2) five photos of Commander Hotel. Watkowski noted that Mohsen has no prior violations on record. The proposed project is a French-Mediterranean bakery with Middle Eastern influences, named Bai-Tee, which translates to "my house." The concept emphasizes a family-friendly atmosphere where community members can gather and enjoy offerings such as breakfast sandwiches and croissants. The establishment plans to provide seating for ten (10) patrons indoors and eighty (80) outdoors. There is also a beach area adjacent to the premises; the applicant is requesting that this area be included within the licensed premises. Mohsen stated that, if approved, the beach area would be enclosed with a fence and monitored by staff for safety. Proposed hours of operation are 7:00 a.m. to 10:00 p.m. during the summer season and 7:00 a.m. to 3:00 p.m. from October through March. Watkowski submitted (Applicant's Exhibit #3) applicant's TAMS certified. The business anticipates employing over thirty (30) employees, all of whom will be TIPS/TAMS certified, and ID verification books will always be accessible to staff, and there will be structured greeting practices in place to prevent sales to minors. Mohsen emphasized that the environment will be family-oriented and not operate like a bar. Watkowski stated her client is requesting permission for two (2) pieces of amplified live entertainment, such as jazz instruments (e.g., saxophone, violin), from 9:00 a.m. to 10:00 p.m. Both indoor and outdoor speaker systems are proposed. Commissioner Nichols raised concerns about the request to include the outdoor beach area, as it was not reflected in the original floor plan or license. Watkowski acknowledged that the request is new and</p>								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR BAI-TEE BAKERY - NEW
APRIL 16, 2025

subject to the Board's approval, as well as that of the Ocean City Planning and Zoning Department. Commissioner Esham expressed concern that these requests were not mentioned in the initial report and recommended that the applicant return later with a formal request. Commissioner Nichols inquired about the number of employees, to which Mohsen responded to approximately thirty (30) employees. Commissioner Cropper commented that the boardwalk area has not previously been used as currently proposed. Commissioner Esham confirmed that the applicant retracted the request for beach area use and would return with a future application. Watkowski clarified that while food service might occur in the beach area, alcohol service would be pending Board approval. Commissioner Esham reiterated that carryout alcohol privileges are not granted under the current license. He also noted that the request for live entertainment was not included in the report. Watkowski confirmed that the entertainment request was submitted after the report was completed. April Payne asked about the number of outdoor speakers; Mohsen replied that there would be two, with soft background music. Commissioner Cropper asked for clarification on the lease area, to which Mohsen responded that he is leasing both the restaurant and deck areas. Mr. Coates requested that Watkowski provide a site plan showing where entertainment would be located to April Payne. Commissioner Esham asked Mohsen to confirm his understanding that service is not permitted in the hotel's pool area; Mohsen acknowledged this. Commissioner Cropper inquired about ID scanners. Watkowski explained that a final decision on the system had not been made; they are considering either ID books or scanners depending on the technology used. She further clarified that all alcohol sales will be made at the bar, and that alcohol will only complement the food service. Commissioner Esham inquired whether the proposed entertainment would be acoustic or non-acoustic; Mohsen responded that it would be amplified. When asked about performance hours, Mohsen stated 9:00 a.m. to 10:00 p.m. but clarified it would not be continuous. When asked about location, Mohsen indicated that live entertainment would primarily occur indoors, depending on the atmosphere and customer volume. Watkowski provided an example of weekend brunch performances from 10:00 a.m. to 2:00 p.m. Payne asked where inside the performances would be located; Mohsen indicated near the couch area. Commissioner Cropper expressed concern that the applicant appeared to be seeking approval for multiple items without clarity.

The Board tentatively approved the application for a Class "B" B/W/L 7 Day license pending all required documentation.

Motion:	1st	Mr. Esham	2nd	Mr. Nichols	Approved:	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Restrictions: NO LIVE ENTERTAINMENT, NO GAMES ALLOWED, NO POOL TABLES ALLOWED, NO OFF SALE, THE BEACH AREA IS NOT A PART OF THE LICENSED PREMISES, TWO SPEAKERS ALLOWED ON THE OUTSIDE DECK.

Time Hearing Ended: 1:25 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR PJ'S PIZZERIA - NEW
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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 (RECUSED HIMSELF)			Alternate Board Attorney: Name: Hank Fisher III		X	
		Donna Hughes, Liquor License Specialist			Kelly Henry, Technical Services Manager		X	
		Alternate Liquor License Assistant: Name: Maria McVey		X	Valarie Dawson, Court Reporter		X	
License #:	NEW	Hearing Date:	April 16, 2025		Time Hearing Started:	1:26 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Uncuffed, Inc.			T/A: PJ's Pizzeria		Address: 12806 Ocean Gateway Ocean City, Maryland 21842			
New Application:	X Yes		Transfer:	<input type="checkbox"/> Yes		Meeting:	<input type="checkbox"/> Yes	
Violation:	<input type="checkbox"/> Yes							
Items to be discussed: Application for Class "B" B/W/L 7 Day, request to designate as Multiple License #3								
Applicants:	X		Licensees:	<input type="checkbox"/>		Representative:		
1. Patrick Brady			Chris Woodley, Esquire					
2. Jaroslaw Struk								
Witnesses:			Protestants:					
1.			1.					
Exhibits:			Exhibits:					
1. Applicant's Exhibit #1 - Site plan			1.					
<p>Hearing Minutes: The applicants along with their attorney Chris Woodley, Esquire appeared before the Board with an application for a Class "B" B/W/L 7 Day license. The applicants were sworn in. Woodley introduced himself to the Board and stated he is representing Patrick Brady and Jaroslaw Struk today. Mr. Coates disclosed that his firm represents Brady in this matter, stating he has not personally participated in the application process or with the premises in question, although he would elect to recuse himself from further involvement in the hearing. Woodly stated that Brady currently holds two other licenses and has no history of violations. Brady confirmed this. Woodley added that Brady has worked in the food and beverage industry for twenty-seven years without any infractions. Woodley noted that Struk, the applicant on this application, has never held a liquor license before but has reviewed all applicable rules and regulations issued by the Board of License Commissioners Liquor Board. Commissioner Esham inquired whether the premises is located within the Francis Scott Key Hotel. Brady stated "Yes." Commissioner Cropper asked about the anticipated clientele. Brady estimated that 80% of patrons will be hotel guests, with the remaining 20% from the public. Commissioner Nichols asked about staffing. Brady stated they anticipate employing approximately thirty part-time employees and anyone serving alcoholic beverages will be TIPS/TAM certified. Woodly submitted (Applicant's Exhibit #1) site plan. April Payne stated that the Route 50 Diner is also located on the same property, but the premises for this application were redefined and are now considered separate. As such, there are two distinct licenses on the property. Commissioner Esham asked whether a site plan had been submitted showing both premises. Payne recommended that a new site plan be provided for this license property, and Commissioner Esham agreed it is necessary for the record. Commissioner Cropper inquired about room service. Brady stated that only to-go food service will be offered. Commissioner Esham clarified that if the license were granted, it would not include permission for carryout of alcoholic beverages. Brady acknowledged and accepted this condition. Mr. Coates stated the lease is in order, but an updated site plan must be submitted and approved before the issuance of this license.</p> <p>The Board tentatively approved the application for a Class "B" B/W/L 7 day license designated as Multiple License #3; pending all required documentation.</p>								
Motion:	1st	Mr. Nichols	2nd	Mr. Cropper	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: NO LIVE ENTERTAINMENT, NO OFF SALE, NO GAMES ALLOWED, NO POOL TABLES ALLOWED.								
Time Hearing Ended: 1:33 p.m								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR 1st STOP - NEW
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher, III		X	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	NEW	Hearing Date:	April 16, 2025		Time Hearing Started:	1:38 p.m.		
Class:	"A"	Type:	B/W/L		Day:	7 Day License		
For: 1st Stop OC, Inc.		T/A: 1st Stop		Address: 106 N. Division Street Ocean City, Maryland 21842				
New Application:	X Yes	Transfer:	<input type="checkbox"/> Yes		Meeting:	<input type="checkbox"/> Yes		Violation: <input type="checkbox"/> Yes
Items to be discussed: Application for Class "A" B/W/L 7 Day License								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Shereem Ismail Ramadan		Demetrios Kaouris, Esquire						
Witnesses:		Protestants:						
1.		1. Jeff Walls - 8 th Street Liquors (GM)						
2.		2. Walid Saleh – OC Dollar Store (Owner)						
3.		3. Dina Heise – Liquor Depot (Owner)						
4.		4. Charles Weaver – Weavers Beer & Wine (Owner)						
5.		5. Olga Gjidede– Mitchell's Market (Owner)						
6.		6. Robert Riccio – Property Owner						
Exhibits:		Exhibits:						
1. Applicant's Exhibit #1 - License Application		1. Board's Collective Exhibit #1 - Five letters of Opposition from Residents						
2. Applicant's Exhibit #2 - Articles of Corporation		2. (Opponent's Collective Exhibit #1) - Letter from Walid Saleh in Opposition (Exhibit - 1A) - Letter of Denial from Board for request to Upgrade B/W to B/W/L dated: 2/17/17 (Exhibit - 1B) - 2022-2024 Sales Report (Exhibit - 1C) - Financial Report						
3. Applicant's Exhibit #3 - 1 st Stop By-Laws		3. (Opponent's Exhibit #2) – Weaver's 2021-2024 Sales Reports						
4. Applicant's Exhibit #4 - Minutes of Directors Meeting		4. (Opponent's Collective Exhibit #3) Seven Tax Maps of Robert Riccio's properties						
5. Applicant's Exhibit #5 - Stock Certificate								
6. Applicant's Exhibit #6 - Shereen Ramadan TIPS/TAMS Certificate								
7. Applicant's Exhibit #7 - Proposed Store Location								
8. Applicant's Exhibit #8 - Lease								
9. Applicant's Exhibit #9 - Real Property Data Search								
10. Applicant's Exhibit #10 - Proposed Exterior Signage								
11. Applicant's Exhibit #11 - Proposed Store Interior Layout								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR 1st STOP - NEW
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12. Applicant's Collective Exhibit #12 - Three Letters from business owners in support	
13. Applicant's Exhibit #13 - Street view of Weaver's Beer & Wine Store	
14. Applicant's Exhibit #14 - Street View of 8 th Street Liquors	
15. Applicant's Exhibit #15 - Baltimore County Licensed Beverage Assoc. vs. Kwon Article	

Hearing Minutes: The applicant, Shereen Ramadan, along with her attorney, Demetrios Kaouris, Esquire, appeared before the Board for a Class "A" B/W/L 7 Day License application. The licensee was sworn in. Commissioner Esham asked the audience how many are present today in support and how many are in opposition. Several members of the public, at least seven individuals, were present to protest the application, all of whom were sworn in prior to testifying. Kaouris introduced his client. He presented the following exhibits into evidence (Applicant's Exhibit #1) license application, (Applicant's Exhibit #2) articles of corporation, (Applicant's Exhibit #3) 1st Stop By-Laws, (Applicant's Exhibit #4) directors' minutes, (Applicant's Exhibit #5) stock certificate. Kaouris then asked Ramadan whether she was the sole stockholder of the business, to which she confirmed that she was. Kaouris explained that the applicant has eighteen years of experience in the food and beverage industry, detailing her prior positions at 9th Street Market Beer and Wine, Village Market and 18th Street Beer Wine and Liquor, and other family-owned establishments. Ramadan also confirmed that she had only one violation on record, which occurred during the COVID-19 pandemic. She explained that during this violation, a person carrying a gun was arrested right outside her establishment, and an underage individual attempted to purchase alcohol. While she did check the ID, Ramadan admitted that the tense situation outside distracted her from properly verifying the customer's age. When asked about steps to ensure this does not happen again, Ramadan outlined plans to implement ID scanners for age verification, to refuse vertical IDs, and to prohibit sales to anyone under 21. Kaouris submitted (Applicant's Exhibit #6) Shereen Ramadan TIPS/TAMS certificate. Ramadan confirmed that all employees would be required to complete this certification prior to being hired. Ramadan explained that the business would operate in the former 7-Eleven location and clarified that the store would be a specialty alcohol retail store with a focus on fine wines, cigars, and craft beers. She described the space, a 2,400-square-foot facility with two entrances, located at a prime location on the left side of the entrance to downtown Ocean City, easily accessible from Philadelphia Avenue and Wilmington Lane. Kaouris submitted (Applicant's Exhibit #7) proposed store location, (Applicant's Exhibit #8) lease, (Applicant's Exhibit #9) real property data search. Ramadan stated that the business would serve a need for both tourists and residents. She emphasized that there would be a strict no-consumption policy on the property, with measures to prevent loitering or hanging out on the premises. Kaouris submitted (Applicant's Exhibit #10) proposed exterior signage, and (Applicant's Exhibit #11) proposed interior layout. Ramadan explained that the signage would differ from the old 7-Eleven's paper signs by incorporating a clean, modern look with neon signs. The store's hours of operation were proposed as 9:00 a.m. to 2:00 a.m. Ramadan noted that the facility would require no major installation of equipment, as it would only undergo exterior cosmetic changes. The business aimed to target customers who wanted a refined selection of alcoholic beverages, with a price range of up to \$15 per item. There would be no sale of food, and the store would operate as carry-out only. Kaouris submitted (Applicant's Collective Exhibit #12) three letters from business owners in support of the 1st Stop business. Commissioner Esham announced the Board will now hear from the individuals in the audience.

- Walid Saleh, owner of OC Dollar Store, stated he is here today in opposition to the 1st Stop application. Saleh stated that in 2017, his request for a license upgrade was denied due to the area already having sufficient alcohol outlets. He noted that since the relinquishment of the 7-Eleven license in 2022, he had not seen any increase in sales and even experienced a decline. Saleh submitted (Opponent's Collective Exhibit #1) letter from Walid Saleh in opposition of 1st Stop (Exhibit 1A) letter of denial from Board for request to Upgrade B/W to B/W/L dated 2/17/17 (Exhibit 1B) 2022-2024 sales report, (Exhibit 1C) financial report. Saleh also stated that the downtown

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR 1st STOP - NEW
APRIL 16, 2025

area now has thirteen licenses for B/W or B/W/L, stating he was concerned not with competition but with the number of licenses being granted in the area. In response, Kaouris asked Saleh if he understood the legal definition of "Need," which Saleh confirmed. Kaouris also inquired about Saleh's parking, noting that he had only three parking spaces, to which Saleh responded that he has twelve spaces noting there are eight spaces in the back of building and four in front of store.

- Jeff Walls, manager of 8th Street Liquors, stated to the Board he is in opposition to the application, noting that there were already thirteen licenses in the area and that the addition of another carry-out license would create an oversaturation of alcohol sales outlets. Walls questioned Ramadan regarding 1st Stop hours of operations. Ramadan stated during the Summer 9:00 a.m. to -2 a.m. the location will be closed in the Winter because there is not much business. Walls expressed to the Board his business and other business in the area remain open year-round, we take losses in the winter to keep our employees employed. Kaouris submitted (Applicant's Exhibit #14) street view of 8th Street Liquors. Kaouris questioned Walls regarding his parking area. Walls stated the location has about eighty parking spot across the street. Kaouris stated that across the street means people must cross Philadelphia Street to get to his establishment, which is a high transit area. Walls responded there is additional parking behind the building as well. Kaouris asks Walls if he agrees that crossing Philadelphia Street in the summertime is very busy. Walls responded is as busy as North Division Street where several business are in Ocean City.
- Dina Heise, owner of Liquor Depot stated to the Board she is in opposition to the application noting her business is located 1.5 miles from the proposed location, argued that the downtown area was already densely populated with liquor stores, and the addition of another liquor store would create an oversaturation. She pointed out that most liquor stores in the area are spaced about a mile apart, with the downtown area already having four licenses. She also emphasized the lack of need in the area for another store. When asked if she was concerned about competition, Heise acknowledged her concern but maintained that there was no need for more licenses in the downtown area.
- Olga Gjidede, Owner of Mitchell's Market expressed opposition to the application, stating that the proposed location at the entrance to the city would create issues with loitering, noise, and intoxicated individuals. She worried that the business would negatively impact on the image of Ocean City, especially for tourists visiting the area.
- Charles Weaver, owner of Weaver's Liquor Store stated he is in opposition to the application. Weaver stated he has owned his business for 55 years, stated that the downtown area did not need another alcohol beverage license, as sales had not increased following the relinquishment of the 7-Eleven license. Weaver submitted (Opponent's Exhibit #2) Weavers 2021-2024 sales reports. Weaver stated, as you will see from my sales reports, my sales have gone down even after 7-Eleven relinquished their license noting that with another liquor store would harm the business financially. Commissioner Cropper referenced Weaver's sales records showing sales going down even after 7-11 relinquished their license, you would think your sales would go up because your establishment is right across the street. He also provided a petition with approximately ninety-six signatures in opposition to the application. Mr. Coates stated that the Board doesn't acknowledge petitions unless the individuals on petition are in attendance. Kaouris submitted (Applicant's Exhibit #13) street view of Weavers Beer & Wine. Kaouris asks Weaver about his store's parking spaces, stating that he only has six spots. Weaver agreed and stated that customers can access through the back parking lot. Weaver stated to the Board there are fewer people living in the downtown area so the need for another liquor establishment is not warranted.

• Robert Riccio, property owner at 105 N. Division Street and 103 Caroline Street, a six-unit building Robert Riccio, stated that he owns properties near the proposed location, expressed concern about the impact of the proposed store on public safety. Riccio submitted (Opponent's Collective Exhibit #3) seven tax maps of Riccio's properties. Riccio stated that he put up a fence around the area, at the west of his properties, the reason I did this is because this is a rental property and the tenants would call about fights, urinating and defecating, and other disruptive behavior several mornings the property managers would have to pick up beer cans and liquor bottles. Riccio stated there was a significant drop for calls of service to the Ocean City Police Department since 7-Eleven relinquished their license. Riccio stated to the Board I also own the lot behind Weaver's and has offered to designate a portion of it for additional parking to support Weaver's, if parking is a concern. Kaouris asks Riccio if he is a local resident since he had mentioned he lives in Key West, Florida. Riccio replied all his investments are here. Riccio stressed the Board that he opposes this application.

Mr. Coates submitted (Board's Collective Exhibit #1) five letters and emails from residents in opposition to the 1st Stop application. Commissioner Esham asks the individuals in the audience that are opposing this application to raise their hands, noting there were a total of eight properties owners in Ocean City or Worcester County. Commissioner Esham stated for the record there are a total of thirteen B/W licenses with carry out within 2,800 feet of this proposed location, and seven of those are within 1,000 ft, with four B/W/L licenses that have off-sale privileges that are within 2,700 feet, two of them are within 1,500 ft, all in the downtown area. Commissioner Esham stated that part of this Boards job is to ensure the public need, ensure no detriment to the public and protect other licensees.

Kaouris submitted (Applicant's Exhibit #15) Baltimore County Licensed Beverage Assoc. vs. Kwon Article. Kaouris stated that the Board considers is a "Need," noting to the Board a need or necessity in the context of an alcohol beverage is convenient, useful, appropriate, proper or conducive to the public of that area. He states this store will be convenient and useful to the area residents, it's in a suitable location, offers convenient egress and ingress from Division Street and Philadelphia Avenue, ample parking, walking distances from condominiums and living areas.

The Board found that the public need is adequately being met, and that the issuance of an additional license would have a negative impact on the current license holders. Furthermore, the property did not offer anything unique as there are currently five beer, wine and liquor licenses and thirteen beer and wine licenses within the area.

Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	<input type="checkbox"/>	Yes	X	No
Restrictions:									
Time Hearing Ended: 2:43 p.m.									

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR FAT DADDY'S – LICENSE # 535
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher III		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist			Kelly Henry, Technical Services Manager		X	
		Alternate Liquor License Assistant: Name: Maria McVey		X	Valarie Dawson, Court Reporter		X	
License #:	535	Hearing Date:	April 16, 2025		Time Hearing Started:	2:47 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Shavi_CO, LLC		T/A: Fat Daddy's		Address: 216 S. Baltimore 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 AUS Inc. to Shavi_CO, LLC								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Edward Braude		Quinn W. McGinnes, Esquire						
2. Alsa M. Calimova								
3. Shavkat O. Ismailov								
Witnesses:				Protestants:				
1.		1.						
Exhibits:				Exhibits:				
1.		1.						
<p>Hearing Minutes: The applicants along with their attorney Quinn McGinnes, Esquire appeared before the Board with an application to transfer a Class "B" B/W/L 7 Day license from AUS Inc. to Shavi_CO, LLC. The applicants were sworn in. Quinn McGinnes, Esquire introduced himself to the Board and stated he is representing Edward Braude, Alsa Calimova, and Shavkat Ismailov today. McGinnes asked Braude, is it correct you are the current manager of Fat Daddy's and has held that position for thirty-four years. Braude replied "Correct," also affirming that he will continue to serve as the resident agent on the license. McGinnes stated to the Board that the primary purpose of the transfer is to allow Fat Daddy's to continue operations while Braude gradually steps back from day-to-day responsibilities. McGinnes then referred to Calimova, who has worked in the food and beverage industry since 2000, specifically with the OC Food Market. She has maintained TIPS/TAMS certification since 2008. Ismailov was identified as the incoming on-site manager responsible for ensuring compliance with all liquor laws. He is also TIPS/TAMS certified. Ismailov noted that all future employees will be required to obtain TIPS/TAMS certification prior to hiring. Ismailov confirmed that the business will utilize both ID books and ID scanners, specifically the "WeScan" system, to verify age and identity. McGinnes stated that the existing floor plan and entertainment provisions will remain unchanged. Commissioner Nichols inquired whether the required signatures were obtained for the application by Braude. Braude stated "Yes," all signatures were collected by himself. Coates confirmed that the lease is in order.</p> <p>The Board tentatively approved the application for transfer of a Class "B" B/W/L 7 Day license from AUS Inc. to Shavi_CO, LLC; pending all required documentation.</p>								
Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: SAME RESTRICTIONS								
Time Hearing Ended: 2:53 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR WXYZ BAR & TIKI BAR – LICENSE #889
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III (RECUSED HIMSELF)						
Staff Present:		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name: Hank Fisher III		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
		Alternate Liquor License Assistant: Name: Maria McVey		X	Valarie Dawson, Court Reporter		X	
License #:	889	Hearing Date:	April 16, 2025		Time Hearing Started:	2:55 p.m.		
Class:	"D"	Type:	B/W/L		Day:	7 Day		
For: ALOFT F&B, LLC			T/A: WXYZ Bar & Tiki Bar		Address: 4501 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 100% Membership Transfer of a Class "D" B/W/L 7 Day License from John H. Burbage, Jr. to Benjamin N. Seidel								
Applicants:	X	Licensees:	<input type="checkbox"/>		Representative:			
1. Benjamin Norman Seidel					Demetrios G. Kaouris, Esquire			
Witnesses:					Protestants:			
1.					1.			
Exhibits:					Exhibits:			
1. Applicant's Exhibit #1 - Assignment of Membership Interest					1.			
2. Applicant's Exhibit #2 - Operating Agreement					2.			
3. Applicant's Exhibit #3 - Copy of Transfer Application					3.			
4. Applicant's Exhibit #4 – TIPS/TAM Certified Employees					4.			
<p>Hearing Minutes: The applicant along with his attorney Demetrios Kaouris, Esquire appeared before the Board with an application for a 100% stock transfer of a Class "D" B/W/L 7 Day license. Kaouris introduced himself to the Board stating that he is representing Benjamin Seidel today. The applicant was sworn in. Commissioner Cropper disclosed that he is involved with the applicant's property and therefore requests to recuse himself. Kaouris submitted (Applicant's Exhibit #1) assignment of membership interest, (Applicant's Exhibit #2) operating agreement, (Applicant's Exhibit #3) copy of transfer application, and (Applicant's Exhibit #4) TIPS/TAM certified employees. Seidel testified that he has been a resident of Worcester County since 2006. He is not requesting any changes to the existing license, which will remain as currently issued. Seidel holds several other liquor licenses outside the State of Maryland and has never had any violations associated with those licenses. He explained that he owns and operates a management company that oversees hospitality properties on behalf of owners, with the goal of improving financial outcomes. Seidel confirmed that he is familiar with the rules and regulations of the Worcester County Liquor Board. Kaouris stated this establishment is located within the Aloft Hotel, that approximately 70% of their customer base will consist of hotel guests, with the remainder being local patrons. There are no planned changes to the food menu, and the operation will continue to focus on serving hotel guests. Mr. Coates confirmed the lease is in order. Commissioner Esham asked whether the current restrictions on the license would remain in place. Seidel affirmed to the Board that the restrictions would remain the same.</p> <p>The Board approved the application for a 100% Membership Transfer of a Class "D" B/W/L 7 Day License from John N. Burbage to Benjamin N. Seidel</p>								
Motion:	1st	Mr. Nichols	2nd	Mr. Esham	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: SAME RESTRICTIONS								
Time Hearing Ended: 3:00 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR THE INN BERLIN – LICENSE #920
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher, III		X	
		Donna Hughes, Liquor License Specialist			Kelly Henry, Technical Services Manager		X	
		Alternate Liquor License Assistant: Name: Maria McVey		X	Valarie Dawson, Court Reporter		X	
License #:	920	Hearing Date:	April 16, 2025		Time Hearing Started:			
Class:	"B"	Type:	B/W		Day:	7 Day		
For: The Inn Berlin		T/A: The Inn Berlin		Address: 15 Harrison Avenue Berlin, Maryland 21811				
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" Request for off sale of Gluten Free Beer and Wine								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Maya Tomasello								
Exhibits:		Exhibits:						
1.		1.						
<p>Hearing Minutes: Maya Tomasello introduced herself to the Board stating she is the owner & operator of The Inn Berlin. Tomasello present to the Board her request for a Class "B" B/W 7 Day request for off sale of Gluten Free Beer & Wine, noting specifically for gluten-free beer and wines. Tomasello explained that while their current license permits the on-premises service of beer and wine to guests, they would like the ability to offer those same products for guests to purchase and take home, noting that there are no other nearby establishments offering a similar selection of gluten-free beer and wines. Commissioner Esham asked for clarification, confirming that the request pertains to the off-sale of gluten-free beer and wine only. Tomasello, confirmed "Yes," and further emphasized that their facility does not allow any non-gluten-free products on the premises. Mr. Coates clarified that the existing license allows for the sale of any beer and wine; however, the applicant chooses to specialize exclusively in gluten-free offerings. The request being made is solely for the addition of off-sale privileges.</p> <p>The Board approved a Class "B" B/W 7 day license request for off sale of Gluten Free Beer & Wine in factory sealed containers.</p>								
Motion:	1st	Mr. Nichols	2nd	Mr. Cropper	Approved:	X	Yes	<input type="checkbox"/> No
Restrictions: OFF SALE OF GLUTEN FREE BEER AND WINE IN FACTORY SEALED CONTAINERS.								
Time Hearing Ended: 3:02 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR 28TH STREET PIT & PUB – LICENSE #244
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher, III		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist			Kelly Henry, Technical Services Manager		X	
		Alternate Liquor License Assistant: Name: Maria McVey		X	Valarie Dawson, Court Reporter		X	
License #:	244	Hearing Date:	April 16, 2025		Time Hearing Started:	3:03 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Double Holdings, Inc.		T/A: 28th Street Pit & Pub		Address: 2706 Philadelphia Avenue 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 to alter the licensed premises, request to add a rooftop bar with seven seats								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Steve Hoffman				Kristina Wastkowski, Esquire				
Witnesses:				Protestants:				
1.				1.				
Exhibits:				Exhibits:				
1. Licensee's Exhibit #1 - Current Floor Plan				1.				
2. Licensee's Exhibit #2 - Proposed Floor Plan				2.				
<p>Hearing Minutes: The licensee along with their attorney, Kristina Wastkowski, Esquire appeared before the Board with a Class "B" B/W/L 7 Day license request to alter the licensed premises, and request to add a rooftop bar with seven seats. The licensee was sworn in. Wastkowski introduced herself to the Board and stated she is representing Steve Hoffman today. Wastkowski explained that the premises is an existing building with a thirty-year lease, of which fifteen years remain. The current request is prompted by customer demand for outdoor seating, which is common in the resort area. Wastkowski noted that customers often leave the establishment when they are unable to find outdoor seating, resulting in a loss of business. Commissioner Esham asked whether a site plan had been provided. Mr. Coates directed him to the back of the application packet, where the site plan was included. Wastkowski submit (Licensee's Exhibit #1) current Floor plan and (Licensee's Exhibit #2) proposed floor plan. Commissioner Esham inquired about the location of the proposed bar. Hoffman explained that they propose to add a rooftop bar with seven seats to replace some of the rooftop table seating. Wastkowski specified that the bar would operate from 3:00 p.m. to 10:00 p.m. Hoffman further noted that the Ocean City Fire Marshal allows a rooftop capacity of fifty-five people, although only twenty- four seats are presently installed. Commissioner Cropper asked whether patrons would be permitted to stand and congregate even with the presence of tables and chairs. Hoffman replied that while it is possible, the establishment does not encourage standing, as food is served upstairs and servers carrying trays could face safety hazards. Hoffman emphasized that the rooftop functions as a restaurant setting rather than a bar environment. Commissioner Nichols asked whether dimensions for the proposed layout were included in the floor plan. Commissioner Cropper questioned whether the bar must be placed in the proposed location. Hoffman explained that while relocation is possible, the view from the alternate side would overlook a construction site rather than the desirable skyline. Commissioner Cropper expressed concern about maintaining a family-friendly environment and suggested relocating the bar to avoid an undesirable appearance of people congregating and drinking. Hoffman noted that the rooftop already has tables against the railing, which helps keep patrons away from the edge. He also mentioned that to improve the alternate view, they could install televisions to detract from the construction site scenery. Commissioner Esham summarized that the applicants were requesting</p>								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR 28TH STREET PIT & PUB – LICENSE #244
APRIL 16, 2025

approval for a 20-foot-long bar with seven (7) seats and indicated that relocating the bar to the east side would be acceptable. Watkowski stated that the Board of License Commissioners is the first point of approval and that further approvals would be required from the Town of Ocean City authorities. Hoffman clarified that no live entertainment would be provided on the rooftop, only background music through speakers.

The Board approved a Class “B” B/W/L 7 Day License request to alter the licensed premises, the bar must be relocated to the East side of the deck area, rooftop bar is allowed with a maximum length of 20 feet with seven (7) seats.

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

Time Hearing Ended: 3:17 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR VIEW – LICENSE #954
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher, III		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	954	Hearing Date:	April 16, 2025		Time Hearing Started:	3:18 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Cambria Liquor, LLC		T/A: View		Address: 13 St. Louis Avenue Ocean City, Maryland 21842				
New Application:	<input type="checkbox"/> Yes	Transfer:	<input type="checkbox"/> Yes	Meeting:	<input checked="" type="checkbox"/> Yes	Violation:	<input type="checkbox"/> Yes	
Items to be discussed: Request to add a dance floor, disc jockey and live entertainment up to three pieces.								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Ray Shields								
Witnesses:				Protestants:				
1.				1.				
2.				2.				
3.				3.				
4.				4.				
5.				5.				
Exhibits:				Exhibits:				
1.				1.				
<p>Hearing Minutes: The applicant was duly sworn in. Mr. Shields appeared before the Board to request an extension to the current license to include use of a designated dance floor within the existing 25,000-square-foot ground-level event space. This space is intended for special functions such as weddings. Mr. Esham inquired about the location of the proposed space. Mr. Shields confirmed it is the ground-level event space within the premises. In addition, Mr. Shields requested permission for live entertainment—limited to acoustic performances with no more than three performers, and the use of a disc jockey. The entertainment would be restricted to the lobby and the event space and would occur only during special events, not on a daily basis. Mr. Shields explained that the previous license had included these privileges, but the current License #954, which now covers the ground through seventh floors, does not. The prior license also covered Spain Wine Bar's floor, which is no longer included in the current license. Commissioner Nichols asked whether Mr. Shields is the licensee. Mr. Shields clarified that he is the hotel manager, and that the licensee is currently out of the country. Commissioner Cropper asked if Shields had previously made similar requests. Mr. Shields replied that for events not covered by the license, they typically apply for one-day special event permits. This request is intended to streamline that process and eliminate the need for repeated applications. Mr. Esham asked whether the Board had previously made the applicant "jump through hoops." Mr. Shields responded that the Board had not, and that they had only submitted such requests three times in the past 18 months. He noted the change in license coverage is what now necessitates the request. Commissioner Cropper expressed that, given the infrequency of events and the Board's cooperative history through staff such as Ms. Payne, it may be most efficient to continue handling these cases as special event permit requests. Mr. Shields agreed but also emphasized their interest in hosting live entertainment throughout the season, including weekdays. Mr. Esham asked Mr. Shields to reconsider the scope of his request. Mr. Shields clarified that they would like to include acoustic, non-amplified live music, similar to offerings at other restaurants and bars in the area. Commissioner Esham asked for the exact location of the proposed music performances. Mr. Shields stated it</p>								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR VIEW – LICENSE #954
APRIL 16, 2025

would be held in the lobby, near the window, this location was covered under their prior license. Commissioner Nichols noted that without a proposed site plan, it was difficult to fully evaluate the request. Commissioner Cropper further questioned whether the applicant intended to convert the venue into a nightclub setting, expressing concern that the scope of the request seemed to be shifting from occasional special events to ongoing entertainment. Ultimately, Commissioner Cropper made a motion to maintain the current approach, allowing the applicant to continue using special event permits for these types of requests.

Motion:	1st	Cropper	2nd	Nichols	Approved:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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Restrictions: THE PROPERTY IS ALLOWED TO REQUEST LIVE ENTERTAINMENT FOR SPECIAL EVENTS – ACTUAL ALCOHOLIC BEVERAGE LICENSE WILL NOT BE IMPACTED – RESTRICTIONS REMAIN IN PLACE.

Time Hearing Ended: 3:25 PM

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR ANGLER RESTAURANT – LICENSE #171
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher, III		X	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
		Alternate Liquor License Assistant: Name: Maria McVey		X	Valarie Dawson, Court Reporter		X	
License #:	171	Hearing Date:	April 16, 2025		Time Hearing Started:	3:28 p.m.		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Angler on the Bay, LLC			T/A: Angler Restaurant		Address: 312 Talbot Street Ocean City, Maryland 21842			
New Application:	<input type="checkbox"/> Yes	Transfer:	<input type="checkbox"/> Yes		Meeting:	<input checked="" type="checkbox"/> Yes		Violation: <input type="checkbox"/> Yes
Items to be discussed: Class "B" B/W/L 7 Day License request to expand license premises by adding a second-floor rooftop dining area and bar								
Applicants:	<input type="checkbox"/>	Licensees:	X		Representative:			
1. Franco Fidanza					Regan Smith, Esquire			
Witnesses:					Protestants:			
1.					1.			
Exhibits:					Exhibits:			
1. Licensee's Exhibit #1 - Site Plan					1.			
<p>Hearing Minutes: The licensee along with their attorney Regan Smith, Esquire, appeared before the Board with a Class "B" B/W/L 7 Day License request to expand license premises by adding a second-floor rooftop dining area and bar. Regan Smith, Esquire introduced himself to the Board and stated he is representing licensee Franco Fidanza today. Smith noted to the Board an updated packet had been submitted by his firm, which includes the proposed addition to the second floor. Smith stated that the Fidanza had appeared before the Ocean City Planning Commission Board the previous day and had received approval for the expansion. Fidanza is requesting approval to utilize the second floor of the premises for additional dining and seating, including: fourteen bar seats, eight four-top tables, eleven two-top tables, fifteen seats along the western rooftop bay overlook, along with seven sofas and associated relaxed single seats. Smith noted that neighboring establishments, including MR Ducks and the Lewis family owners of adjacent dining establishments. Commissioner Esham inquired whether a kitchen would be located on the second floor. Fidanza explained the overall vision for the addition, which includes small plates and light fares on the second floor, noting they plan to build a new kitchen upstairs, while maintaining the current kitchen and operations on the first floor. Smith submitted (Licensee's Exhibit #1) site plan. Commissioner Cropper asked for clarification on the location of the proposed addition, which Smith stated would overlook the southeast corner of the property. Fidanza stated the goal of this expansion was to allow patrons to enjoy dining and cocktails with a view, complemented by relaxed ambiance. Commissioner Cropper asked whether the space would be a quiet dining area, Smith confirmed the intent was for standard dining with tables and chairs, not nightclub activity. Commissioner Esham noted that while the current license permits live entertainment on the first floor, the application report did not reflect any request for live entertainment on the second floor. Fidanza expressed interest in including music on the second floor. Smith clarified that the request was only for amplified background music through speakers, not live performances. Commissioner Esham further questioned whether they were requesting a dance floor, Fidanza replied "No," we are not asking for a dance floor. Commissioner Cropper voiced concern about the venue potentially turning into a nightclub and stressed the Board's responsibility to preserve Ocean City's image. He, along with Commissioner Nichols, recommended allowing only background music through speakers,</p>								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR ANGLER RESTAURANT – LICENSE #171
APRIL 16, 2025

with no disc jockey (DJ), no dance floors, and no additional live entertainment. Smith confirmed that the request is solely for amplified background music, with no intention of hosting simultaneous live music performances on both floors. The Board approved a Class “B” B/W/L 7 Day License request to expand license premises by adding a second-floor rooftop dining area and bar with the condition that no additional entertainment privileges be granted beyond the amplified background music for ambiance.

Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Restrictions: NO LIVE ENTERTAINMENT ON THE SECOND FLOOR DECK, NO DANCE FLOOR ON THE SECOND FLOOR DECK, BACKGROUND MUSIC ALLOWED ON THE SECOND FLOOR DECK.

Time Hearing Ended: 3:45 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OASIS BAR & GRILL
APRIL 16, 2025

Members Present:		William E. Esham, Jr., Chairman		X	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: Hank Fisher, III		X	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
License #:	670	Hearing Date:	April 16, 2025		Time Hearing Started:	3:47 PM		
Class:	"B"	Type:	B/W/L		Day:	7 Day		
For: Jo/Joe's Crew, Inc.		T/A: Oasis Bar & Grill		Address: 7539 Old Ocean City Road Whaleyville, Maryland 21872				
New Application:	<input type="checkbox"/> Yes	Transfer:	<input type="checkbox"/> Yes		Meeting:	<input type="checkbox"/> Yes	Violation:	X Yes
Items to be discussed: Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor)								
Applicants:	<input type="checkbox"/>	Licensees:	<input type="checkbox"/>		Representative:			
1. Robert J Riccio, Jr.		Dirk W. Widdowson, Esquire						
2. Steven Bowers								
Witnesses:				Protestants:				
1. Rafael Reyes (Bartender)		1. Deputy Mark Shayne						
2.		2. Deputy Jasmine Mentzer						
3.		3. Cadet Braden G Sisson						
Exhibits:				Exhibits:				
1. Applicant's Exhibit #1 – Statement by Steven Bowers				1. Board's Exhibit #1 – Board's Investigation Report Dated October 2, 2024, Compliance Check History, Alcohol Awareness Certified Employee List, and Worcester County Sheriff's Office Incident Case Report #24-0001342				
2. Applicant's Exhibit #2 – Card 101 Certification Document				2. Board's Collective Exhibit #2 – 5 letters of support				
3. Applicant's Exhibit #3 – Email Statement from Amy Castro confirming TIPS Certification (April 22 nd)				3.				
4. Applicant's Exhibit #4 – Signage Displaying Carding Procedures for IDs				4.				
5. Applicant's Exhibit #5 - Alcohol Purchase Birthday Signage				5.				
6. Applicant's Exhibit #6 - Receipts for Purchased ID Scanners				6.				
7. Applicant's Exhibit #7 - Statement by Rafael Reyes				7.				
8. Applicant's Exhibit #8 - Statement by Crystal Seaton				8.				
9. Applicant's Exhibit #9 - Statement by Randy Miller, Sr.				9.				
10. Applicant's Exhibit #10 - Joint Statement of Support by Brandon Shannen and Catherine Burkhard				10.				
11. Applicant's Exhibit #11 - Joint Statement of Support by Brian and Karen Alexander				11.				

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS
MINUTES FOR OASIS BAR & GRILL
APRIL 16, 2025

12. Applicant's Exhibit #12 - Statement of Support by John Dale	12.								
13. Applicant's Exhibit #13 - Statement by Mike Porta	13.								
<p>Hearing Minutes: Applicants were sworn in. Counsel Widdowson noted that they stipulate only to the first three paragraphs of the report and object to the final two paragraphs on grounds of hearsay, though stipulation was made in the interest of efficiency. The report was read into the record. Mr. Riccio was introduced as the owner of the establishment since November 2006. Widdowson confirmed with Riccio that this is his first citation and that prior compliance checks (June 16, 2014; June 28, 2017; June 9, 2022) were all passed. After being notified of the charge on September 24, 2024, Riccio immediately suspended the bartender involved (Reyes) and began reinforcing training and signage related to alcohol sales. He further explained that he had been attempting to purchase an ID scanner since May 2024 but was delayed due to a backorder; it arrived three weeks after the compliance check. Riccio stated the new scanner also reads foreign passports and is now in active use. TIPS/TAMS certifications were reissued after it was discovered the previous instructor was uncertified; a valid course was scheduled for April 22. Birthday signage has been posted in seven key areas including the main entrance, employee bathroom, liquor room door, beer cooler, and kitchen. Riccio, a former undercover narcotics officer, has consistently invited law enforcement agencies, including the Worcester County Sheriff's Office and Maryland State Police—for presence and collaboration during large events like Bike Week. Though coordination has become more difficult due to staffing shortages, he maintains an open invitation for both undercover and uniformed officers. Riccio terminated Reyes shortly after suspension. He explained the seriousness of the incident and his commitment to preventing underage sales, noting that even kitchen staff are now included in awareness discussions. All staff have now been certified (or recertified) for TIPS/TAMS for the third time within the past ten months. Widdowson submitted a written statement by Reyes explaining the incident, noting he had removed his glasses and misread the IDs. Reyes, present at the hearing, expressed remorse and accepted full responsibility. He stated he had not served alcohol since and wished to protect the reputation of the establishment. Coates confirmed five letters of support were received, acknowledging the establishment's good reputation. Deputy Mentzer reported that prior to the compliance check, Cadet Sisson made a statement that underage individuals frequently drank at the establishment. Widdowson objected on hearsay grounds, and the statement was ruled inadmissible. DFC Shayne clarified that his overnight DUI work frequently involves individuals mentioning they had been at the establishment, though this does not confirm where the intoxication occurred. Widdowson highlighted Riccio's prompt and responsible response, referring to Rule 32, Object D of the Worcester County Board of License Commissioners Rules and Regulations, arguing the license should not be penalized beyond a written reprimand due to Riccio's longstanding compliance and corrective actions. Esham raised concerns over the establishment's perceived status as a "hot spot," encouraging Riccio to remain vigilant. Cropper made a motion to issue a letter of reprimand, which was supported by the board.</p>									
Motion:	1st	Mr. Cropper	2nd	Mr. Nichols	Approved:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Restrictions: Board found that a violation did occur.									
Time Hearing Ended: 4:33 PM									

**BOARD OF LICENSE COMMISSIONERS
FOR WORCESTER COUNTY**

REPORT OF INVESTIGATION

Type: Request to change outside deck hours

DATE: 04/22/2025

Request for live entertainment on the outside deck

Or Request for a Disc Jockey

License No: 11

Class: C

Type: Beer-Wine-Liquor

APPLICANT(S):

1. George Barstis

2.

3.

4.

TRADE NAME: American Legion Synepuxent Post 166

*CORP: American Legion Synepuxent
Post 166*

LOCATION: 2308 Philadelphia Avenue, Ocean City, MD

Restrictions: Outside deck hours of service allowed from noon until 11 p.m. only, No Live Entertainment on the outside deck, No Disc Jockey allowed on the outside deck

This property has been licensed for many years. There have been no violations in the past five (5) years. They are requesting that both service areas (downstairs and the upstairs outside deck) be permitted to operate during the same hours of operation – noon to 1 a.m.

Additionally, the licensees request permission to have live entertainment, no more than (3) three musicians playing or a disc jockey on the outside second floor deck. They would end any entertainment by 9 pm.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator



The American Legion Synepuxent Post 166

2308 Philadelphia Avenue
P.O. Box 63, Ocean City, MD 21843
Post 410-289-3166



James R Best
(804) 925-7071
Jamesbest26@icloud.com

Bruce Capecci, Adjutant
(410) 289-3253
Adjutant166@gmail.com

March 25, 2025

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

RE: License #11

Dear Commissioners:

As you may recall, Synepuxent Post 166 American Legion in Ocean City appeared before you seeking permission to operate an outside (elevated) deck bar constructed at our location at 2308 Philadelphia Avenue. Your approval contained two restrictions for 2024: 1) hours of service from noon until 11 p.m. only and 2) no live entertainment or disc jockey allowed. We were told that we could request changes for 2025 – hence the purpose of this letter.

We are requesting that both service areas (downstairs and upstairs) be permitted to operate during the same hours of operation – noon to 1 a.m.

Additionally, we would seek permission to allow small (no more than 3 musicians) groups to perform on the upstairs deck. Being aware of noise considerations, we would end any performance prior to 9 p.m.

Thank you for your consideration. We would be happy to answer any questions or concerns you may have.

Sincerely,

George Barstis, Finance Officer

License #11
Class "C" BWL 7 Day
T/A American Legion Synepuxent
Post #166
2308 Philadelphia Avenue
Ocean City, MD 21843

**BOARD OF LICENSE COMMISSIONERS
FOR WORCESTER COUNTY
REPORT OF INVESTIGATION**

Type: Transfer Application

DATE: 04/22/2025

License No: 962

Class: B

Type: Beer-Wine-Liquor

APPLICANT(S): **1. Meghan Newberger** **2. Fredric Leibowitz**
 3. Patrice Hamillton-Ottey **4.**

TRADE NAME: CounterClox

CORP: CounterClox, LLC.

LOCATION: 104 North Main Street, Berlin, MD

Restrictions: Live entertainment amplified allowed inside with a maximum of three pieces three days per week from 12 noon until 9 pm. On both floors, live entertainment will not occur in both places at the same time, no dance floor allowed, no disc jockey allowed, no music technician allowed, one golden tee video game allowed upstairs, one shuffleboard game allowed upstairs, no off sale

Ms. Newberger holds 40%, Ms. Ottey holds 40% and Mr. Leibowitz holds 20% of CounterClox, LLC. Ms. Newberger is the Resident agent and is the one that obtained signatures on the application. There have been no violations since the opening 02/12/2024 and the applicants are requesting the same restrictions as before. Ms. Newberger has 12 years of experience in selling and serving alcoholic beverages and is currently TIPs Certified she will be the general manager and will be handling the day-to-day business operations on the property.

CounterClox Restaurant and bar will be serving American cuisine. The property has 1,800 SF of customer service area, and 1,000 SF of kitchen/bathroom space on the first floor, along with 1,000 SF of customer service area and 200 SF of storage on the second floor. The first floor has 56 seats at tables, five (5) seats at the pizza oven bar, and 14 seats at the bar. The second floor has 35 seats at tables and seven (7) seats at the bar. There is no outside seating or bars.

The applicants are requesting lockers for people that would buy a bottle of alcohol and then they would be able to keep the bottle in a locked locker so that it would be available when they returned to the restaurant. They then could ask for their cabinet to be unlocked by a manager and enjoy the same bottle that they purchased before. All lockers would be under lock and key and only the manager working would have access to the keys to all the private lockers.

Operating hours will be from 9:00AM- 12 Midnight, seven (7) days a week, year-round. There will be about 25 employees. All employees who handle alcohol beverages will be trained in TIPs/TAM.

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 "B" B/W/L ^{7 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 _____, 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)

<p>(1) Full Name <u>Prince Hamilton Okey</u> ^{Megan}</p> <p>Date of Birth <u>[REDACTED]</u></p> <p>Place of Birth <u>Camden NJ</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p>Residence <u>384 Duelling Way Berlin MD 21811</u></p> <p>Period of Residence <u>13</u> in Wor. County <u>13</u></p> <p>Naturalized at _____ Year _____</p> <p>Race <u>W</u> Sex <u>F</u></p>
<p>(2) Full Name <u>Fredric Leibowitz</u> ^{Michael}</p> <p>Date of Birth <u>[REDACTED]</u></p> <p>Place of Birth <u>East Orange, NJ</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p>Residence <u>307 Purnell St Shawville MD 21863</u></p> <p>Period of Residence <u>11 months</u> in Wor. County <u>11 months</u></p> <p>Naturalized at _____ Year _____</p> <p>Race <u>W</u> Sex <u>M</u></p>
<p>(3) Full Name <u>Meghan Leigh Newberger</u> ^{R.A.}</p> <p>Date of Birth <u>[REDACTED]</u></p> <p>Place of Birth <u>Morristown, NJ</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p>Residence <u>475 Duelling Way Berlin MD 21811</u></p> <p>Period of Residence <u>15</u> in Wor. County <u>15</u></p> <p>Naturalized at _____ Year _____</p> <p>Race <u>W</u> Sex <u>F</u></p>

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: CounterClox, LLC
If other than a corporation, state trade name to be used: CounterClox
5. Address of place to be licensed (Give street number or accurate description): 104 N. Main St Berlin MD 21811

A. Nearest intersecting street: Commerce St Approximate distance: 60 feetB. Tax District where located: 1 Is this an application for a new license? NOC. Is this a transfer from a present licensee? yes From Whom? Bour Agave LLC

From Bour Agave LLC to CounterClox LLC License # 962

* Remove as multiple License # 2 *

(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 Cripps / Kristina Wetkowski Tel. No.: 410-430-8463Address: 9921 Stephen Decatur Hwy Ste F-12 Ocean City, MD 21842

E. Describe premises to be licensed: Restaurant & 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: M+G Rental Properties
Ernest Gerardi PO Box 835 Berlin, MD 21811

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 NO 2 NO 3 YES

If yes, state when and where: Maryland

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

If answer is yes, give full details: _____

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

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

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 40% 2 40% 3 20%

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 YES

If so, give details: Stephen Newberger currently on license # 727 and #908

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 NO 3 NO

If so, give details: * has been removed from both licenses * 4-21-25 ARD

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

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Name Patricia Megan Hamilton-Ott Residence 384 Duxbury Way Berlin MD 20811 Zip Code 20811

Period of Residence 13 yrs Home Telephone No. 443-523-4459 Office Telephone No. _____

Date of Birth [REDACTED] Sex F Place of Birth Camden, NJ Social Security No. [REDACTED]

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

Place of Employment Boys & Girls / Innon Turnville Creek
Address of Employer 104 N Main St Berlin MD 20811 / 11448 + 11450 60m Rt Rd Berlin MD 20811 Length of Employment 10/2011

1a. What is your ownership interest in the L.L.C.? 40% Percent of Ownership

1b. What is your capital contribution to the L.L.C.? \$25,000

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 member, how much time will you spend on the licensed premises?

20-30 hrs

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

40%

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?

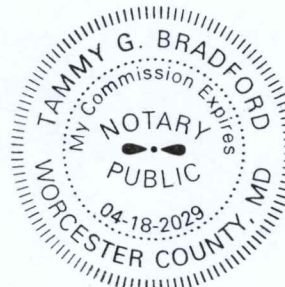
Yes () No (/)

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 Patricia Megan Hamilton-Ott In said County and State on this 17th day of April, 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 17th day of April, 20 25



[Signature]
Notary Public

My Commission Expires: 4/18/2029

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Fredric Michael Lebowitz 357 Pomeroy St Snow Hill MD
Name Residence Zip Code

11 months 541-450-2582 21863
Period of Residence Home Telephone No. Office Telephone No.

[REDACTED] M EAST ORANGE, NJ [REDACTED]
Date of Birth Sex Place of Birth Social Security No.

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

Taxen CFO
Place of Employment
100 Knaplyn Farm Kennett Square PA
Address of Employer Length of Employment

1a. What is your ownership interest in the L.L.C.? 20%
Percent of Ownership

1b. What is your capital contribution to the L.L.C.? \$2,500

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 (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?

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 (X) If yes, please detail.

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

20-30 hrs

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

20%

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?

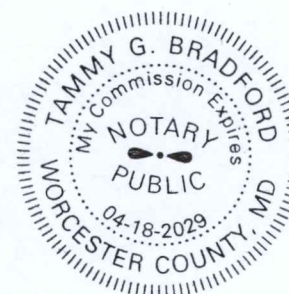
Yes () No ()

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 Fredric Michael Lebowitz In said County and State on this 17th day of April, 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 17th day of April, 2025



[Signature]
Notary Public

My Commission Expires: 4/18/2029

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Name Meghan Leigh Newberger Residence 475 Duellap Way
Berlin MD 20841 Zip Code 20841

Period of Residence 12 Home Telephone No. 443-397-4405 Office Telephone No. _____

Date of Birth [REDACTED] Sex _____ Place of Birth Momstown MD Social Security No. _____

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

Place of Employment Liquid Assets 194th St.

Address of Employer 9301 Coastal Hwy Ocean City, MD 21842 Length of Employment _____

1a. What is your ownership interest in the L.L.C.? 40%
 Percent of Ownership

1b. What is your capital contribution to the L.L.C.? \$25,000

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?

MD 104 N. Main St Berlin MD 20841

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 member, how much time will you spend on the licensed premises?

20-30 hrs

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

40%

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?

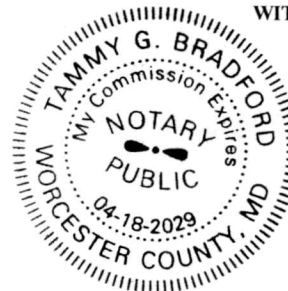
Yes () No ()

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 Meghan Leigh Newberger In said County and State on this 17th day of April, 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 17th day of April, 2025



[Signature]
 Notary Public

My Commission Expires: 4/18/2029

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.

Patrice Megan Hamilton Otley [Signature] 4/15/25
Print Name Signature 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).

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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.

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Updated 11/6/2019

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FREDRIC LEIBOWITZ

Print Name

FL L-L

Signature

4/15/2025

Date

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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).

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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.

Meghan Leigh Newberger [Signature] 4/16/25
Print Name Signature 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).

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS

TRANSFER OF LOCATION OR ASSIGNMENT OF LICENSE

The purpose of this application is to:

- (a) transfer LOCATION from Bour Above LLC 104 N. Main St Berlin MD 20841
To CounterCloy LLC 104 N. Main St Berlin, MD 20841
- (b) transfer or ASSIGN from Bour Above LLC 104 N. Main St Berlin MD 20841
To CounterCloy 104 N. Main St Berlin, MD 20841

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.

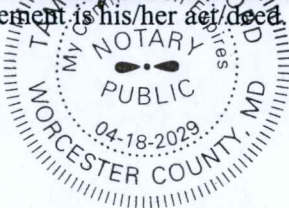
AS WITNESS my/our hand(s) and seal(s) this 17th day of April, 2025.

[Signature] (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF Maryland, COUNTY OF Worcester
I hereby certify that on this 17th day of April, 2025, personally
appeared Regina L. Neuberg 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: 4/18/29

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: _____

LAW OFFICES

BOOTH CROPPER & MARRINER

A PROFESSIONAL CORPORATION

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.bbcmclaw.com

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

*ADMITTED MD & DC

April 21, 2025

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

Re: CounterClox LLC/Liquor License Number 962

Dear Ms. Payne,

I represent CounterClox LLC, Patrice Hamilton-Ottey, Fredric Leibowitz and Meghan Newberger, applicants for the transfer of Liquor License Number 962 from Bouragave, LLC. The licensed premises is known as Bour Agave Bourbon and Tequila Joint located at 104 N. Main Street, Berlin, Maryland. Along with the previously submitted application for transfer, my clients are requesting some changes to the licensed premises and use.

* It is my understanding that upon Bouragave, LLC's initial approval of the licensed premises, they were granted an approval to include a bar with eight (8) seats in the upstairs dining area. Unfortunately, that bar was not completed within a six-month period as required. The new applicants are asking for the same, a bar with eight (8) seats. Please see the original floor plan of the 2nd floor as submitted by the current license holders (Exhibit A), as well as the proposed floor plan by the applicants (Exhibit B).

* Additionally, the applicants are requesting to construct cabinets against the wall, noted as liquor cabinets on Exhibit B. These cabinets will be locked and will not be accessible to anyone other than employees. For an annual rental, the concierge concept offers dedicated cabinets for guests to securely store their unfinished bottles in the lockers awaiting their return. In this latest trend in dining experience, regulars are turned into VIPs.

In summary, we are requesting the addition of an upstairs bar with eight (8) seats and asking that the Liquor Board Commissioners allow them to alter the licensed premises to accommodate their new floor plan, to include the proposed liquor cabinets.

Please do not hesitate to reach out if you have any questions or concerns.

Very truly yours,


Kristina L. Watkowski

Enclosures: Exhibits A & B

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

Patrice Hamilton-Otley (via Email)

Fredric Leibowitz (via Email)

Meghan Newberger (via Email)

Exhibit A

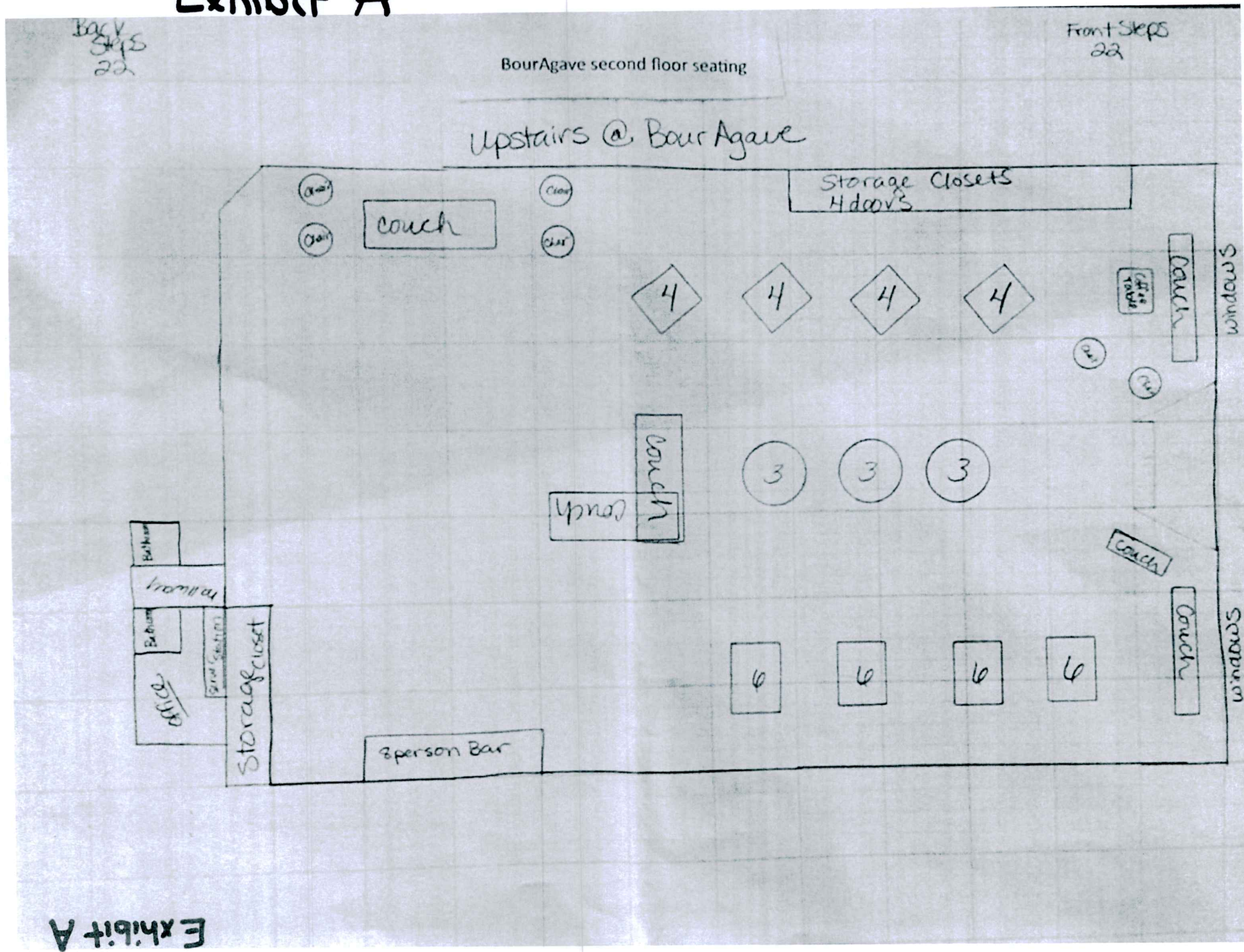
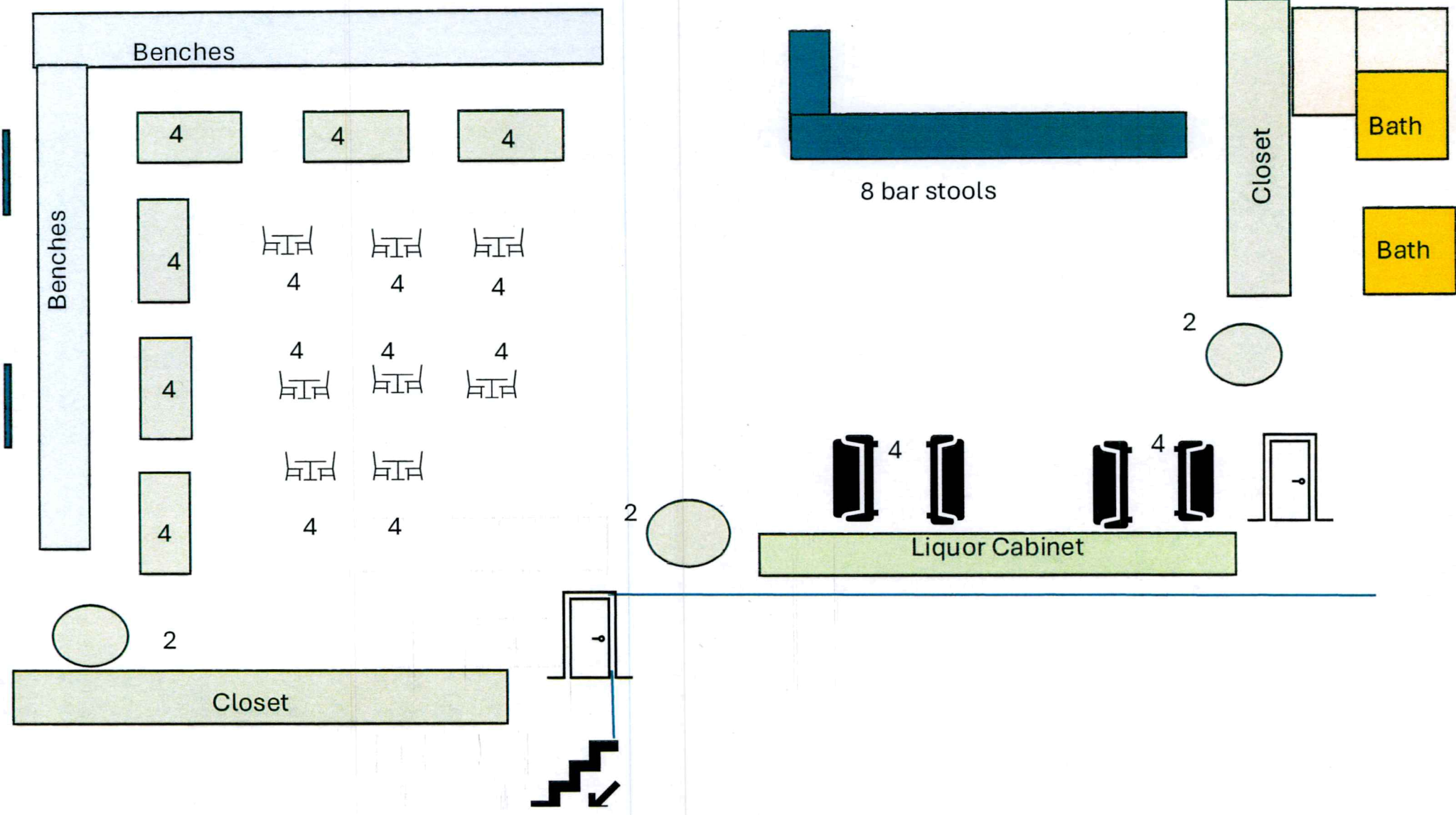


Exhibit A

Exhibit B



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

104 N. Main St
Berlin MD 21811

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 17th day of April 20 25

x Marilyn Gerard (seal) _____ (seal)
_____ (seal) _____ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 17th day of April, 20 25, before the subscriber, a Notary Public of the State of

Maryland personally appeared Marilyn Gerard

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

WITNESS my hand and notarial seal

(Seal)

NOTARY PUBLIC

my commission expires 9/22/2026

(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.)

Name Angelo DiPelo

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 222 Barbary Coast Dr Berlin MD 21811

Name Chad Newberry

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 475 Dueling Way Berlin 21811

Name Donna Adams

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 380 Dueling Way Berlin MD

Name Thea Sullivan

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 21 Decatur Street Berlin MD 21811

Name Leah Fuller

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 215 Broad St Berlin MD 21811

Name Rosemarie Bagnall

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 301 Buttump Court, Berlin, MD 21811

Name Logan Nalesnik

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 385 Dueling Way Berlin MD 21811

Name Sean Nalesnik

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 487 Dueling Way Berlin, MD 21811

Name Brandon Orsini

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 381 Dueling Way Berlin MD 21811

Name Robert M. Hooper

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 387 Dueling Way Berlin MD 21811

Name James P. Sullivan

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 206 Bntermin Dr Berlin MD 21811

Name Mollie Ratis

Tax District 3 App. 1 App. 2 App. 3

Address of property owned 217 Barbary Coast Dr Berlin, MD 21811

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

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.


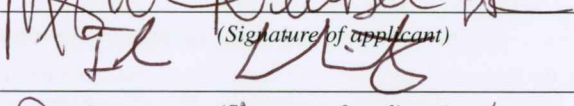
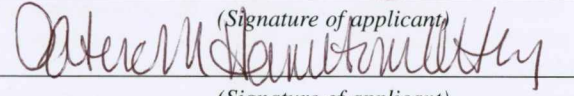
(Extract from the law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof shall be subject to the penalties provided by the law for that crime.)

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

Patrice Megan Hamilton Otley (name)	Co-owner (title)	384 Duellingway Berlin MD 21811 (residence)
Fredric Leibowitz (name)	Co-owner (title)	307 Purnell St Snow Hill MD 21863 (residence)
Meghan Leigh Newberger (name)	Co-owner (title)	475 Duellingway Berlin MD 21811 (residence)

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

All Applicants must sign:

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

(Signature of Pres. or Vice-Pres.)

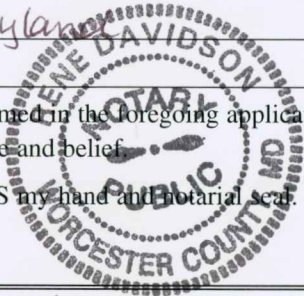
STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 17th day of April, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Meghan L. Newberger

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)


Rene Davidson
NOTARY PUBLIC
my commission expires 9/22/2026


STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 17th day of April, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Frederic M. Leibowitz

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)


Rene Davidson
NOTARY PUBLIC
my commission expires 9/22/2026

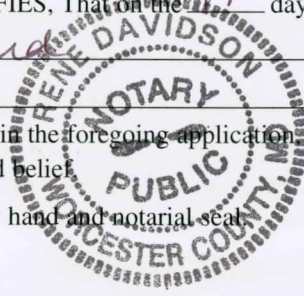
STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 17th day of April, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Patrice M. Hamilton-Otley

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)


Rene Davidson
NOTARY PUBLIC
my commission expires 9/22/2026

**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 _____ day of _____ 20 _____

(seal) _____ (seal)

(seal) _____ (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 _____

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

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)

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.)*

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

Tax District _____ App. 1 _____ App. 2 _____ App. 3 _____

Address of property owned _____

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 and
Request to Expand the Premises*

DATE: 04/25/2025

License No: 440

Class: A

Type: Beer-Wine

**APPLICANT(S): 1. Ibrahim Can Aksut
 3. Hanna Kucuk**

**2: Kinga Jasinska
4:**

TRADE NAME: 8th Street Beer and Wine

CORP: 8th Street Market LLC

LOCATION: 714 Philadelphia Avenue, Ocean City, MD

Restrictions: None

Mr. Aksut is 33.4% controlling owner of LLC and is the one who obtained the signatures on the application. He has (8) eight years of experience selling and serving alcohol as a server and manager at Piezano's Pizza from 2015 to 2023. Mr. Aksut has never held an alcoholic beverage license.

8th Street Beer and Wine is a 6,225 SF convenience store. Mr. Aksut stated that he will operate the business in much the same fashion that they did before, with minor aesthetic and merchandising changes. Mr. Aksut requests the current restrictions remain the same. He and his partners will work all the hours until they can find a manager.

The hours he is requesting are 8:00 AM to 2:00AM, seven (7) days a week year-round. There will be 3 to 4 employees who will be TIPs/ TAMs certified. Mr. Aksut's TAM certification has expired but is in the process of scheduling a class.

There will be no seating, live entertainment, pool tables, etc.

Ian W. Cameron
Liquor License Inspector

April Payne
Liquor License Administrator

"EXPAND LICENSED PREMISES"

Business Phone No. _____

WORCESTER COUNTY

STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "A" B/W 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 April 10, 2015

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. Berlin MD

1. Applicant(s)

- (1) Full Name KINGA JASINSKA Residence 10203 WILLOW BROOK DE 21811
 Date of Birth [REDACTED] Period of Residence 10 years in Wor. County Since 2006
 Place of Birth WARSAW, POLAND Naturalized at BALTIMORE MD Year 2021
 Telephone Number [REDACTED] Race WHITE Sex FEMALE
- (2) Full Name Hanna Kucuk Residence 10205 Bent Creek Rd, Ocean City MD
 Date of Birth [REDACTED] Period of Residence 18 yrs in Wor. County 18 yrs
 Place of Birth Ukraine Naturalized at BALTIMORE MD Year 2019
 Telephone Number [REDACTED] Race WHITE Sex FEMALE
- (3) Full Name IBRAHIM CAN AKSUT Residence 10264 BROKEN SOUND BLVD (Recent) Ocean City MD 21845
 Date of Birth [REDACTED] Period of Residence 1 year in Wor. County 5 years
 Place of Birth TURKEY Naturalized at BALTIMORE MD Year 2023
 Telephone Number [REDACTED] Race WHITE Sex MALE

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:
- 8th Street Market LLC

If other than a corporation, state trade name to be used: TIA 8th Street Beer and Wine

5. Address of place to be licensed (Give street number or accurate description):
- 714 Philadelphia Ave

Ocean City MD 21842A. Nearest intersecting street: 8th Street Approximate distance: -20- feetB. Tax District where located: 10th Is this an application for a new license? NoC. Is this a transfer from a present licensee? Yes From Whom? Khitam, IncFrom Khitam, Inc. to 8th Street Market, LLC License #440

(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:
- Joseph E. Moore
- Tel. No.:
- 410-269-3553

Address: 3509 Coastal Highway Ocean City MD 21842

- E. Describe premises to be licensed: Neighborhood GROCERY Store with 13/4 sales
- 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: _____
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 NO 2 NO 3 NO
- If yes, state when and where: _____
- B. If so, has such license been suspended or revoked? 1 N/A 2 N/A 3 N/A
- 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 NO
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 NO 2 NO 3 NO
- 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 33.3% 2 33.3% 3 33.4%
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 yes 2 yes 3 N/A
- If so, give details: owns of Kalamata
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: N/A
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 App. #2 yes App. #3 yes

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

KINGA JASINSKA 10203 WILLOWBROOK DR 21811
 Name Residence Address Zip Code
10 YEARS 410-251-3215
 Period of Residence Home Telephone No.
 [REDACTED] Choose Office Telephone No.
 Date of Birth Sex POLAND Social Security No.
 Naturalized Yes (X) No () BALTIMORE, MD
 Where Naturalized Petition No.
TREASURE ISLAND LLC
 Place of Employment
110 S. ATLANTIC AVE OCEAN CITY MD 9 YEARS
 Address of Employer Length of Employment

1b. What is your ownership interest in LLC? 33%
 Percent of Ownership

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

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?

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 (X) If yes, please detail. _____

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

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

33%

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

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 Kinga Jasinska In said County and State on this 10th day of April, 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.



Notary Public

My Commission Expires: 12/19/26

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Hanna Kucuk 10205 Bent Creek Rd 21842
Name Residence Address Zip Code

Period of Residence Home Telephone No. Office Telephone No.
Choose F Ukraine
Date of Birth Sex Place of Birth Social Security No.

Naturalized Yes (✓) No () Baltimore
Where Naturalized Petition No.

Tidal Health Peninsula Regional
Place of Employment
100 E Carol St, Salisbury MD, 21801 2016-now
Address of Employer Length of Employment

1b. What is your ownership interest in LLC? 33.3%
Percent of Ownership

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

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?

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?

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 Hanna Kucuk In said County and State on this 10th day of April, 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 10th day of April, 2025

Notary Public

My Commission Expires: 1-19-26

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

IBRAHIM CAN AKSUT 10264 BROKEN SOUND BLVD 21842
Name Residence Zip Code

1 year 443 856 8422
Period of Residence Home Telephone No. Office Telephone No.

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

BALTIMORE MD
Naturalized YES ☒ NO () Where Naturalized Petition No.

SELF
Place of Employment

Address of Employer Length of Employment

1a. What is your ownership interest in the L.L.C.? 33.4%
Percent of Ownership

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

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? Req. By Article 2B Sec. 56(14)

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 member, 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?

33%

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

YES

9. If you are the qualified Resident Agent, do you meet all of the following requirements?

Yes ☒ No ()

- A. You have resided in Worcester County for two years.
- B. You own property in Worcester County.
- C. You are a registered voter in Worcester County.

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 Ibrahim Aksut In said County and State on this 10th day of April, 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 10th day of April, 2025.

[Signature]
Notary Public

My Commission Expires: 1-19-26

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 Khitam, Inc.

To 8th St. Market, LLC as to license at
EZ Market, 8th Street Shopping Center Ocean City, MD

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 _____ day of April, 2025.

Khitam, Inc. (SEAL)

By: [Signature] (SEAL)

Khitam Hamad, President (SEAL)

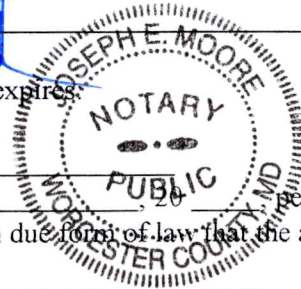
STATE OF Maryland, COUNTY OF Worcester

I hereby certify that on this 16th day of April, 2025, personally appeared Khitam Hamad, President of and made oath in due form of law that the above statement is his/her act/deed. Khitam, Inc.

AS WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
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: _____

CORPORATE RESOLUTION OF KHITAM, INC.

At a meeting of the Corporation, held on the 10th day of April, 2025, the Corporation RESOLVED to transfer its B/W alcoholic beverage off-sale license at 8th Street Shopping Center, trading as EZ Market, to 8th St. Market, LLC, a Maryland Limited Liability Company, and to sell the assets of the Corporation to said Company, for the assets located at EZ Market 8th Street Shopping Center, Ocean City, Maryland, subject to the approval of said transfer by the Worcester County Board of License Commissioners.

There being no further business before the Corporation the meeting was thereupon adjourned.

By: 

Khitam Hamad, President

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.

KINGA JABINSKA

Print Name

Janhuska

Signature

4/10/2025

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).

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As of 03/30/2018

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Updated 11/6/2019

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Hanna Kereck

Print Name



Signature

4.10.2025

Date

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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).

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As of 03/30/2018

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Updated 11/6/2019

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

IBRAHIM CAN AKSUT

Print Name



Signature

4/10/2025

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:

_____	_____	_____
(name)	(title)	(residence)
_____	_____	_____
(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]
(Signature of applicant)
3. ✓ [Signature]
(Signature of applicant)

(Signature of Pres. or Vice-Pres.)

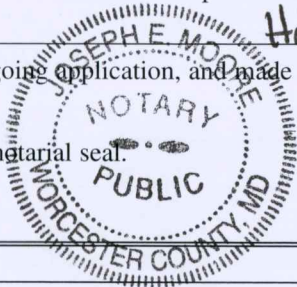
STATE OF _____ COUNTY OF _____ TO WIT:

THIS CERTIFIES, That on the 10th day of Apr, 2025, before the subscriber, a Notary Public of the State of _____ personally appeared Kinga Jasingka

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)



Hanna Kwak Jprubhi AKSut
[Signature] confirmed
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

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

714 Philadelphia Ave (EZ Market) 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 25 day of April 2015

(seal) DC 10th Street Properties (seal)
(seal) By [Signature] (seal)

STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:

THIS CERTIFIES, That on the 14th day of April, 2015, before the subscriber, a Notary Public of the State of

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

WITNESS my hand and notarial seal of [Signature] NOTARY PUBLIC

(Seal)

(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)

Name

Address

Voting Residence

Tax District	App. 1	App. 2	App. 3
10th			
Address of property owned	12654	Whisper Trace Dr	Ocean City MD 21842
Tax District	10th		
Address of property owned	12654	Whisper Trace Dr	Ocean City, MD 21842
Tax District	10th		
Address of property owned	10244	Broken Sound Blvd	Ocean City MD 21842
Tax District	14309	Lighthouse Ave	Ocean City, MD 21842
Address of property owned		Unit 102	
Tax District			
Address of property owned	12716	Whisper Trace Dr	O.C., MD 21842
Tax District			
Address of property owned	154	Old Wharf Rd.	O.C. MD 21842
Tax District			
Address of property owned	10305	Turtle Creek	OC MD 21842
Tax District	10206	Bent Creek Rd	O.C. MD
Address of property owned			
Tax District	10th		
Address of property owned	10157	Queens Circle	OC, MD 21842
Tax District	10th		
Address of property owned	9801	Morning View Lane	Unit 47 OC MD 21842
Tax District	10th		
Address of property owned	10205	Bent Creek Rd	OC MD 21842
Tax District			
Address of property owned			

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

April Payne
Liquor License Administrator

410-390-5112

Business Phone No.

WORCESTER COUNTY

STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "B" B.L.W. 7 Day 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 APRIL 7, 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 RIFAT BOLUK Residence 608 Ocean Pkwy Ocean Pines MD 21811
 Date of Birth [REDACTED] Period of Residence 8 yrs in Wor. County
 Place of Birth Turkey Naturalized at Year
 Telephone Number 410-330-3437 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: MAGIC FOOD LLCIf other than a corporation, state trade name to be used: OC DINER5. Address of place to be licensed (Give street number or accurate description): 12744 Ocean Gateway #7
Ocean City MD 21842A. Nearest intersecting street: FLM Approximate distance: 1000 feetB. Tax District where located: 10th Is this an application for a new license? YESC. Is this a transfer from a present licensee? NO From Whom?

(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: Tel. No.: Address:

E. Describe premises to be licensed: FULL SERVICE FAMILY RESTAURANT

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: NERAL BOLUK
608 Ocean Pkwy Ocean Pines MD 21811

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: Maryland

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 NO 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: _____

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? 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 Neral Boluk App. #2 _____ App. #3 _____

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Name Rifat Boluk Residence 608 Ocean Pkwy Berlin Zip Code 21811
 Period of Residence 8 yrs Home Telephone No. 410-330-3437 Office Telephone No. 410-390-5112

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

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

Place of Employment OC DINER
 Address of Employer 12744 Ocean Gtway #7 Ocean City MD Length of Employment 2 yrs
21842

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.? _____

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?

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 member, how much time will you spend on the licensed premises?

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.)

Rifat Boluk
 Signature of Member

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Rifat Boluk In said County and State on this 17 day of April, 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 17 day of April, 2025

[Signature]
 Notary Public

My Commission Expires: 10/29/2027

NANCY K BRADFORD
 Notary Public-Maryland
 Worcester County
 My Commission Expires
10/29/2027

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.

RIFAT BOLUK  4/17/23
Print Name Signature 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:

RIFAT BOLUK Owner 608 Ocean Pkwy Ocean Pines MD 21811
(name) (title) (residence)

(name) (title) (residence)

(name) (title) (residence)

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

All Applicants must sign:

Rifat Boluk
(Signature of Pres. or Vice-Pres.)

1. Rifat Boluk
(Signature of applicant)

2. _____
(Signature of applicant)

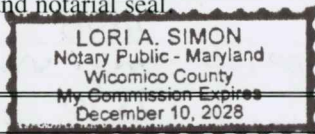
3. _____
(Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:
THIS CERTIFIES, That on the 16th day of April, 20 25, before the subscriber, a Notary Public of the State of Maryland personally appeared Rifat Boluk

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)



Lori A. Simon
NOTARY PUBLIC Lori A. Simon

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 _____

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 16th day of April 2025

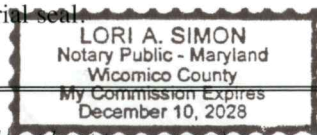
Meral Boluk (seal) _____ (seal)
_____ (seal) _____ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:
THIS CERTIFIES, That on the 16th day of April, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Meral Boluk

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

WITNESS my hand and notarial seal:

(Seal)



MCMBIZ, LLC
Lori A. Simon
NOTARY PUBLIC Lori A. Simon

(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.)

Name	Address	Voting Residence	Length of time acquainted with applicant(s)
<u>Mark Elliott</u>	<u>10th</u>	<u>12920 Swoord Park Dr. O.C. Md. 21842</u>	App. 1 <u>25 yrs</u> App. 2 _____ App. 3 _____
<u>Earl Conley</u>	<u>03</u>	<u>10325 Plantation Ln Berlin MD 21811</u>	App. 1 <u>15 yrs</u> App. 2 _____ App. 3 _____
<u>Tom Scott</u>	<u>02</u>	<u>10910 MC102 SANDY LAKE BERLIN 21811</u>	App. 1 <u>20 yrs</u> App. 2 _____ App. 3 _____
<u>Stephen Sawicki</u>	<u>99010th</u>	<u>990 Elm St. Ocean City MD 21842</u>	App. 1 <u>23 yrs</u> App. 2 _____ App. 3 _____
<u>Youssef Borek</u>	<u>11</u>	<u>1100 BLOCK PA LN BERLIN MD 21811</u>	App. 1 <u>23 yrs</u> App. 2 _____ App. 3 _____
<u>Kenisha Cherry</u>	<u>1100 BLD</u>	<u>814 Sandyfield Rd Berlin, MD 21811</u>	App. 1 <u>10 yrs</u> App. 2 _____ App. 3 _____
<u>Yvonne Cherry</u>	<u>10</u>	<u>10149 Queens Cir O.C. Md 21842</u>	App. 1 <u>20 yrs</u> App. 2 _____ App. 3 _____
<u>John Wright</u>	<u>10th</u>	<u>10149 Queens Cir O.C. Md 21842</u>	App. 1 <u>20 yrs</u> App. 2 _____ App. 3 _____
<u>Billie C. Wall</u>	<u>10th</u>	<u>1524 TEAL DR. OCEAN CITY 21842</u>	App. 1 <u>23 yrs</u> App. 2 _____ App. 3 _____
<u>Paul R. Wall</u>	<u>10th</u>	<u>12538 3rdway Dr., Ocean City, Md. 21842</u>	App. 1 <u>23 yrs</u> App. 2 _____ App. 3 _____
<u>Ed Baker</u>	<u>10th</u>	<u>Box 12528 Freeway Dr. O.C., MD 21842</u>	App. 1 <u>23 yrs</u> App. 2 _____ App. 3 _____
<u>Ed Baker</u>	<u>10th</u>	<u>12828 Old Bridge Rd, Ocean City MD 21842</u>	App. 1 <u>23 yrs</u> App. 2 _____ App. 3 _____

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

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/W/L 7-day 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 04.07, 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 Florence Vernen Marcantoni

Date of Birth [REDACTED]

Place of Birth Baltimore, Maryland

Telephone Number (410) 207-7345

Residence 13341 Nantucket Road, Ocean City, MD 21842

Period of Residence 8 yrs full time in Wor. County 8 yrs full time

Naturalized at n/a

Year n/a

Race Caucasian

Sex F

(2) Full Name Juan C. Liberatore

Date of Birth [REDACTED]

Place of Birth Buenos Aires, Argentina

Telephone Number (410) 302-3433

Residence 82 Cedar Chip Circle, Baltimore, MD 21234

Period of Residence 24 Years in Wor. County 0

Naturalized at Baltimore, MD

Year _____

Race Caucasian

Sex M

(3) Full Name Jose M. Liberatore

Date of Birth [REDACTED]

Place of Birth Buenos Aires, Argentina

Telephone Number (443) 340-5230

Residence 1400 Bolinger Road, Westminster, MD 21157

Period of Residence 17 years in Wor. County 0

Naturalized at Baltimore, MD

Year 1982

Race Caucasian

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: OC Libs, Inc.

If other than a corporation, state trade name to be used: Liberatore's Tapas-Wine Bar-Libation

5. Address of place to be licensed (Give street number or accurate description): 12831 Coastal Highway, Ocean City, Maryland 21842
Montego Bay Shopping Center

A. Nearest intersecting street: 127th Street Approximate distance: 100 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? n/a

(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: Mark Spencer Cropper Tel. No.: (410) 723-1400

Address: 6200 Coastal Highway, Suite 200, Ocean City, MD 21842

- E. Describe premises to be licensed: Ful service Italian restaurant at the Montego Bay Shopping Center
- 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: Montego Bay Shopping Center, LLC, 12827 Coastal Highway
Ocean City, MD 21842
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: n/a
- 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 No 2 Yes 3 Yes
If yes, state when and where: See attached Liquor License Detail page
- B. If so, has such license been suspended or revoked? 1 n/a 2 No 3 No
If answer is yes, give full details: N/A
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 n/a 2 Yes 3 Yes
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 No 2 Yes 3 Yes
If answer is yes, state when and where: See attached Liquor License Detail page
10. What financial interests do you have in the business to be conducted under this license?
1 1% stockholder 2 18% stockholder 3 18% stockholder
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 Yes 3 Yes
If so, give details: See attached Liquor License Detail page
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 No 3 No
If so, give details: n/a
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 Yes 2 Yes 3 Yes
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: See attached list of stockholders
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 App. #2 Yes App. #3 Yes

STOCKHOLDER AFFIDAVIT

Florence V. Marcantoni, 3341 Nantucket Road, Ocean City, MD 21842

Name Residence Zip Code

8 years

(410) 207-7345

Period of Residence

Home Telephone No.

Office Telephone No.

F

Baltimore, MD

Date of Birth

Sex

Place of Birth

Social Security No.

n/a

n/a

Naturalized Yes () No ()

Where Naturalized

Petition No.

Place of Employment

Address of Employer

Length of Employment

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

Very little

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

None

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 ()

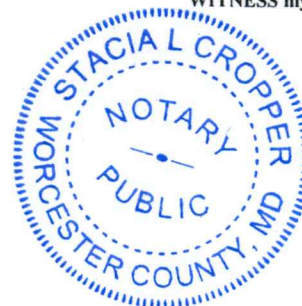
PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Florence Marcantoni
Signature

Assistant Secretary
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 Florence Vernen Marcantoni In said County and State on this 4TH day of April, 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 4TH day of APRIL, 20 25



Stacia L Cropper
Notary Public

My Commission Expires: 06-01-2028

STOCKHOLDER AFFIDAVIT

Juan C. Liberatore, President, 82 Cedar Chip Circle, Baltimore, MD 21234

Name Residence Zip Code

24 Years (410) 302-3422 410-561-3300

Period of Residence Home Telephone No. Office Telephone No.

Buenos Aires, Argentina

Date of Birth Sex Place of Birth Social Security No.

Baltimore, Maryland

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

LIBERATORS RESTORANTE

Place of Employment

7515 DEERCO RD TIMONUM MD 21093

Address of Employer Length of Employment 32 yrs

1. How many shares of stock have been issued to you? 1870
#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?

YES MARYLAND

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. see Attached

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

4 DAYS A WEEK

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

1870

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 JUAN C. LIBERATORE In said County and State on this 15th day of APRIL, 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 APRIL, 2025



Signature
Notary Public

My Commission Expires: 06-01-2028

STOCKHOLDER AFFIDAVIT

Jose M. Liberatore, VP, 1400 Bolinger Rd., Westminster, MD 21157

Name Residence Zip Code
17 Years (443) 340-5230 410 876-2121
Period of Residence Home Telephone No. Office Telephone No.

[REDACTED] Buenos Aires, Argentina [REDACTED]
Date of Birth Sex Place of Birth Social Security No.
Naturalized Yes (✓) No () Baltimore, Maryland PP# 35921116
Where Naturalized Petition No.

LIBERATORE'S RESTAURANTE
Place of Employment
521 JERMORE LANE 32
Address of Employer Length of Employment

1. How many shares of stock have been issued to you? 18%
#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?

YES ELDESBURG MARYLAND 21068

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. See Attached

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

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

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

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

V.P.
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 Jose M. Liberatore In said County and State on this 18th day of April, 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 18th day of April, 2025

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
JULY 15, 2025

Stockholders and Officers of OC Libs, Inc.
(a Maryland Close Corporation)

<u>Name</u>	<u>Title</u>	<u>Shares of Stock</u>
Juan Liberatore	President	18
Jose Liberatore	Vice President	18
Italo Liberatore	Secretary	17
Florence Marcantoni	Asst. Secretary	1
Dante Liberatore	Treasurer	18
Nicola Liberatore	Asst. Treasurer	18
Cosimo Savino	stockholder	5
Michael Galasso	stockholder	5

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.

Florence V. Marcantoni

Print Name

Florence V. Marcantoni, OC Libs, Inc.

Florence V. Marcantoni

Signature

4/17/25

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).

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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.

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- 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

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Juan C. Liberatore [Signature] 4-16-2015
Print Name Signature Date
Juan "John" C. Liberatore, OC Libs, Inc.

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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).

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JOSE M LIBERATORE
Print Name
Jose M. Liberatore, OC Libs, Inc.

[Signature]
Signature

4-16-25
Date

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Company Name	Starting Year	Address	County	Type of License	Persons on License	Corporate Name	Violations	Type of Violation/outcome	Revoked License
Liberatore's Ristorante & Catering	2007	562Baltimore Pike, Bel Air, MD 21014	Harford	BNR, Beer, Wine, Liquor On Sale Only	Domenico Ferrara, Donna Liberatore, Cathy Galasso	Sempre Avanti, Inc	(1) February 2025	Pending	N
Liberatore's Ristorante & Catering	2005	5005 Honeygo Blvd, Suite 101, Perry Hall, MD 21128	Baltimore	BNR, Beer, Wine, Liquor On Sale Only	Juan Liberatore	Buona Fortuna, Inc	(1) May 2010	probation, No penalty	N
Liberatore's Ristorante & Catering	1988	6300 Georgetown Blvd, Eldersburg, MD 21784	Carroll	BNR, Beer, Wine, Liquor On Sale Only	Jose Liberatore, Juan Liberatore	Due Fratelli, Inc	(2) Sept 2019 & March 2022	probation, No penalty	N
Liberatore's Ristorante & Catering	1993	9515 Deereco Rd., Timonium, MD 21093	Baltimore	BWL Class B Hotel & Restaurant	Michael Galasso, Dante Liberatore	Palena Inc	(1) June 2019	probation, No penalty	N
Liberatore's Ristorante & Catering	2002	521-D Jermor La., Westminster, MD 21157	Carroll	BNR, Beer, Wine, Liquor On Sale Only	Christine Liberatore	CNL, Inc	(1) Sept 2015	probation, No penalty	N
Lib's Grill	2013	5009 Honeygo Blvd., Suite 101, Perry Hall, MD 21128	Baltimore	BNR, Beer, Wine, Liquor On Sale Only	Italo Liberatore	Societa, Inc	(1) May 2018	probation, No penalty	N
Lib's Grill	2017	8191 Maple Lawn Blvd, Suite 101, Fulton, MD 20759	Howard	BNR, Beer, Wine, Liquor On Sale Only	Brad Ely, Dante Liberatore, Jose Liberatore	Lib's Grill Due, Inc.	None		N
Lib's Grill	2022	1204 Agora Dr, Suite E, Bel Air, MD 21014	Harford	BNR, Beer, Wine, Liquor On Sale Only	Nicola Liberatore, Italo Liberatore, Juan Liberatore	Salute, Inc	(1) March 2023	probation, No penalty	N

MINUTES OF FIRST MEETING OF STOCKHOLDERS OF

OCLibs, INC. (a Close Corporation)

The First Meeting of the Stockholders of the above captioned corporation was held on the date, time and at the place set forth in the written Waiver of Notice signed by all prospective stockholders, fixing such time and place and prefixed to the Minutes of this Meeting.

There were present the following: **Cosimo Savino, Michael Galasso, Jose Liberatore, Juan Liberatore, Dante Liberatore, Nicola Liberatore, Italo Liberatore and Florence Marcantoni**, being the prospective stockholders.

The meeting was called to order by Juan Liberatore. It was moved, seconded and unanimously carried, that he act as Temporary Chairman and Italo Liberatore act as Temporary Secretary.

The Chairman reported that the Articles of Incorporation were filed in the office of the Department of Assessments and Taxation of the State of Maryland and that the incorporation was effective as of the date of filing, April 8, 2025. The Secretary was then instructed to insert the duplicate original of the Articles of Incorporation, together with the Certificate of Incorporation in the Corporate Minute Book.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Italo Liberatore (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Italo Liberatore (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Italo Liberatore (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 17 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Jose Liberatore (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Jose Liberatore (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Jose Liberatore (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 18 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Juan Liberatore (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Juan Liberatore (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Juan Liberatore (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 18 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all

instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Dante Liberatore (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Dante Liberatore (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Dante Liberatore (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 18 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Nicola Liberatore (Offeror) dated March 17, 2025, pertaining to the issuance of

shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Nicola Liberatore (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Nicola Liberatore (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 18 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Cosimo Savino (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Cosimo Savino (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Cosimo Savino (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 5 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Michael Galasso (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Michael Galasso (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Michael Galasso (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 5 shares of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Chairman presented to the meeting a certain written offer addressed to the corporation by Florence Marcantoni (Offeror) dated March 17, 2025, pertaining to the issuance of shares of the corporation. A discussion followed. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the written offer dated March 17, 2025 pertaining to the issuance of shares to Florence Marcantoni (Offeror) be, and the same is in all respects, approved for and on behalf of the corporation; and it was further

RESOLVED, that a copy of said written offer be annexed to the Minutes of this meeting; and it was further

RESOLVED, that the corporation issue and deliver to Florence Marcantoni (Offeror), upon receipt of the consideration therefor, pursuant to the terms of the aforesaid proposal, a certificate representing 1 share of the corporation, without par value per share; and it was further

RESOLVED, that the shares so issued shall be fully paid and non-assessable; and it was further

RESOLVED, that the officers of the corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all

instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with carrying the foregoing resolutions into effect.

The Secretary then presented a form of Bylaws governing the business affairs of the corporation. After review, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the form of Bylaws submitted to this meeting be, and hereby is, approved and adopted as the Bylaws of this corporation and that the Secretary is hereby instructed to cause the same to be inserted in the Corporate Minute Book immediately following the Articles of Incorporation and the Certificate of Incorporation.

The meeting then proceeded to the election of officers. Upon motion duly made and seconded, the following were elected and qualified:

President:	Juan Liberatore
Vice President:	Jose Liberatore
Secretary:	Italo Liberatore
Asst. Secretary:	Florence Marcantoni
Treasurer:	Dante Liberatore
Asst. Treasurer:	Nicola Liberatore

The President of the corporation thereupon assumed the chair, and the Secretary of the corporation assumed his duties as Secretary of the meeting.

There was presented to the meeting a specimen of a proposed certificate representing shares of the corporation; and it was further

RESOLVED, that the specimen form of certificate which has been presented to this meeting be, and same hereby is, approved and adopted as the certificate to represent the shares of this corporation; and it was further

RESOLVED, that the specimen certificate so presented to the meeting be annexed to the Minutes thereof.

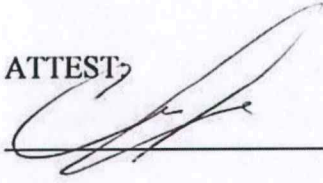
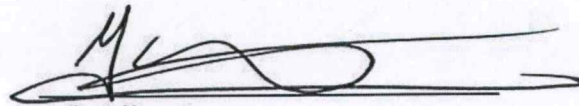
The banking arrangements of the corporation were then discussed. After discussion, and motion duly made, seconded and carried, a proposed secretarial certificate be furnished by the Secretary of the corporation to Taylor Bank was unanimously approved, and the resolution set forth in such secretarial certificate were unanimously adopted. A conformed copy of such secretarial certificate was ordered annexed to the Minutes of the meeting.

The President announced that it was in order to consider that the shares of stock of the corporation be issued pursuant to subchapter "S" of the Internal Revenue Code and the President noted that this Section precludes any tax at the corporate level and instead to have its income and expenses passed through to its shareholders, who in turn are required to report such income or expenses on their own tax returns. Under subchapter "S" the stockholders of such corporation are treated as partners and the corporation are treated as partners and the corporation is treated as a partnership for purpose of a taxing income, deducting losses and allocating other tax items attributable to such a "S" corporation. After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the corporation be taxed as a "subchapter 'S' corporation", and that the President and stockholders execute on behalf of the corporation, Internal Revenue Service form 2553 (Election By a Small Business Corporation), and same, together with consent of all stockholders, be filed with the Internal Revenue Service center where the corporation will file its form 1120S.

There being no further business to come before the meeting, upon motion duly made and seconded, same was adjourned.

ATTEST:

A handwritten signature in black ink, appearing to be 'C. F.', written over a horizontal line.A handwritten signature in black ink, appearing to be 'Italo Liberatore', written over a horizontal line.

Italo Liberatore
Secretary

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:

Florence V. Marcantoni, Asst. Secretary, 13341 Nantucket Road, Ocean City, MD 21842

(name)

(title)

(residence)

Juan C. Liberatore, President, 82 Cedar Chip Circle, Baltimore, MD 21234

(name)

(title)

(residence)

Jose M. Liberatore, Vice President, 1400 Bolinger Road, Westminster, MD 21157

(name)

(title)

(residence)

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

All Applicants must sign:

1. Florence V. Marcantoni
(Signature of applicant) Florence V. Marcantoni
2. Juan C. Liberatore
(Signature of applicant) Juan C. Liberatore
3. Jose M. Liberatore
(Signature of applicant) Jose M. Liberatore

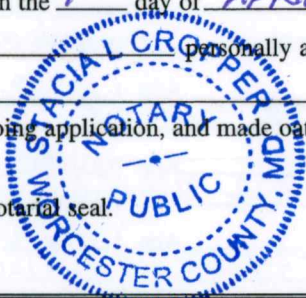
STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:

THIS CERTIFIES, That on the 1st day of APRIL, 2025, before the subscriber, a Notary Public of the State of
personally appeared Florence V. Marcantoni

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

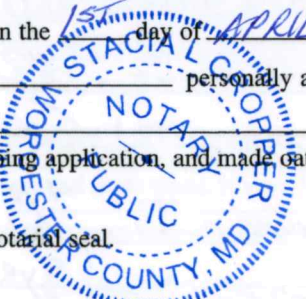
STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:

THIS CERTIFIES, That on the 1st day of APRIL, 2025, before the subscriber, a Notary Public of the State of
personally appeared Juan C. Liberatore

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 Maryland COUNTY OF Baltimore TO WIT:

THIS CERTIFIES, That on the 1st day of April, 2025, before the subscriber, a Notary Public of the State of
personally appeared Jose M. Liberatore

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)

MY COMMISSION EXPIRES
JULY 15, 2025

[Signature]

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 Montego Bay Shopping Center

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 1ST day of APRIL, 20 25

R. Furman Richardson (seal) _____ (seal)
_____ (seal) _____ (seal)

STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:

THIS CERTIFIES, That on the 1ST day of APRIL, 20 25, before the subscriber, a Notary Public of the State of Maryland _____ personally appeared R. Furman Richardson, President, Montego Bay Shopping Center, LLC, a Maryland limited liability company

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

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:

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

Name

SHERIDAN B. KNOWLES

Tax District 10 App. 1 5 yrs App. 2 _____ App. 3 _____

SHR B. ILL

Address of property owned 522 32nd ST OC MD 21842

JILL R. Paquette

Tax District 10 App. 1 10 years App. 2 _____ App. 3 _____

JOHN R. Paquette

Address of property owned 12922 Riggins Ridge Rd OC MD 21842

R. FURMAN RICHARDSON

Tax District 10 App. 1 6 App. 2 _____ App. 3 _____

R. Furman Richardson

Address of property owned 9559 OCEANVIEW LN

ROBERT PAQUETTE

Tax District 10 App. 1 6 years App. 2 _____ App. 3 _____

JOHN PAQUETTE

Address of property owned 12922 Riggins Ridge Lane OC MD 21842

WILLIAM CORNWALL

Tax District 10 App. 1 5 yrs App. 2 _____ App. 3 _____

William Cornwall

Address of property owned 811 Buick Stream Dr, OC, MD 21842

John Muller

Tax District 10 App. 1 5 yrs App. 2 _____ App. 3 _____

John Muller

Address of property owned 16-77th St OC MD 21842

Kathy Cowling

Tax District 10 App. 1 4 yr App. 2 _____ App. 3 _____

Kathy Cowling

Address of property owned 706A Bradley Rd OC MD 21842

James Earl Jason Ball

Tax District 10 App. 1 5 yr App. 2 _____ App. 3 _____

James Earl Jason Ball

Address of property owned 14007 Sailing Rd Ocean City MD 21842

GINA STANFORD

Tax District 10 App. 1 5 yr App. 2 _____ App. 3 _____

GINA STANFORD

Address of property owned 9828 Winding Trail Dr. Ocean City, MD 21842

GINA STANFORD

Tax District 10 App. 1 40 yr App. 2 _____ App. 3 _____

GINA STANFORD

Address of property owned 502 NAUTICAL LANE OC MD 21842

GINA STANFORD

Tax District 10 App. 1 65 yr App. 2 _____ App. 3 _____

GINA STANFORD

Address of property owned 502 NAUTICAL LANE OC MD 21842

GINA STANFORD

Tax District 10 App. 1 45 yr App. 2 _____ App. 3 _____

GINA STANFORD

Address of property owned 128 Peach Tree Ocean City MD 21842

GINA STANFORD

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