

**AGENDA**  
**BOARD OF LICENSE COMMISSIONERS**  
**January 20, 2021**

Due to the current COVID-19 pandemic, and in lieu of public appearance, notice is hereby given that the public hearing will be held remotely by conference call with the Board of License Commissioners for Worcester County.

**Please review the attached page following the agenda that provides directions for joining and participating in the meeting.**

12:50 - Administrative Matters and Approval of Minutes

1:00 - Application for Transfer of a Class "B" B/W/L 7 Day License  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
Boxcar on Main/104 North Main Street, Berlin

1:10 - Application for Transfer of a Class "B" B/W/L 7 Day License  
From AJK Restaurant, Inc. to Ocean Pines Spirits, Inc.  
CONTINUED FROM DECEMBER 16, 2020 HEARING  
Whisker's Bar and Grill/11070 Cathell Road - No. 17, Berlin

1:35 - Application for Transfer of a Class "A" B/W 7 Day License  
From GN Enterprises, Inc. to 56<sup>th</sup> Street Market, Inc.  
56<sup>th</sup> Street Beer and Wine/5601 Coastal Highway, Units 3 & 4, Ocean City

2:00 - Miscellaneous and other business

**Worcester County Board of License Commissioners  
Open Meetings Act Minutes  
December 16, 2020**

**Time:** 1:07 p.m.

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

**Attendance:**

**License Commissioners**

William E. Esham, Jr.

R. Charles Nichols

Marty W. Pusey

**Staff:**

Thomas K. Coates, Esquire

April R. Payne, Liquor License Administrator

Harold (Skip) Cook, Board Investigator

Kelly L. Henry, Technical Services Manager

Carol J. Ross, Data Research Manager

**I. Call to Order**

**II. Administrative Matters**

Review and Approval of Minutes, November 24, 2020, the Board of License Commissioners reviewed the minutes and a motion was made by Commissioner Nichols, seconded by Commissioner Pusey and carried unanimously to approve the minutes as submitted.

**III. Closed Session - Administrative Matters**

Following a motion by Commissioner Nichols seconded by Commissioner Pusey, the Commissioners unanimously voted to meet in Closed Session at 1:07 p.m. in the Board Room.

**IV. Open Session**

There were no items to be discussed in the Closed Session; therefore, a motion was made by Commissioner Nichols seconded by Commissioner Pusey, and carried unanimously to reconvene in Open Session.

**V. Adjournment**

With no items to be discussed in Open Session, a motion was made by Commissioner Nichols, seconded by Commissioner Pusey and carried unanimously to adjourn at 1:08 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR WHISKERS BAR AND GRILL  
DECEMBER 16, 2020

<b>Members Present:</b>		William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	X
		<b>Alternate Board Member:</b> Reese Cropper, III	<input type="checkbox"/>				
<b>Staff Present:</b>		April Payne, Administrator	X	Harold (Skip) Cook, Investigator			X
		Thomas K. Coates, Esq., Board Attorney	X	<b>Alternate Board Attorney:</b> Name:			<input type="checkbox"/>
		Carol Ross, Data Research Manager	X	Kelly Henry, Technical Services Manager			X
				Ann Horner, Court Reporter			X
<b>License #:</b>	576	<b>Hearing Date:</b>	December 16, 2020		<b>Time Hearing Started:</b>	1:08 p.m.	
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7-Day	
<b>For:</b> Ocean Pines Spirits, Inc.		<b>T/A:</b> Whiskers Bar and Grill		<b>Address:</b> 11070 Cathell Road – No. 17 Berlin, MD 21811			
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b> <input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for Transfer of a Class "B" B/W/L 7-Day License from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. Whiskers Bar and Grill; and Application for Transfer of a Class "B" B/W/L 7-Day Caterer's License from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. Whiskers Bar and Grill.							
<b>Applicants:</b> X		<b>Licensees:</b> <input type="checkbox"/>		<b>Representative:</b>			
1. Shereen Ismail Ramadan		Brian P. Cosby, Esquire					
2. Dina Basel Sbih							
<b>Witnesses:</b>				<b>Protestants:</b>			
1. Tonya Knott		1. Dirk Widdowson, Esquire					
2.		2. Mark Solvo					
<b>Exhibits:</b>				<b>Exhibits:</b>			
1. Site Plan		1. (Board's Exhibit) Copies of checks from application submitted and written by Sal Ramadan					
2. Menu		2. (Board's Exhibit) Copy of email from Whiskers on volume of Food vs. Alcoholic Beverage Sales					
3. Collective Certifications of current employees		3.					
<b>Hearing Minutes:</b> The applicants along with their attorney, Brian P. Cosby, Esquire, appeared before the Board with an application for Transfer of a Class "B" B/W/L 7-Day License from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. Whiskers Bar and Grill. The applicants and witnesses were sworn. Mr. Cosby introduced himself to the Board and submitted an additional application for transfer of License #577, Caterer's License, from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. The Board accepted the additional application. Mr. Cosby introduced the applicants to the Board. The applicants are mother and daughter. Mrs. Ramadan has 20 years' experience and Ms. Sbih has 5 years' experience selling alcoholic beverages. Ms. Sbih is 20 years' old. Mr. Cosby submitted (Applicant's Exhibit #1), Site Plan, and (Applicant's Exhibit #2), Menu, into evidence. Mrs. Ramadan stated that she has not had any violations. Mr. Cosby submitted (Applicant's Exhibit #3), Collective Certifications of current employees, into evidence. Mr. Cosby asked the applicants if they are familiar with the Menu. The applicants responded "Yes." Continuing, Mr. Cosby stated that the menu will stay the same and that they will continue to use the same trade name and to continue to have the liquor							

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side of the business remain on the left-hand side of the premises as noted on the Site Plan. Mrs. Henry displayed the interior photos of the premises on the screen. The photos depicted the display racks. The Board asked if the display racks would stay the same. Mrs. Ramadan stated that they would like to remove tables in order to have more display racks for Beer, Wine and Liquor retail sales. Commissioner Nichols asked how many seats are at tables. Mrs. Ramadan stated she did not know. Ms. Sbih responded that they have the tables as shown on the site plan but she was unsure of the total number of seats. Commissioner Esham asked the applicants how many total seats would be in the dining area. Ms. Knott responded that they have 78 total dining seats, 26 bar stools as shown on the Site Plan and that she removed 5 tables due to the COVID 19 temporary restrictions. Commissioner Esham asked what the total number of seats were during normal operations. Ms. Knott responded 78 as shown on the Site Plan. Commissioner Esham asked the applicants if they plan to change the seating as it is now. The applicants responded "No Sir." Commissioner Nichols asked Mrs. Ramadan why she was never certified in all her years of experience. Mrs. Ramadan responded that she is working on it and had left a message to be enrolled in a class but never heard back from them. Commissioner Nichols asked Mrs. Ramadan how many hours she worked a week. Mrs. Ramadan answered that she worked at the 9<sup>th</sup> Street Market and her duties were selling alcoholic beverages. Commissioner Nichols asked Mrs. Ramadan if she ever had a violation. Mrs. Ramadan responded "I did not." Commissioner Nichols stated that she should get TAM certified as soon as possible. Mrs. Ramadan responded "Yes, I am trying but they did not call me back." Mr. Cosby asked Ms. Sbih if she will be the General Manager and take on all the in-house duties. Ms. Sbih responded "Yes." Mr. Cosby asked Ms. Sbih if in fact she will be taking on the current employees. Ms. Sbih answered "Yes." Ms. Cosby stated that the current licensee, Ms. Knott, will be staying on for 6 months. Ms. Knott stated Mr. Cosby is correct and that she is currently TAM certified. Mr. Cosby stated that Ms. Sbih did not attend college but is a very smart girl and that she will be at the business on a day to day basis. The Board asked Mrs. Ramadan how many hours she will be at the business. Mrs. Ramadan responded that she will be there 15-20 hours a week. Mr. Cosby asked Ms. Sbih if she wishes to continue the current restrictions/conditions of the license and of the Caterer's License. Ms. Sbih responded "Yes." Mr. Cosby asked Ms. Sbih if she believes that the Caterer's License is important. Ms. Sbih responded "Yes" and added that during this time of COVID and post COVID it is very important.

Commissioner Esham asked Mr. Dirk Widdowson, if he would like to speak. Mr. Widdowson introduced himself to the Board and stated that he is representing Rita's World of Wine. Mr. Widdowson asked Mrs. Ramadan if she had 20 years' experience and was not certified. Mrs. Ramadan responded "Yes." Mr. Widdowson asked Ms. Sbih if she had 5 years' experience and if she had a permit to sell. Ms. Sbih did not respond immediately but after Mr. Cosby asked her if she had permit from the Sheriff's Department, she responded "No, I did not." Mr. Widdowson stated that the testimony given was that the applicants will not change the volume of the retail sales, is that correct. Ms. Sbih responded "Yeah." Continuing, Mr. Widdowson stated that it is my understanding that you are taking out the wall of the retail portion of the premises and you will lose seating. Ms. Sbih answered "Yes." Mr. Widdowson asked "How many seats are you taking out?" Mrs. Ramadan answered "15 seats." Mr. Widdowson stated "That the total of 78 dining seats minus the 15 seats would be your changes? Ms. Sbih answered "Approximately 90 seats, yeah, a little less." Ms. Knott stated that the total seats currently is 64. Commissioner Esham asked Ms. Knott about the 17 seats taken away. Ms. Knott stated that due to COVID they were removed but will be replaced when the temporary restrictions are lifted. Commissioner Esham asked Ms. Knott "How many seats do you have now to serve the public?" Ms. Knott responded "64 seats." Mr. Widdowson asked the applicants if they would be changing the retail space for liquor sales. Mrs. Ramadan responded "Yes." Mr. Widdowson asked the applicants if they are registered to vote. Both applicants answered "Yes." Mr. Widdowson asked both applicants if they are residents of Worcester County. Mrs. Ramadan responded "Yes, I own my home." Ms. Sbih responded that she lives with her parents. Mr. Widdowson asked the applicants if they alone will be owners of the corporation. Mrs. Ramadan answered "Yes the two of us." Mr. Widdowson asked Mrs. Ramadan who is her husband. Mrs. Ramadan answered "Sal." Mr. Widdowson asked if they

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file separate tax returns. Mrs. Ramadan did not answer at first but then said "Yes, we file." Commissioner Esham asked Mrs. Ramadan if she and her husband filed separate tax returns in 2019. Mrs. Ramadan answered "Yes." Mr. Widdowson stated that those documents should be provided to the Board. Continuing, Mr. Widdowson asked if they have entered into a Lease. Mrs. Ramadan answered "Yes, we did." Mr. Cosby handed Mr. Payne handed Mr. Coates a copy of the Lease with the landlord at the current location. Mr. Widdowson asked Mrs. Ramadan why she did not complete the TAM certification program. Mrs. Ramadan responded that she tried and left a message but no one to date called her back. Mr. Widdowson stated that he would like to recall the applicants ask further questions to the applicants before the Board renders a decision. Commissioner Esham accepted Mr. Widdowson's request.

Commissioner Nichols stated that he is having trouble with the transfer of a Class "B" license and the removal of seats. Mrs. Payne stated that the total number of seats cannot include the number of bar stools. Commissioner Esham stated that Ms. Knott testified that the number of seats was 64, which is not legal and to be legal the number of seats at tables should be 70 under normal circumstances. Commissioner Nichols asked the applicants about loans and how they plan to pay for the business. Mrs. Ramadan answered "I don't know, but my husband will help me with the money." Commissioner Nichols asked if her husband would be an owner of the business or the corporation. Mrs. Ramadan responded "No, he will not be in the business, but as my husband, he will help me as a family business." Commissioner Nichols asked how much will your husband loan you for the business?" Mrs. Ramadan answered around "\$125,000." Commissioner Nichols asked Mrs. Ramadan if she will borrow the entire amount from her husband. Mrs. Ramadan answered "Yes, but it is not a loan, no interest, as it is from my husband." Commissioner Nichols asked "Is it a no interest loan?" Mrs. Ramadan answered "No interest, I will pay it back but no interest." Commissioner Nichols asked Mrs. Ramadan how her husband would help her in the business. Mrs. Ramadan answered "If I need advice, he will help me." Commissioner Pusey asked Mr. Widdowson who he represents. Mr. Widdowson answered "Rita O'Neil Enterprises, Inc. T/A Rita's World of Wine located in the Food Lion Shopping Center. Commissioner Esham stated that they are 0.6 miles apart. Mrs. Payne stated that Rita's is a Class "A" B/W/L carry out license. Commissioner Nichols asked Mrs. Ramadan that the report and her testimony stated that she has experience and could she tell the Board why she had not been TAM certified with 20 years of experience. Mrs. Ramadan answered "I was going to get certified, but they didn't all me back." Commissioner Nichols stated that in 19 years she was not certified. Commissioner Pusey added that the Health Department has classes to become certified. Mrs. Payne added that the classes are virtual. Mrs. Ramadan stated "They didn't call me back."

Commissioner Esham asked the applicants if they knew what they are buying and do they understand what this license is. Continuing, Commissioner Esham asked the applicants if they are buying a Class "B" License and what the Rules and Regulations are for the License and what they are to do under a Class "B" License. After hesitation, Mrs. Ramadan answered "It is serving food." Commissioner Esham asked the applicants "Do you know what you are buying and what a licensed restaurant in the State of Maryland requires?" Both applicants responded "I do not." Commissioner Pusey asked what type of loan from her husband are they getting. Mrs. Ramadan answered "I don't know exactly." Mr. Coates stated that a person who borrows the money is the owner; in this situation, a spouse is basically in control as a lender or bank. Mr. Ramadan is not the owner of the business. Mr. Cosby responded "No, and I have discussed this with my clients as there is nothing wrong with Sal lending the money to the business as it is their business as long as he is not benefiting from the business." Commissioner Esham stated that if it is their business, they should be able to answer the Board's questions and that bothers him because they cannot answer the questions. Mr. Cosby responded that the applicants understand that it is a Class "B" License and the food requirements are 51 percent. Continuing, Mr. Cosby stated that unfortunately, they just didn't know the Rules. Mr. Cosby stated that this is an established business and that Ms. Knott would be there to help them.

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Commissioner Esham asked Mrs. Ramadan if she has a bank account. Mrs. Ramadan responded "I do not have one now but my daughter has one." Commissioner Esham stated that her husband, Sal Ramadan, wrote the checks for the Transfer application and the advertising fee. The checks for the Caterer's License were written by Ms. Sbih which were turned in today. Mrs. Payne noted that there were no Check Numbers on the account and it appears to be a new bank account. Ms. Sbih responded that she never writes checks.

Commissioner Pusey stated that she is confused how the volume of retail sales is not going to change if the retail sales area is going to be expanded. Continuing, Commissioner Pusey asked "Why do you feel you need to add more shelving? Ms. Sbih answered that the shelving is old and they want to make more open spaces to update the business. Commissioner Pusey added "But you will be losing seating correct?" Ms. Sbih responded "Yeah." Commissioner Pusey asked how long has the business been established. Ms. Knott responded "Over 40 years and the shelving has been there for over 20 years." Commissioner Pusey asked the applicants if it is updating or adding more shelving to gain more retail space. Ms. Sbih responded "More shelf space." Commissioner Pusey added "It will give you more room for sales and expand the products." Commissioner Esham asked Mr. Coates about an email that Mrs. Payne had received regarding total sales. Mr. Coates stated that the email stated from December 2018 to December 2020 the total sales were \$747,000 and the current owner is in compliance. Mr. Cosby asked the Board if the applicants would keep the premises the same, would the request be granted. Commissioner Esham stated that the applicants seem to be honest, they have answered the questions but they are buying a restaurant, not a full wine/liquor store. Continuing, Commissioner Esham stated that "You are a restaurant and are required to have 70 seats at all times and you don't seem to understand that." The Board is concerned where the money is coming from and the Commissioners have concerns about ownership that they are not seeing. Commissioner Esham stated that the Board needs to see them. Commissioner Esham addressed Mrs. Ramadan and asked her when you were a clerk at the 9<sup>th</sup> Street Market if you had any violations, you answered "No." Mrs. Ramadan responded that she told the police officer in the summer that it was her first time and that she did make the sale. Commissioner Esham asked Mrs. Ramadan if she understood the question that was asked her earlier. Mrs. Ramadan answered "I didn't go to court." Commissioner Esham stated so you did have a violation? Mrs. Ramadan responded "But I didn't go to court." Mr. Widdowson stated that he is concerned on behalf of his client that both applicants do not understand the Rules and Regulations and that Mrs. Ramadan is not certified and her daughter sold alcoholic beverages for 5 years and is now only 20 years old. Mr. Widdowson added that Mrs. Ramadan had a violation 6 months ago. Mr. Widdowson asked the Board if the request were granted for transfer that the two applicants not be permitted to transfer corporate stock to their husband and or father. In closing, Mr. Widdowson added that his client is opposed to the changes at the premises and the removal of 16 seats. Mr. Widdowson added that he understands that the changes would require additional approvals and permits issued from the Fire Marshal and the Health Department and other Worcester County departments. Mr. Cosby responded that they would not make any changes or modifications without permission from the Board. Continuing, Mr. Cosby stated that it is obvious that his clients hear the Board's concerns and they understand now that is a restaurant and will comply with the law. Mr. Cosby added that he doesn't see that his clients will need to transfer any stock without coming to you.

Commissioner Esham stated that Mr. Widdowson is just pointing out very important facts. Mr. Cosby stated that Mr. Sal Ramadan's crimes should not be put to Mrs. Ramadan and her daughter. Continuing, Mr. Cosby stated that "Ms. Knott has lost her husband and her partner and Ms. Sbih is a bright girl and she wants to run the business. We do understand your concerns." Commissioner Esham stated that the Board is not mistreating the applicants but they are not very knowledgeable about the business; however, they have been very honest. Continuing, Commissioner Esham stated the Board is concerned that Mr. Sal Ramadan wrote the checks. Commissioner Pusey asked about staffing. Commissioner Esham stated that the Board does not control staffing; however, there are concerns about tax returns

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and where the money is coming from in the form of a loan and who is signing the loan. Commissioner Esham added that it is a restaurant and will remain a restaurant and then asked the applicants if they understood. Both applicants responded "Yes." Mr. Coates stated that the restaurant will continue to run as it is presently by the current licensee should the Board continue the hearing. Ms. Knott answered that she understood. Commissioner Esham stated that the Board needs a corrected Site Plan that does not show any changes; furthermore, the Board explained the additional information which needs to be submitted prior to the January meeting. The information includes the following: Tax returns for the last five years for Shereen Ramadan and Basel Salah Ramadan; Loan documents between Ocean Pines Spirits, Inc. and Basel Salah Ramadan; Supply the source of money given by Basel Salah Ramadan with documentation; Agreement of sale for purchase of the restaurant; Revised floor plan with no changes to the liquor store; and Current financial statement for each applicant. Mr. Coates stated that a motion should be made to continue the hearing. Commissioner Esham made a motion to continue the hearing until the regularly scheduled hearing on January 20<sup>th</sup>, Commissioner Nichols seconded the motion. Commissioner Pusey concurred and the motion was unanimous.

The Board continued the hearing with the following required documentation:

<b>Motion:</b>	1st	Esham	2nd	Nichols	<b>Approved:</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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**Restrictions:**

BOARD CONTINUED HEARING -

**REQUIRED DOCUMENTS PRIOR TO THE JANUARY HEARING:** TAX RETURNS FOR THE LAST FIVE YEARS FOR SHEREEN RAMADAN AND BASEL SALAH RAMADAN; LOAN DOCUMENTS BETWEEN OCEAN PINES SPIRITS, INC. AND BASEL SALAH RAMADA; SUPPLY THE SOURCE OF MONEY GIVEN BY BASEL SALAH RAMADAN WITH DOCUMENTATION; AGREEMENT OF SALE FOR PURCHASE OF THE RESTAURANT; REVISED FLOOR PLAN WITH NO CHANGES TO THE LIQUOR STORE; AND CURRENT FINANCIAL STATEMENT FOR EACH APPLICANT.

**FURTHER DOCUMENTS WHICH WILL BE REQUIRED IF THE BOARD APPROVES THE TRANSFER APPLCIATIONS:** YEARLY TAX RETURNS; AND MONTHLY REPORTS ON ALL SALES AND PURCHASES.

**Time Hearing Ended: 2:02 p.m.**

## ZOOM Participation Guide - Public

### January 20, 2021 Board of License Commissioners Webinar

Zoom is a web-based application that offers the ability to join and participate in a meeting in a variety of ways. Below we will provide you with the instructions for joining the meeting by telephone, by computer, or both. You can also download the Zoom Mobile App for iOS or Android, and the Zoom desktop app for Windows and Mac users, however THIS IS NOT REQUIRED.

NOTE: There will not be any video participation as a part of the meeting. The only visual that may be provided will be a copy of the agenda on the screen. A computer is not required to virtually attend the meeting. All staff reports, site plans and exhibits will be provided in the meeting “packet” which can be found on the Worcester County website in the Meeting File Archives:

<http://www.co.worcester.md.us/departments/commissioners/minutes> . Once this page has opened, please scroll down the Date column to “01/20/2021” and Meeting Type column to “Board of License Commissioners”, CLICK on “Packet”. The full case packet including the application and other required documents can be reviewed by contacting the Department.

NOTE: **PRE-REGISTRATION IS REQUIRED FOR ALL PARTICIPANTS.** Please register by Noon the day before the meeting (January 19, 2021). Pre-registration can be completed with a valid email address by using the below link:

[https://us02web.zoom.us/webinar/register/WN\\_1\\_6deZb8S--0T7yPwoxQeA](https://us02web.zoom.us/webinar/register/WN_1_6deZb8S--0T7yPwoxQeA)

Once registration has been complete, you will receive a follow up email providing instructions on how to join the meeting. You may join the meeting by telephone only, by computer or both. **\*Please do not forward the link received in your confirmation email;** this link is tailored specifically to the registered individual. If another individual would like to join the meeting, they must pre-register as well.

**If you have concerns or would like clarification on the process, please contact our office as soon as possible. We will be unable available to assist you at the time of the meeting.**

#### **To Join by Telephone:**

1. Please dial the telephone number provided in the Webinar Confirmation email, received after you have registered.
2. When prompted, please enter this Webinar ID to join the meeting: **843 3234 9739**
3. When prompted, please enter this password: **135591**
4. If you have first joined by computer or mobile device, you will be prompted to enter your unique Participant ID. To skip this step, press #.

#### **To Join by Computer:**

Click on the link provided in your Webinar Confirmation email. **\*Please do not forward this individualized link.** If another individual would like to join the meeting, they will need to pre-register as well.

If you have a computer with a microphone and speakers, you can participate directly on your computer. If you do not have these features built in, a pop-up screen should automatically provide you with the information needed to call into the meeting following the same steps above. If it doesn't, please follow the instructions below:



- Click “Join Audio” in the meeting controls at the top of the screen.
- Click “Phone Call” and follow the instructions provided for dialing in: If this is your first time using Zoom, select the country you're calling from in the flag drop-down menu, and call one of the numbers provided.
- Enter the Webinar ID **843 3234 9739** followed by #.
- Enter your unique participant ID followed by #.

## **Participating:**

To prevent background noises during the presentation, everyone is automatically muted upon joining the meeting.

### **Applicants:**

**If you are an applicant or presenter**, when it is your turn to participate your project will be read aloud. You will be asked to **raise your “virtual” hand by pressing \*9 if you joined the audio by telephone. If you have joined the meeting through the computer, please click the “Raise Hand” button.** Once your hand has been raised the Host can unmute you.

Once staff has read the project, you will be asked to state your full name and address for the record then be sworn in by the Board Attorney. The Chairman of the Board will ask you if you have any additions or corrections to the case as it was read. You will then be prompted to explain your request.

Following your testimony, the Chairman will ask if the Board has any questions for you. The Chairman will then ask if anyone from the public would like to speak. Once all comments have been heard, you will be given an opportunity to make closing remarks. The Chairman will then request a member of the Board to make a motion on your case. When your case is complete, you will be muted and may leave the meeting.

### **Receiving Public Comment:**

**If you are not a presenter but would like to speak on a particular case**, raise your “virtual” hand when the Chairman asks for public comment. **Raise your “virtual” hand by pressing \*9 if you joined the audio by telephone or please “click” the “Raise Hand” button if you joined the webinar through the computer.** The Host will call on you in the order “virtual” hands are raised. The Host will address you by name (if you entered the meeting on the computer) or by the last four digits of your phone number if your name is not available virtually.

You will be asked to state your full name and address for the record then be sworn in by the Board Attorney. The Chairman of the Board will ask if you are speaking for or against the application and why. **We are requesting that all participants please limit comments to 2 minutes.** Once complete, the Chairman will ask if the Board has any questions for you. When complete, you will be muted.

For any questions regarding this process, please contact Kelly Henry at [khenry@co.worcester.md.us](mailto:khenry@co.worcester.md.us) or (410) 632-1200, extension 1130.

**Updated: Technical Services Division 01042021**

# Boxcar on Main

Transfer Application

From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC.



Business Phone No.

WORCESTER COUNTY

Received 10-9-00

STATE OF MARYLAND

APP

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS B B/w/h 7day LICENSE

"TRANSFER APPLICATION"

For the use of:

(Check one) An Individual [ ] Partnership [ ] Corporation [ ] Unincorporated Association [ ] Limited Liability Co. [x]

To the Board of License Commissioners Worcester County.

Date \_\_\_\_\_, 20\_\_

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

Fill in all the blanks:

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

1. Applicant(s)

(1) Full Name

Paul Gregory Suplee

Residence

14011 Sunflower Court Bishopville MD 21011

Date of Birth

July 7, 1968

Period of Residence

14

Period of Residence in Wor. County

12 years 2/8

Place of Birth

Miss Florida

Naturalized at

N/A

Year

Telephone Number

443-880-1986

Race

Sex

(2) Full Name

Luke Americus Rommel

Residence

224 w. main Salisbury MD 21801

Date of Birth

3-4-79

Period of Residence

14

Period of Residence in Wor. County

2/8

Place of Birth

Maryland

Naturalized at

n/a

Year

Telephone Number

443 859 8131

Race

Sex

(3) Full Name

Date of Birth

Place of Birth

Telephone Number

Residence

Period of Residence

Period of Residence in Wor. County

Naturalized at

Year

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.:

applied for

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

Boxcar 40 Bulfinch, LLC

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

Boxcar on Main

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

104 North Main Street

Bulfinch, MD 21811

A. Nearest intersecting street:

North Main Street

Approximate distance: -0- feet

B. Tax District where located:

MD

Is this an application for a new license? NO

C. Is this a transfer from a present licensee? yes

From Whom?

The Perfect Fit, LLC

T/A D'Alto's Bulfinch to Boxcar 40 Bulfinch, LLC

LICENSE # 785

(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:

3569 Coastal Highway Ocean City, MD 21842

- E. Describe premises to be licensed: full service restaurant, containing 120 seats
- 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 LLC
7. Have you ever been:
- A. Convicted of a misdemeanor? 1 NO 2 NO 3 \_\_\_\_\_
- B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 NO 2 NO 3 \_\_\_\_\_
- C. Adjudged guilty of violating gambling laws? 1 NO 2 NO 3 \_\_\_\_\_
- D. Adjudged guilty of any offense against the laws of the United States? 1 NO 2 NO 3 \_\_\_\_\_
- If so, when and where: \_\_\_\_\_
- E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 NO 2 NO 3 \_\_\_\_\_
8. A. Have you ever held a license for the sale of alcoholic beverages? 1 YES 2 NO 3 \_\_\_\_\_
- If yes, state when and where: 7456 Gumbo Road Pittsville MD Boxcar 40
- B. If so, has such license been suspended or revoked? 1 NO 2 NO 3 \_\_\_\_\_
- If answer is yes, give full details: \_\_\_\_\_
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 NO 2 NO 3 \_\_\_\_\_
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 YES 2 YES 3 \_\_\_\_\_
- If answer is yes, state when and where: see above
10. What financial interests do you have in the business to be conducted under this license? 1 97% 2 3% 3 \_\_\_\_\_
11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued? 1 YES 2 NO 3 \_\_\_\_\_
- If so, give details: see SA
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 N/A 2 NO 3 \_\_\_\_\_
- If so, give details: \_\_\_\_\_
13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 NO 2 NO 3 \_\_\_\_\_
- If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: \_\_\_\_\_
14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? NO
- B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler? NO
15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? NO
16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? YES
- B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and 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 \_\_\_\_\_ App. #3 \_\_\_\_\_

**LIMITED LIABILITY MEMBERSHIP AFFIDAVIT**

Name Paul Suplee / 2011 Sunflower Ct. Bishopville, MD 21813  
Residence Zip Code  
4 years / 443-880-1982 / 410-8  
Office Telephone No.  
Period of Residence Home Telephone No. 220 705380  
7/7/68 / M / Miami / 220 705380  
Date of Birth Sex Place of Birth Social Security No.

Naturalized YES ( ) NO ( ) Where Naturalized  
Wor-Wic Community College  
Place of Employment  
2200 Campus Dr. Salisbury, MD / 9 yrs.  
Address of Employer Length of Employment

1a. What is your ownership interest in the L.L.C.? 97% Percent of Ownership  
1b. What is your capital contribution to the L.L.C.? 50,000

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 (X) If yes, please detail.

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

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?  
Yes - Wisconsin County, MD  
Boxcar 40, Pittsville, MD

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?  
Yes (X) No ( ) If yes, please detail. Boxcar 40 Pittsville, MD

6. As a member, how much time will you spend on the licensed premises?  
60+ hours / week

7. What profit will you derive in proportion to the percentage of ownership?  
97%

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 (X) 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 AFFIRM THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Paul Suplee In said County and State on this 18th day of November, 2020, and made oath in due form of law that the foregoing and foregoing Affidavit are true and that they would in fact comply with all statements made therein.



Carol MacArdol-Webb  
Notary Public

My Commission Expires: 2/27/2021

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Name LAKE ROMMEL Residence 224 W. MAIN, SALIS. MD Zip Code 21801  
Period of Residence 15 YRS Home Telephone No. 410 726 2595 Office Telephone No. 443 859 8131  
Date of Birth 3-7-79 Sex M Place of Birth MD Social Security No. 216 04 5408

Naturalized YES (X) NO ( ) Where Naturalized \_\_\_\_\_ Petition No. \_\_\_\_\_  
Place of Employment ROMMEL & ASSOCIATES, LLC  
Address of Employer 107 BAPTIST ST ABBT Length of Employment 14 YRS

1a. What is your ownership interest in the L.L.C.? owner; 30% Percent of Ownership 30%  
1b. What is your capital contribution to the L.L.C.? \$0

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?  
YES. WICOMICO COUNTY, MD.

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?  
5 hours wk.

7. What profit will you derive in proportion to the percentage of ownership?  
30%

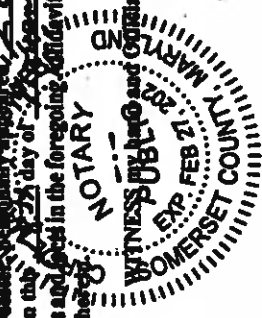
8. As a member, have you read the Rules and Regulations of the Board?  
YES

9. If you are the qualified Resident Agent, do you meet all of the following requirements?  
Yes ( ) No (X)  
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 of Member  
[Signature]

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, Wicomico, Lake Rommel in said County and State on this 18 day of November, 2020, 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 18 day of November, 2020  
Carol McDonald-Lubell  
Notary Public

My Commission Expires: 2/27/2021

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 The Perfect Fig, LLC

To Boxcar 40 Berlin LLC Difebo's license  
at 104 North Main St Berlin MD

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 4th day of December, 2020.

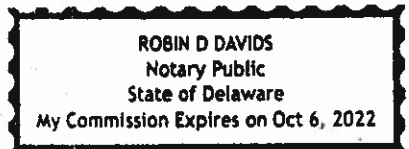
Lisa Difebo Osias (SEAL)

[Signature] (SEAL)

Ernest A. Grandjean (SEAL)

STATE OF Delaware, COUNTY OF Sussex

I hereby certify that on this 4th day of December, 2020, personally appeared Lisa Difebo Osias and made oath in due form of law that the above statement is his/her act/deed.



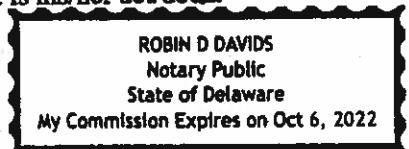
AS WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]

Notary Public  
My Commission expires: Oct. 6, 2022

STATE OF Delaware, COUNTY OF Sussex

I hereby certify that on this 4th day of December, 2020, personally appeared Jeffrey L. Osias 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: Oct. 6, 2022

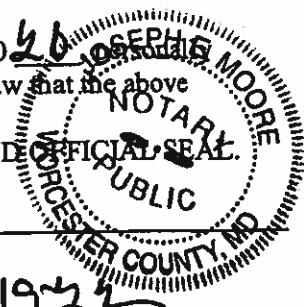
STATE OF Maryland, COUNTY OF Worcester

I hereby certify that on this 4th day of December, 2020, personally appeared [Signature] and made oath in due form of law that the above statement is his/her act/deed.

AS WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]

Notary Public  
My Commission expires: 1/19/22







Government Office Center  
One West Market Street, Room 1302  
Snow Hill, Maryland 21863-1249  
TEL: 410.632.5666  
FAX: 410.632.5664  
www.co.worcester.md.us

### INVOICE

<b>FIRE INSPECTION DETAIL</b> <b>CONTACT:</b> <u>CASSIE STUART/ JEFF OASIS -</u> cassiestuart1986@gmail.com <b>LOCATION:</b> <u>Boxcar on Main</u> DIFEBOS 104 NORTH MAIN STREET BERLIN, MD 21811	<b>INVOICE NUMBER:</b> 20200143 <b>INSPECTION DATE:</b> <u>01/30/2020</u> <b>TERMS:</b> <u>Upon Receipt</u> <b>INSPECTION FM:</b> <u>FM3 - DFM Hunter Mauk</u>
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Failure to make payment within 14 days of the stated date may result in delay or denial of applicable license or permit

Make checks payable to: WORCESTER COUNTY and return to the above address.

Checks returned for non-payment void this receipt. Your check is your receipt.

**INSPECTION TYPE:** Initial

**INSPECTION CLASSIFICATION:** Liquor License - Assembly

**INSPECTION FEES:** \$ 75.00

**DATE PAID:** 2.6.2020

**CHECK NUMBER:** 5623

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:

Paul G. Suplee (name) Owner (title) 12011 Sunflower Ct. Bishopton, MD 21813 (residence)

LUKE A. ROMMEL (name) CO. OWNER (title) 224 W. MAIN STREET, SMITHAM MD 21878 (residence)

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

All Applicants must sign

1. ✓ Paul Suplee (Signature of applicant) member
2. Lu Rommel (Signature of applicant) member
3. LUKE ROMMEL, MEMBER (Signature of applicant)

STATE OF MARYLAND COUNTY OF Worcester TO WIT:

THIS CERTIFIES That on the 20th day of October, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Paul Suplee

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.

STATE OF MARYLAND COUNTY OF SOMERSET TO WIT:

THIS CERTIFIES, That on the 18th day of November, 2020, before the subscriber, a Notary Public of the State of MARYLAND personally appeared Luke Rommel

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.

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) \_\_\_\_\_ My Commission Expires: 2/27/2021 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

M & G Rental

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 28th day of October 2020

\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)  
\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:  
THIS CERTIFIES, That on the 28th day of October, 2020, before the subscriber, a 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) \_\_\_\_\_



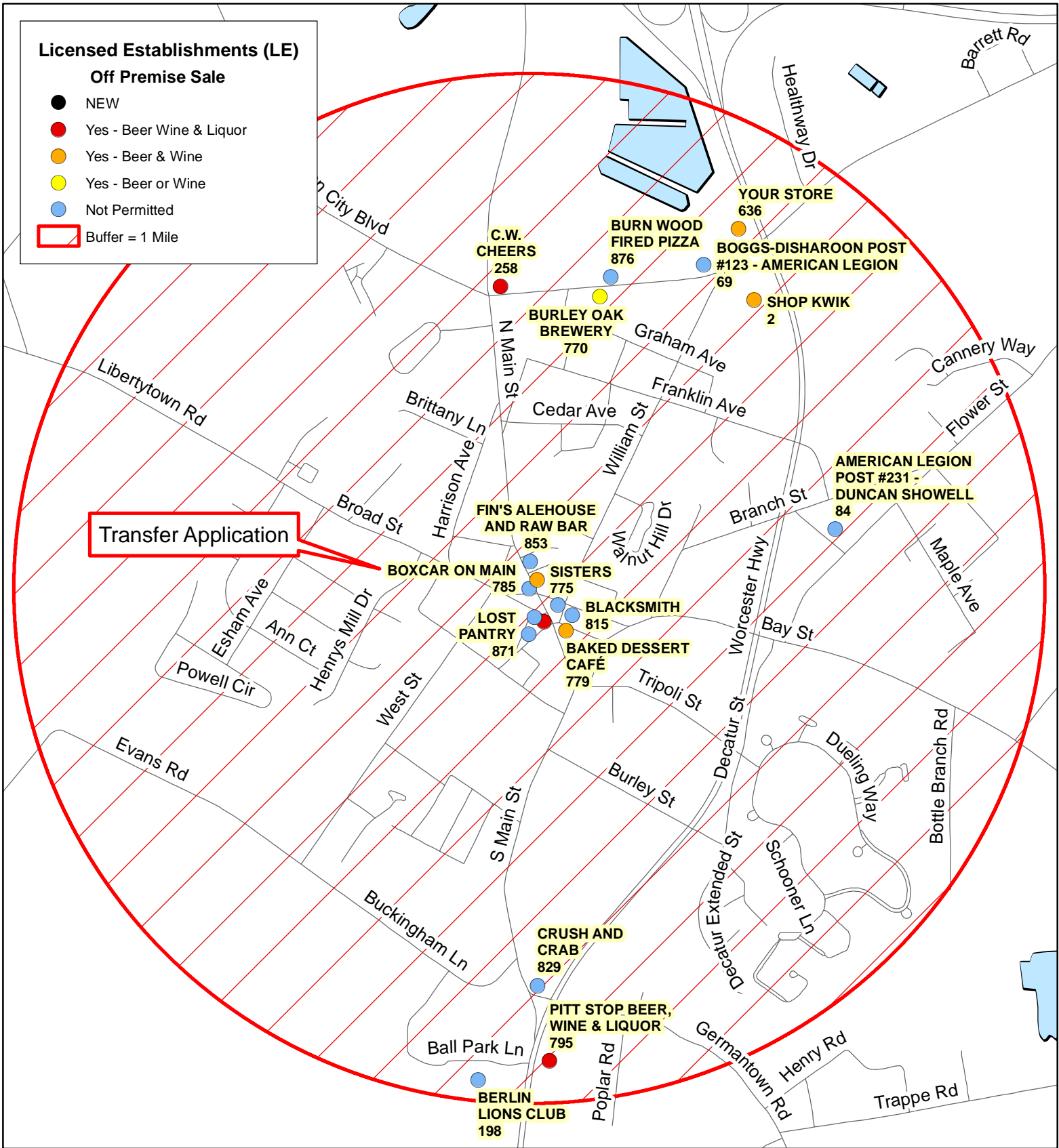
(The following certificates must be signed by at least ten persons.)

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

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

(Print name above signature)	Address	Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)
<u>Joseph E. Moore</u>	<u>319 South Main St Berlin, MD</u>	<u>3</u>	App. 1 <u>6 years</u> App. 2 _____ App. 3 _____
<u>Ernest A Gerank</u>	<u>9 Bay St Berlin, MD 21811</u>	<u>3</u>	App. 1 <u>6 years</u> App. 2 _____ App. 3 _____
<u>Ray Shockley</u>	<u>8905 Pleasant Rd Berlin MD</u>	<u>3rd</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Patricia Delawder</u>	<u>10507 Guffin Rd. Berlin</u>	<u>3rd</u>	App. 1 <u>Just met</u> App. 2 _____ App. 3 _____
<u>Thomas J. Shotts</u>	<u>103 Washington St. Berlin</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Sara Hamburg</u>	<u>100 Washington St. Berlin MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Augusta Shotts</u>	<u>103 Washington St Berlin, MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Jill Wells</u>	<u>306 Broad St, Berlin MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Michelle Gunn</u>	<u>113 Broad St Berlin, MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Natalie Hatt</u>	<u>10 Baker St Berlin, MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Angela Emm</u>	<u>6 Baker St Berlin MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____
<u>Angela Emm</u>	<u>35 Barley Street Berlin MD 21811</u>	<u>3</u>	App. 1 _____ App. 2 _____ App. 3 _____

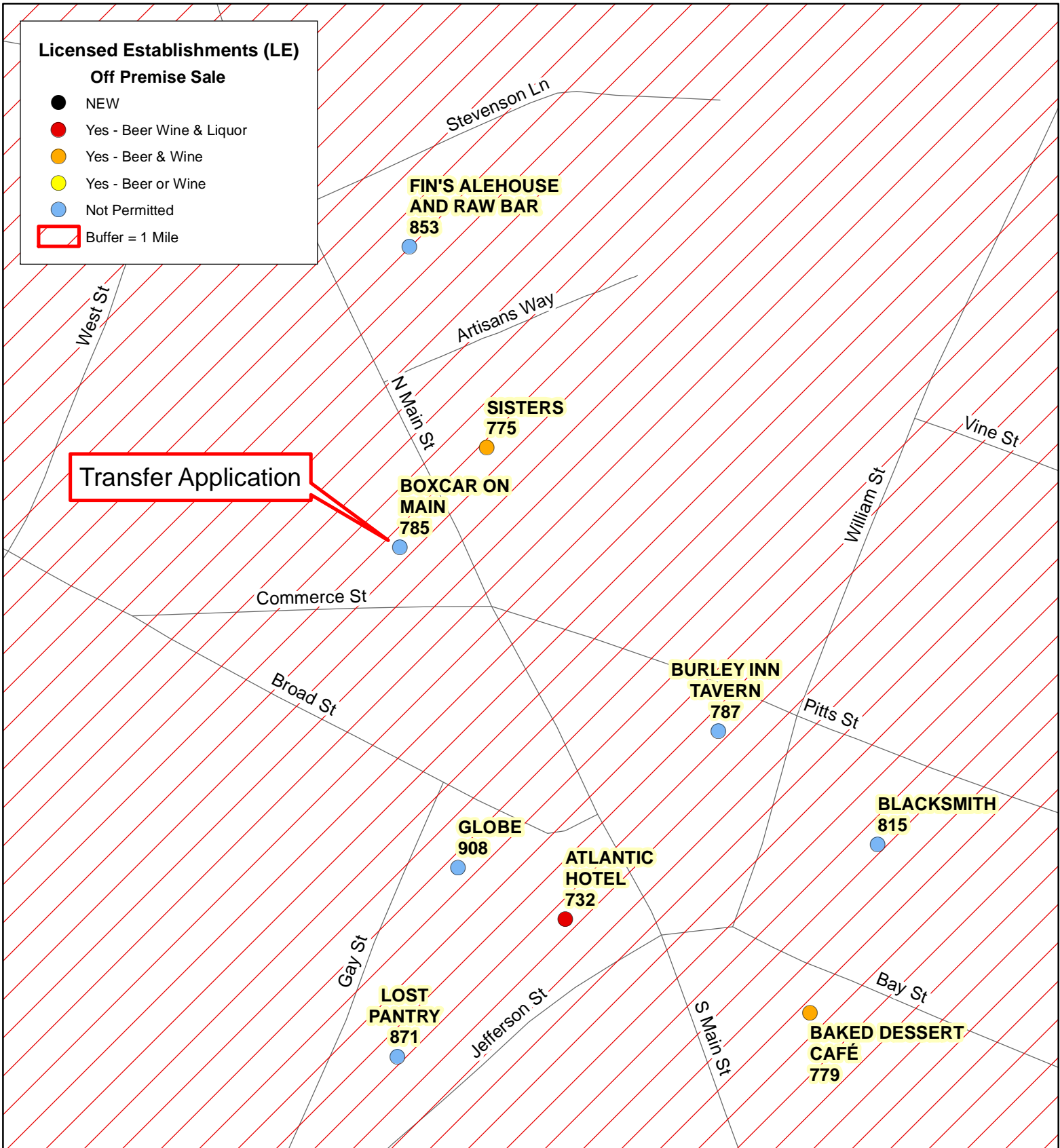
Names and addresses of signers must be printed or typewritten above signatures.



# Worcester County Board of License Commissioners

Transfer Application - Boxcar on Main - No. 785  
 From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
 104 North Main Street, Berlin, Maryland 21811



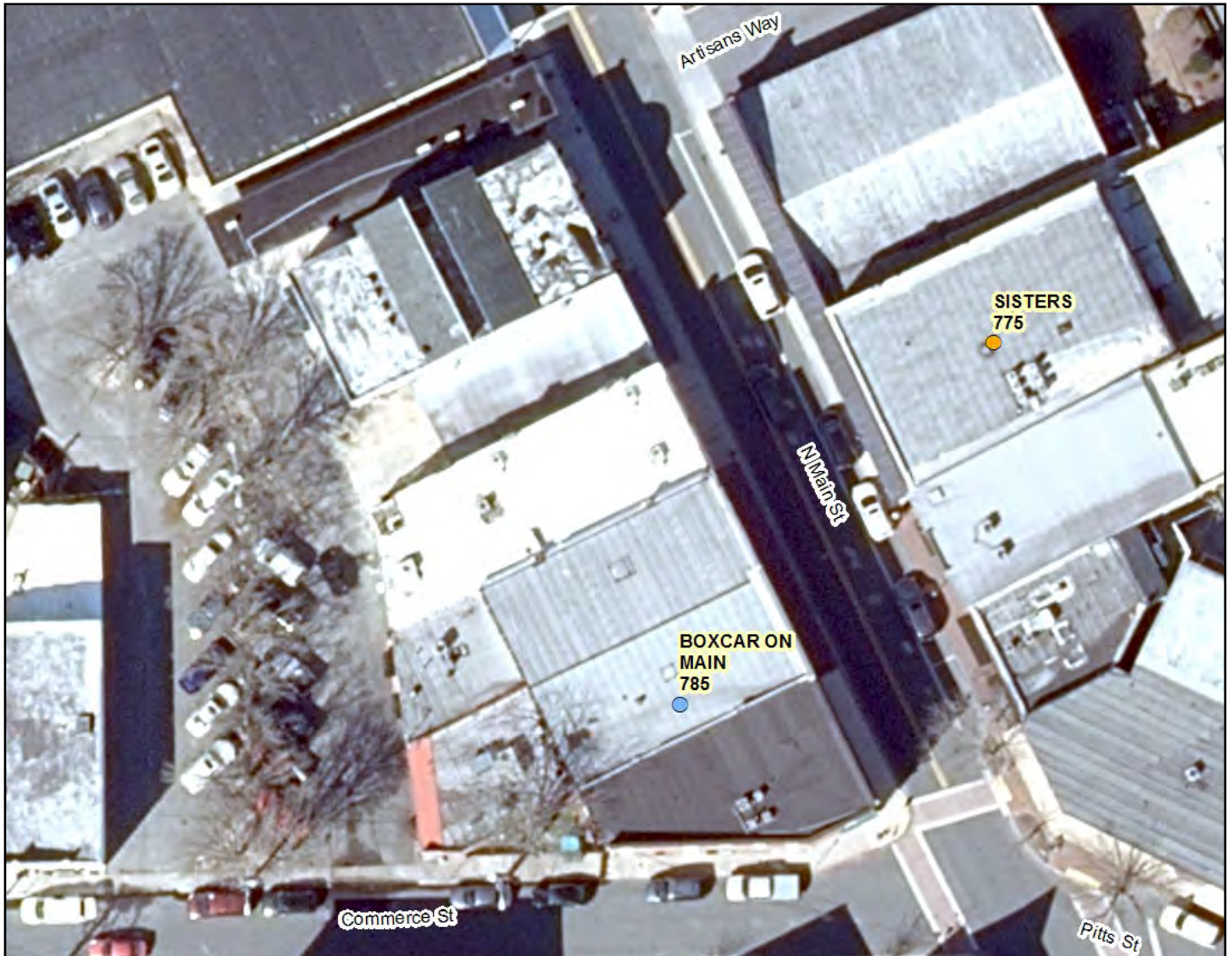


## Worcester County Board of License Commissioners

Transfer Application - Boxcar on Main - No. 785  
 From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
 104 North Main Street, Berlin, Maryland 21811



Board of License Commissioners  
Transfer Application—Boxcar on Main  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
104 North Main Street, Berlin, Maryland 21811



Board of License Commissioners  
Transfer Application—Boxcar on Main  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
104 North Main Street, Berlin, Maryland 21811



Front View from Main Street  
Picture taken by Harold "Skip" Cook on January 6, 2021

Board of License Commissioners  
Transfer Application—Boxcar on Main  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
104 North Main Street, Berlin, Maryland 21811



First Floor—Left Side Seating Area  
Pictures taken by Harold "Skip" Cook on January 6, 2021



Board of License Commissioners  
Transfer Application—Boxcar on Main  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
104 North Main Street, Berlin, Maryland 21811



First Floor—Right Side Bar and Seating Area  
Pictures taken by Harold "Skip" Cook on January 6, 2021

Board of License Commissioners  
Transfer Application—Boxcar on Main  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
104 North Main Street, Berlin, Maryland 21811



Second Floor Seating Area  
Picture taken by Harold "Skip" Cook on January 6, 2021

Board of License Commissioners  
Transfer Application—Boxcar on Main  
From The Perfect Fig, LLC to Boxcar 40 Berlin, LLC  
104 North Main Street, Berlin, Maryland 21811



Second Floor—Front Seating Area  
Pictures taken by Harold “Skip” Cook on January 6, 2021

Transfer Application - BOXCAR ON MAIN					
License No.	Class	License Type	Off Premise Sale	Business Name	Distance (Linear Feet)
785	B	BWL	N	BOXCAR ON MAIN	0
775	D	BW	BW	SISTERS	132
853	H	BWL	N	FIN'S ALEHOUSE AND RAW BAR	282
908	B	BWL	N	GLOBE	298
787	B	BWL	N	BURLEY INN TAVERN	335
732	B	BWL	BWL	ATLANTIC HOTEL	372
871	B	BW	N	LOST PANTRY	467
815	B	BWL	N	BLACKSMITH	515
779	D	BW	BW	BAKED DESSERT CAFÉ	568
770	D	B	B	BURLEY OAK BREWERY	3019
258	D	BWL	BWL	C.W. CHEERS	3115
84	C	BWL	N	AMERICAN LEGION POST #231 - DUNCAN SHOWELL	3209
876	B	BWL	N	BURN WOOD FIRED PIZZA	3308
2	A	BW	BW	SHOP KWIK	3769
69	C	BWL	N	BOGGS-DISHAROON POST #123 - AMERICAN LEGION	3784
829	B	BWL	N	CRUSH AND CRAB	4065
636	A	BW	BW	YOUR STORE	4283
795	D	BWL	BWL	PITT STOP BEER, WINE & LIQUOR	4843
198	C	BWL	N	BERLIN LIONS CLUB	5039

Boxcar on Main

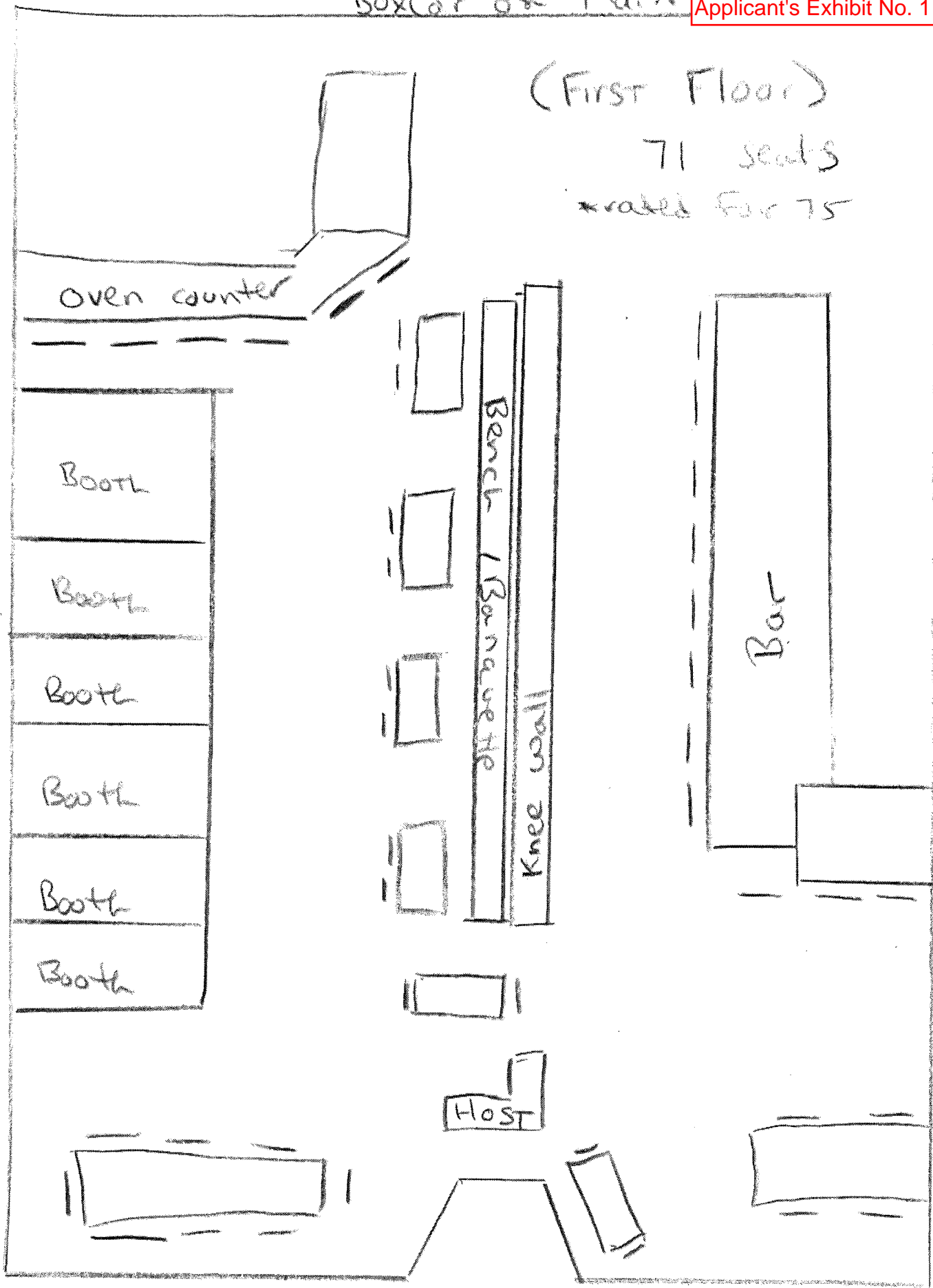
Applicant's

Exhibits

(First Floor)

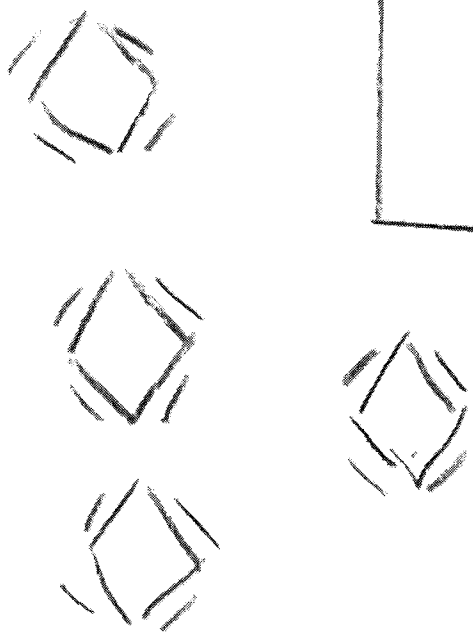
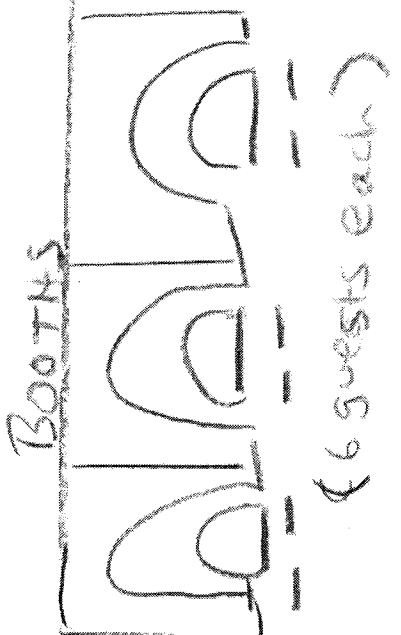
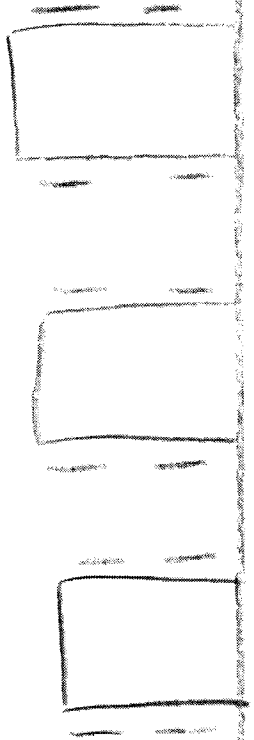
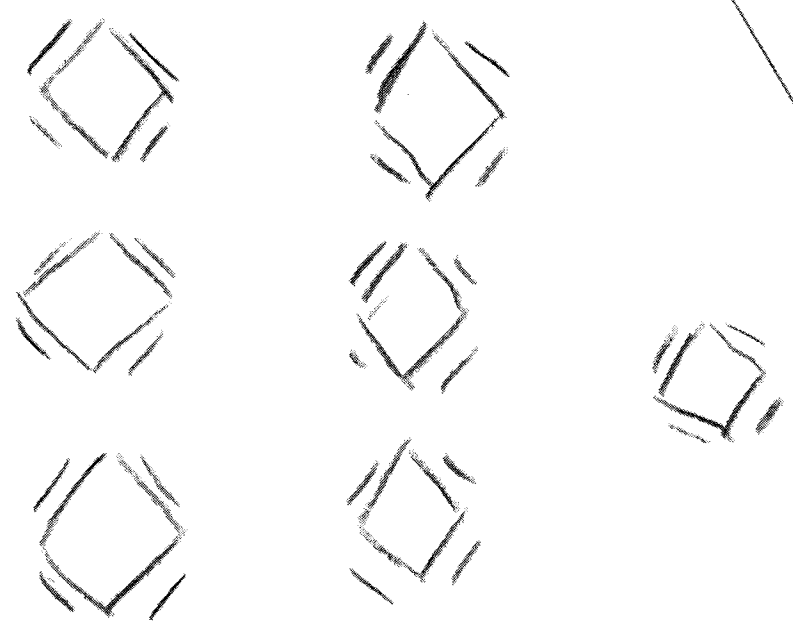
71 seats

\*rated for 75



2nd Floor  
74 Seats  
\*rated for 75

Stairs



STAIRS

## boxcar on main brunch

*Look, we don't judge. If you want a bottle of Cab and a steak at 11 AM, who are we to say that isn't a great choice?  
We just want to get that out of the way*

### **in the beginning**

STOUT-BRAISED PORK BELLY house-cut belly, seared & braised in stout, pork jus	\$13
BOM DEVILISH EGGS changes daily. These are ridiculously stupid	\$9
FRIED GREEN TOMATO WITH CRABBY-CHEESE fresh green tomatoes, breaded, fried then topped with our signature creamy, cheese crab spread and a sweet and sour glaze	\$13
ROASTED OYSTERS (6) <i>Johnson Bay Farms</i> half-shell salts, garlic butter, Parmigiano-Reggiano, lemon.	\$15
WOOD-BAKED BRIE homemade preserves, toast, fresh berries, pickled onions	\$14

### **des lapins**

*(Add chicken \$4, shrimp (4) \$5, crab cake \$10, smoked brisket \$4, pulled pork \$4)*

CLASSIC CREAMY CAESAR homemade dressing, fresh romaine, parmigiana, croutons	\$9
KALE SALAD Fresh kale, pickled onions, candied pecans, craisins, orange-poppy crema GF	\$9

### **brunch**

CHICKEN & WAFFLES house-breaded fresh breast, homemade waffles, chili-maple syrup	\$14
‘CADO TOAST & SMOKED SALMON Smoked salmon atop avocado toast...you know...every hipster’s dream. If you’re vegan, we’ll drop a buck for not loading you up with salmon	\$14
BOXCAR CHESAPEAKE 2 fried green maters, garlic kale, poached eggs, Old Bay hollandaise, Sauteed crab	\$17
MAIN STREET FRENCH TOAST freshly battered and piping hot French toast, brie cheese, Homemade berry preserves, maple syrup, home fries	\$14
VEGGIE QUICHE Spinach, cheeses, kale, peppers and love, home fries	\$12.5
SEAFOOD RISOTTO house-crafted risotto prepared with various stocks and vegetables, dry scallops and shrimp. Blackened or seared with butter, garlic and lemon	\$26
STEAK & EGGS	
4-ounce filet grilled, brown garlic herb butter, mushroom demi, 2 eggs, breakfast fries	\$16
8-ounce filet. It’s just bigger, folks. WWCPD (What would chef Paul do?)	\$29
SHRIMP & GRITS Chef Paul’s award-winning cheesy grits topped with, you guessed it, large blackened shrimp served with garlic kale and dried chorizo GF	\$24
MD CAKE & EGGS 5-ounce cake made in-house from blue crab in the MD-style. Served with home fries and lemon arugula	single \$19    twins \$29



in the beginning

STOUT-BRAISED PORK BELLY house-cut belly, seared & braised in stout, pork jus	\$13
FRIED CHICKEN WINGS ask your server about our sauce and rub selection. GF	\$10
ROASTED VEGGIE RACLETTE bubbly gooey gruyere served with roasted veggies GF	\$13
BOM DEVILISH EGGS changes daily. These are ridiculously stupid	\$9
FRIED GREEN TOMATO WITH CRABBY-CHEESE fresh green tomatoes, breaded, fried then topped with our signature creamy, cheese crab spread and a sweet and sour glaze	\$13
CRABBY PRETZEL homemade crab dip, Bavarian pretzel	\$13
ROASTED OYSTERS (6) <i>Johnson Bay Farms</i> half-shell salts, garlic butter, Parmigiano-Reggiano, lemon.	\$15
SALMON BELLY ON THE HALF-SHELL salmon belly, crispy skin, lemon arugula	\$14
WOOD-BAKED BRIE homemade preserves, toast, fresh berries, pickled onions	\$14

hot, bubbling liquid

*ask your server for our daily soups*

des lapins

*(Add chicken \$4, shrimp (4) \$5, crab cake \$10, smoked brisket \$4, pulled pork \$4)*

CLASSIC CREAMY CAESAR homemade dressing, fresh romaine, parmigiana, croutons	\$9
CHESTERFIELD CAPRESE Heirloom tomatoes, pureed basil oil, fresh burrata, sea salt, EV olive oil. GF	\$11
KALE SALAD Fresh kale, pickled onions, candied pecans, craisins, orange-poppy crema GF	\$9

earl of sandwich *served with fries & a pickle*

THE BURGER our chuck/brisket/short rib blend in an 8-ounce patty, seasoned & grilled, served on a killer Kaiser with your choice of cheese	\$11.5
<i>Add thick cut bacon \$3, fried egg \$1.50, Crab dip \$4, Bacon Jam \$3, fried green tomato \$3</i>	
<i>**Substitute a gluten free bun</i>	\$1.5
PAUL'S JACKASS BURGER all of the add-ons above for the best burger you have ever eaten, AND you save \$5 in the process. Who's the jackass, now? <i>GF bun still extra</i>	\$21
THE MALERY Our famous pulled pork on thick toast, sharp cheddar, bacon jam	\$12.5
WOYO BGC Sharp cheddar, bacon jam, house-smoked brisket. <i>For each that we sell, we will donate a buck to Worcester Youth &amp; Family Counseling</i>	\$14
CRAB CAKE SAMMIE Blue Crab meat in our homemade dressing	\$15
TJ DAWG the mighty hot dog wrapped in bacon, brioche bun, pickled onions, roasted jalapeno, homemade cheese sauce (you know...da whiz!)	\$10
VEGGIE PIADINA grilled flatbread wrapped around fried tofu, hummus, fresh roasted vegetables, avocado, lemon arugula, spicy mayo,	\$12.5

GRILLED RIBEYE STEAK 14oz hand cut choice CAB Ribeye steak grilled to perfection and topped with garlic herb butter	\$28
SEAFOOD RISOTTO house-crafted risotto prepared with various stocks and vegetables, dry scallops and shrimp. Blackened or seared with butter, garlic and lemon	\$26
FILET MIGNON 8-ounce filet grilled, brown garlic herb butter, mushroom demi	\$29
WHOLE ROASTED BRONZINO mediterranean bass, lemon & herbs	\$29
FRESH FISH blistered tomatoes, beurre noisette GF	<i>Marquette price</i>
SHRIMP & GRITS Chef Paul's award-winning cheesy grits topped with, you guessed it, large blackened shrimp served with garlic kale and dried chorizo GF	\$24
MARYLAND CRAB CAKES 5-ounce cake made in-house from blue crab in the Maryland-style. Served with your choice of two sides	single \$19      twins \$29
PORK TENDERLOIN roasted in the wood oven, chimichurri	\$18
KAUAIAN SALMON wood-roasted, hawaiian bbq, salmon bacon	\$26

**accoutrements (GF Except Mac)**

- GARLIC KALE
- TOMATO-CUCUMBER SALAD
- PAN-FRIED GREEN BEANS
- ROASTED POTATOES
- 5-CHEESE MAC N' CHEESE
- CRISPY MAPLE BRUSSELS
- CHEESY GRITS

**just desserts**

- FOUR LAYER CARROT CAKE \_\_\_\_\_ \$8
- CHOCOLATE TORTURE CAKE      \$8
- ARTISANAL ICE CREAM \_\_\_\_\_ \$6
- DEAR LORD'S LEMON CAKE      \$8

*Ask your server for a list of our*

**for the runts**

- available for kids 11 and under, please. Served with fries and a drink* \$7.5
- ALL-BEEF HOT DOG
- PULLED PORK SAMMIE \_\_\_\_\_
- GROMMET BURGER A QUARTER-POUNDER VERSION OF OUR CLASSIC BLENDED BURGER  
WITH OR WITHOUT CHEESE. ADD FRIED EGG \$1.50, BACON \$1
- CHICKEN TENDERS
- GRILLED CHEESE

\*MAC 'N CHEESE

# Whiskers Bar and Grill

Continued from December 16, 2020 Hearing

Transfer Application

From AJK Restaurant, Inc. to Ocean Pines Spirits, Inc.



**WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR WHISKERS BAR AND GRILL  
DECEMBER 16, 2020**

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	X
	<b>Alternate Board Member:</b> Reese Cropper, III	<input type="checkbox"/>				
<b>Staff Present:</b>	April Payne, Administrator	X	Harold (Skip) Cook, Investigator			X
	Thomas K. Coates, Esq., Board Attorney	X	<b>Alternate Board Attorney:</b> Name:			<input type="checkbox"/>
	Carol Ross, Data Research Manager	X	Kelly Henry, Technical Services Manager			X
			Ann Horner, Court Reporter			X
<b>License #:</b>	576	<b>Hearing Date:</b>	December 16, 2020	<b>Time Hearing Started:</b>	1:08 p.m.	
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L	<b>Day:</b>	7-Day	
<b>For:</b>	Ocean Pines Spirits, Inc.	<b>T/A:</b>	Whiskers Bar and Grill	<b>Address:</b>	11070 Cathell Road – No. 17 Berlin, MD 21811	
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input checked="" type="checkbox"/> Yes	<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b> <input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for Transfer of a Class "B" B/W/L 7-Day License from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. Whiskers Bar and Grill; and Application for Transfer of a Class "B" B/W/L 7-Day Caterer's License from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. Whiskers Bar and Grill.						
<b>Applicants:</b>	<input checked="" type="checkbox"/>	<b>Licensees:</b>	<input type="checkbox"/>	<b>Representative:</b>		
1.	Shereen Ismail Ramadan			Brian P. Cosby, Esquire		
2.	Dina Basel Sbih					
<b>Witnesses:</b>				<b>Protestants:</b>		
1.	Tonya Knott			1. Dirk Widdowson, Esquire		
2.				2. Mark Solvo		
<b>Exhibits:</b>				<b>Exhibits:</b>		
1.	Site Plan			1. (Board's Exhibit) Copies of checks from application submitted and written by Sal Ramadan		
2.	Menu			2. (Board's Exhibit) Copy of email from Whiskers on volume of Food vs. Alcoholic Beverage Sales		
3.	Collective Certifications of current employees			3.		
<b>Hearing Minutes:</b> The applicants along with their attorney, Brian P. Cosby, Esquire, appeared before the Board with an application for Transfer of a Class "B" B/W/L 7-Day License from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. Whiskers Bar and Grill. The applicants and witnesses were sworn. Mr. Cosby introduced himself to the Board and submitted an additional application for transfer of License #577, Caterer's License, from AJK Restaurant, Inc. to Ocean Pines Spirits, Inc. The Board accepted the additional application. Mr. Cosby introduced the applicants to the Board. The applicants are mother and daughter. Mrs. Ramadan has 20 years' experience and Ms. Sbih has 5 years' experience selling alcoholic beverages. Ms. Sbih is 20 years' old. Mr. Cosby submitted (Applicant's Exhibit #1), Site Plan, and (Applicant's Exhibit #2), Menu, into evidence. Mrs. Ramadan stated that she has not had any violations. Mr. Cosby submitted (Applicant's Exhibit #3), Collective Certifications of current employees, into evidence. Mr. Cosby asked the applicants if they are familiar with the Menu. The applicants responded "Yes." Continuing, Mr. Cosby stated that the menu will stay the same and that they will continue to use the same trade name and to continue to have the liquor						

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR WHISKERS BAR AND GRILL  
DECEMBER 16, 2020

side of the business remain on the left-hand side of the premises as noted on the Site Plan. Mrs. Henry displayed the interior photos of the premises on the screen. The photos depicted the display racks. The Board asked if the display racks would stay the same. Mrs. Ramadan stated that they would like to remove tables in order to have more display racks for Beer, Wine and Liquor retail sales. Commissioner Nichols asked how many seats are at tables. Mrs. Ramadan stated she did not know. Ms. Sbih responded that they have the tables as shown on the site plan but she was unsure of the total number of seats. Commissioner Esham asked the applicants how many total seats would be in the dining area. Ms. Knott responded that they have 78 total dining seats, 26 bar stools as shown on the Site Plan and that she removed 5 tables due to the COVID 19 temporary restrictions. Commissioner Esham asked what the total number of seats were during normal operations. Ms. Knott responded 78 as shown on the Site Plan. Commissioner Esham asked the applicants if they plan to change the seating as it is now. The applicants responded "No Sir." Commissioner Nichols asked Mrs. Ramadan why she was never certified in all her years of experience. Mrs. Ramadan responded that she is working on it and had left a message to be enrolled in a class but never heard back from them. Commissioner Nichols asked Mrs. Ramadan how many hours she worked a week. Mrs. Ramadan answered that she worked at the 9<sup>th</sup> Street Market and her duties were selling alcoholic beverages. Commissioner Nichols asked Mrs. Ramadan if she ever had a violation. Mrs. Ramadan responded "I did not." Commissioner Nichols stated that she should get TAM certified as soon as possible. Mrs. Ramadan responded "Yes, I am trying but they did not call me back." Mr. Cosby asked Ms. Sbih if she will be the General Manager and take on all the in-house duties. Ms. Sbih responded "Yes." Mr. Cosby asked Ms. Sbih if in fact she will be taking on the current employees. Ms. Sbih answered "Yes." Ms. Cosby stated that the current licensee, Ms. Knott, will be staying on for 6 months. Ms. Knott stated Mr. Cosby is correct and that she is currently TAM certified. Mr. Cosby stated that Ms. Sbih did not attend college but is a very smart girl and that she will be at the business on a day to day basis. The Board asked Mrs. Ramadan how many hours she will be at the business. Mrs. Ramadan responded that she will be there 15-20 hours a week. Mr. Cosby asked Ms. Sbih if she wishes to continue the current restrictions/conditions of the license and of the Caterer's License. Ms. Sbih responded "Yes." Mr. Cosby asked Ms. Sbih if she believes that the Caterer's License is important. Ms. Sbih responded "Yes" and added that during this time of COVID and post COVID it is very important.

Commissioner Esham asked Mr. Dirk Widdowson, if he would like to speak. Mr. Widdowson introduced himself to the Board and stated that he is representing Rita's World of Wine. Mr. Widdowson asked Mrs. Ramadan if she had 20 years' experience and was not certified. Mrs. Ramadan responded "Yes." Mr. Widdowson asked Ms. Sbih if she had 5 years' experience and if she had a permit to sell. Ms. Sbih did not respond immediately but after Mr. Cosby asked her if she had permit from the Sheriff's Department, she responded "No, I did not." Mr. Widdowson stated that the testimony given was that the applicants will not change the volume of the retail sales, is that correct. Ms. Sbih responded "Yeah." Continuing, Mr. Widdowson stated that it is my understanding that you are taking out the wall of the retail portion of the premises and you will lose seating. Ms. Sbih answered "Yes." Mr. Widdowson asked "How many seats are you taking out?" Mrs. Ramadan answered "15 seats." Mr. Widdowson stated "That the total of 78 dining seats minus the 15 seats would be your changes? Ms. Sbih answered "Approximately 90 seats, yeah, a little less." Ms. Knott stated that the total seats currently is 64. Commissioner Esham asked Ms. Knott about the 17 seats taken away. Ms. Knott stated that due to COVID they were removed but will be replaced when the temporary restrictions are lifted. Commissioner Esham asked Ms. Knott "How many seats do you have now to serve the public?" Ms. Knott responded "64 seats." Mr. Widdowson asked the applicants if they would be changing the retail space for liquor sales. Mrs. Ramadan responded "Yes." Mr. Widdowson asked the applicants if they are registered to vote. Both applicants answered "Yes." Mr. Widdowson asked both applicants if they are residents of Worcester County. Mrs. Ramadan responded "Yes, I own my home." Ms. Sbih responded that she lives with her parents. Mr. Widdowson asked the applicants if they alone will be owners of the corporation. Mrs. Ramadan answered "Yes the two of us." Mr. Widdowson asked Mrs. Ramadan who is her husband. Mrs. Ramadan answered "Sal." Mr. Widdowson asked if they

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DECEMBER 16, 2020

file separate tax returns. Mrs. Ramadan did not answer at first but then said "Yes, we file." Commissioner Esham asked Mrs. Ramadan if she and her husband filed separate tax returns in 2019. Mrs. Ramadan answered "Yes." Mr. Widdowson stated that those documents should be provided to the Board. Continuing, Mr. Widdowson asked if they have entered into a Lease. Mrs. Ramadan answered "Yes, we did." Mr. Cosby handed Mr. Payne handed Mr. Coates a copy of the Lease with the landlord at the current location. Mr. Widdowson asked Mrs. Ramadan why she did not complete the TAM certification program. Mrs. Ramadan responded that she tried and left a message but no one to date called her back. Mr. Widdowson stated that he would like to recall the applicants ask further questions to the applicants before the Board renders a decision. Commissioner Esham accepted Mr. Widdowson's request.

Commissioner Nichols stated that he is having trouble with the transfer of a Class "B" license and the removal of seats. Mrs. Payne stated that the total number of seats cannot include the number of bar stools. Commissioner Esham stated that Ms. Knott testified that the number of seats was 64, which is not legal and to be legal the number of seats at tables should be 70 under normal circumstances. Commissioner Nichols asked the applicants about loans and how they plan to pay for the business. Mrs. Ramadan answered "I don't know, but my husband will help me with the money." Commissioner Nichols asked if her husband would be an owner of the business or the corporation. Mrs. Ramadan responded "No, he will not be in the business, but as my husband, he will help me as a family business." Commissioner Nichols asked how much will your husband loan you for the business?" Mrs. Ramadan answered around \$125,000." Commissioner Nichols asked Mrs. Ramadan if she will borrow the entire amount from her husband. Mrs. Ramadan answered "Yes, but it is not a loan, no interest, as it is from my husband." Commissioner Nichols asked "Is it a no interest loan?" Mrs. Ramadan answered "No interest, I will pay it back but no interest." Commissioner Nichols asked Mrs. Ramadan how her husband would help her in the business. Mrs. Ramadan answered "If I need advice, he will help me." Commissioner Pusey asked Mr. Widdowson who he represents. Mr. Widdowson answered "Rita O'Neil Enterprises, Inc. T/A Rita's World of Wine located in the Food Lion Shopping Center. Commissioner Esham stated that they are 0.6 miles apart. Mrs. Payne stated that Rita's is a Class "A" B/W/L carry out license. Commissioner Nichols asked Mrs. Ramadan that the report and her testimony stated that she has experience and could she tell the Board why she had not been TAM certified with 20 years of experience. Mrs. Ramadan answered "I was going to get certified, but they didn't all me back." Commissioner Nichols stated that in 19 years she was not certified. Commissioner Pusey added that the Health Department has classes to become certified. Mrs. Payne added that the classes are virtual. Mrs. Ramadan stated "They didn't call me back."

Commissioner Esham asked the applicants if they knew what they are buying and do they understand what this license is. Continuing, Commissioner Esham asked the applicants if they are buying a Class "B" License and what the Rules and Regulations are for the License and what they are to do under a Class "B" License. After hesitation, Mrs. Ramadan answered "It is serving food." Commissioner Esham asked the applicants "Do you know what you are buying and what a licensed restaurant in the State of Maryland requires?" Both applicants responded "I do not." Commissioner Pusey asked what type of loan from her husband are they getting. Mrs. Ramadan answered "I don't know exactly." Mr. Coates stated that a person who borrows the money is the owner; in this situation, a spouse is basically in control as a lender or bank. Mr. Ramadan is not the owner of the business. Mr. Cosby responded "No, and I have discussed this with my clients as there is nothing wrong with Sal lending the money to the business as it is their business as long as he is not benefiting from the business." Commissioner Esham stated that if it is their business, they should be able to answer the Board's questions and that bothers him because they cannot answer the questions. Mr. Cosby responded that the applicants understand that it is a Class "B" License and the food requirements are 51 percent. Continuing, Mr. Cosby stated that unfortunately, they just didn't know the Rules. Mr. Cosby stated that this is an established business and that Ms. Knott would be there to help them.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR WHISKERS BAR AND GRILL  
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Commissioner Esham asked Mrs. Ramadan if she has a bank account. Mrs. Ramadan responded "I do not have one now but my daughter has one." Commissioner Esham stated that her husband, Sal Ramadan, wrote the checks for the Transfer application and the advertising fee. The checks for the Caterer's License were written by Ms. Sbih which were turned in today. Mrs. Payne noted that there were no Check Numbers on the account and it appears to be a new bank account. Ms. Sbih responded that she never writes checks.

Commissioner Pusey stated that she is confused how the volume of retail sales is not going to change if the retail sales area is going to be expanded. Continuing, Commissioner Pusey asked "Why do you feel you need to add more shelving? Ms. Sbih answered that the shelving is old and they want to make more open spaces to update the business. Commissioner Pusey added "But you will be losing seating correct?" Ms. Sbih responded "Yeah." Commissioner Pusey asked how long has the business been established. Ms. Knott responded "Over 40 years and the shelving has been there for over 20 years." Commissioner Pusey asked the applicants if it is updating or adding more shelving to gain more retail space. Ms. Sbih responded "More shelf space." Commissioner Pusey added "It will give you more room for sales and expand the products." Commissioner Esham asked Mr. Coates about an email that Mrs. Payne had received regarding total sales. Mr. Coates stated that the email stated from December 2018 to December 2020 the total sales were \$747,000 and the current owner is in compliance. Mr. Cosby asked the Board if the applicants would keep the premises the same, would the request be granted. Commissioner Esham stated that the applicants seem to be honest, they have answered the questions but they are buying a restaurant, not a full wine/liquor store. Continuing, Commissioner Esham stated that "You are a restaurant and are required to have 70 seats at all times and you don't seem to understand that." The Board is concerned where the money is coming from and the Commissioners have concerns about ownership that they are not seeing. Commissioner Esham stated that the Board needs to see them. Commissioner Esham addressed Mrs. Ramadan and asked her when you were a clerk at the 9<sup>th</sup> Street Market if you had any violations, you answered "No." Mrs. Ramadan responded that she told the police officer in the summer that it was her first time and that she did make the sale. Commissioner Esham asked Mrs. Ramadan if she understood the question that was asked her earlier. Mrs. Ramadan answered "I didn't go to court." Commissioner Esham stated so you did have a violation? Mrs. Ramadan responded "But I didn't go to court." Mr. Widdowson stated that he is concerned on behalf of his client that both applicants do not understand the Rules and Regulations and that Mrs. Ramadan is not certified and her daughter sold alcoholic beverages for 5 years and is now only 20 years old. Mr. Widdowson added that Mrs. Ramadan had a violation 6 months ago. Mr. Widdowson asked the Board if the request were granted for transfer that the two applicants not be permitted to transfer corporate stock to their husband and or father. In closing, Mr. Widdowson added that his client is opposed to the changes at the premises and the removal of 16 seats. Mr. Widdowson added that he understands that the changes would require additional approvals and permits issued from the Fire Marshal and the Health Department and other Worcester County departments. Mr. Cosby responded that they would not make any changes or modifications without permission from the Board. Continuing, Mr. Cosby stated that it is obvious that his clients hear the Board's concerns and they understand now that is a restaurant and will comply with the law. Mr. Cosby added that he doesn't see that his clients will need to transfer any stock without coming to you.

Commissioner Esham stated that Mr. Widdowson is just pointing out very important facts. Mr. Cosby stated that Mr. Sal Ramadan's crimes should not be put to Mrs. Ramadan and her daughter. Continuing, Mr. Cosby stated that "Ms. Knott has lost her husband and her partner and Ms. Sbih is a bright girl and she wants to run the business. We do understand your concerns." Commissioner Esham stated that the Board is not mistreating the applicants but they are not very knowledgeable about the business; however, they have been very honest. Continuing, Commissioner Esham stated the Board is concerned that Mr. Sal Ramadan wrote the checks. Commissioner Pusey asked about staffing. Commissioner Esham stated that the Board does not control staffing; however, there are concerns about tax returns



WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
 MINUTES FOR WHISKERS BAR AND GRILL  
 DECEMBER 16, 2020

and where the money is coming from in the form of a loan and who is signing the loan. Commissioner Esham added that it is a restaurant and will remain a restaurant and then asked the applicants if they understood. Both applicants responded "Yes." Mr. Coates stated that the restaurant will continue to run as it is presently by the current licensee should the Board continue the hearing. Ms. Knott answered that she understood. Commissioner Esham stated that the Board needs a corrected Site Plan that does not show any changes; furthermore, the Board explained the additional information which needs to be submitted prior to the January meeting. The information includes the following: Tax returns for the last five years for Shereen Ramadan and Basel Salah Ramadan; Loan documents between Ocean Pines Spirits, Inc. and Basel Salah Ramadan; Supply the source of money given by Basel Salah Ramadan with documentation; Agreement of sale for purchase of the restaurant; Revised floor plan with no changes to the liquor store; and Current financial statement for each applicant. Mr. Coates stated that a motion should be made to continue the hearing. Commissioner Esham made a motion to continue the hearing until the regularly scheduled hearing on January 20<sup>th</sup>, Commissioner Nichols seconded the motion. Commissioner Pusey concurred and the motion was unanimous.

The Board continued the hearing with the following required documentation:

<b>Motion:</b>	1st	Esham	2nd	Nichols	<b>Approved:</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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**Restrictions:**

BOARD CONTINUED HEARING -

**REQUIRED DOCUMENTS PRIOR TO THE JANUARY HEARING:** TAX RETURNS FOR THE LAST FIVE YEARS FOR SHEREEN RAMADAN AND BASEL SALAH RAMADAN; LOAN DOCUMENTS BETWEEN OCEAN PINES SPIRITS, INC. AND BASEL SALAH RAMADA; SUPPLY THE SOURCE OF MONEY GIVEN BY BASEL SALAH RAMADAN WITH DOCUMENTATION; AGREEMENT OF SALE FOR PURCHASE OF THE RESTAURANT; REVISED FLOOR PLAN WITH NO CHANGES TO THE LIQUOR STORE; AND CURRENT FINANCIAL STATEMENT FOR EACH APPLICANT.

**FURTHER DOCUMENTS WHICH WILL BE REQUIRED IF THE BOARD APPROVES THE TRANSFER APPLCIATIONS:** YEARLY TAX RETURNS; AND MONTHLY REPORTS ON ALL SALES AND PURCHASES.

**Time Hearing Ended: 2:02 p.m.**

**BOARD OF LICENSE COMMISSIONERS  
FOR WORCESTER COUNTY**

**REPORT OF INVESTIGATION**

*Type: Transfer and Stop Liquor Store Renovations*

11-20-2020

*License No: 576*

*Class: B*

*Type: Beer-Wine-Liquor*

**APPLICANT(S):**

**1. Audie N Knott**

**2. Tanya D Knott**

**3. Albert J Robertazzi, Jr.**

**4.**

**TRADE NAME:** *Whisker's Bar and Grill*

**CORP:** *AJK Restaurant, Inc.*

**LOCATION:** *11070 Cathelll Road – No. 17, Berlin*

**RESTRICTIONS:** Live entertainment allowed with a maximum of four pieces two nights per week, off sale of beer, wine and liquor in factory sealed containers, total of nine games allowed, no disc jockey allowed

April Payne, Worcester County Liquor License Administrator, received a request to transfer this license at the next available Board meeting. Because of this, Mrs. Payne directed Investigator Harold Cook to visit the property, take pictures of the current state of the property, and inform the license holders that they are not to make any changes to the shelving in the liquor store. Assuming the transfer is approved by the Board, the new license holder(s) could then request permission to make changes in the property. Mrs. Payne also directed Investigator Cook to measure the driving distance between this property and Rita's World of Wine, Beer & Spirits, the closest property that has a license for off sale of beer, wine and liquor.

Investigator Cook visited the property about 11:00 AM on Friday, November 20, 2020. He took the requested pictures and spoke with Beth Skinoff, Tanya Knott's assistant, informing her that there could not be any changes made to the liquor store. Ms. Knott was not on the property at the time. Later, about 11:30 AM, Investigator Cook spoke with Ms. Knott by phone and informed her that there could not be any changes made to the liquor store, and that the new licensee(s) could discuss their intentions at the transfer application hearing. Ms. Knott stated that there would not be any changes made to the property. Shelving changes had not yet begun.

The driving distance between this property and Rita's World of Wine, Beer & Spirits (License #683) is six tenths (.6) of a mile.

Harold F. Cook  
Board Investigator

April R. Payne  
Liquor License Administrator

TEL: 410-632-1908 (ext. 1120)  
FAX: 410-632-3008



BOARD OF  
LICENSE COMMISSIONERS

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET - ROOM 1201  
SNOW HILL, MARYLAND 21863

November 24, 2020

MEMBERS  
WILLIAM E. ESHAM, JR. CHAIRMAN  
R CHARLES NICHOLS  
MARTY W. PUSEY

ATTORNEY  
THOMAS K. COATES  
LIQUOR LICENSE ADMINISTRATOR  
APRIL R. PAYNE  
apayne@co.worcester.md.us

Audie N. Knott, Tanya D. Knott, and Albert J. Robertazzi, Jr.  
AJK Restaurant, Inc.  
T/A Whisker's Bar and Grill  
11070 Cathell Road – No. 17  
Berlin, MD 21811

RE: License #576  
Whisker's Bar and Grill  
Cancellation of Previously Approved Changes  
11070 Cathell Road – No. 17/Berlin

Dear Licensees:

The Board of License Commissioners have informed you that you are not to make any changes to the licensed premises and that it must remain the same as it has been.

If I can be of any other assistance, please do not hesitate to contact me.

FOR THE WORCESTER COUNTY  
BOARD OF LICENSE COMMISSIONERS,

  
April R. Payne  
Liquor License Administrator

HFC:ARP

I agree that the property will not be changed in any fashion.

  
Tanya D. Knott

11-24-20  
Date

**BOARD OF LICENSE COMMISSIONERS  
FOR WORCESTER COUNTY**

**REPORT OF INVESTIGATION**

Type: *Liquor Store Renovations*

10-07-2020

License No: 576

Class: B

Type: *Beer-Wine-Liquor*

APPLICANT(S):

1. Audie N Knott

2. Tanya D Knott

3. Albert J Robertazzi, Jr.

4.

TRADE NAME: *Whisker's Bar and Grill*

CORP: *AJK Restaurant, Inc.*

LOCATION: 11070 Cathell Road – No. 17, Berlin

**RESTRICTIONS:** Live entertainment allowed with a maximum of four pieces two nights per week, off sale of beer, wine and liquor in factory sealed containers, total of nine games allowed, no disc jockey allowed

This property is a bar and grill and liquor store in 4,600 SF of space. The bar and grill side is about 3,100 SF, including the kitchen, with 130 seats at tables and 20 bar seats. The liquor store is 1,500 SF.

The licensees request permission to remove the current liquor store shelving and replace it, including adding shelving in areas around the entry door that currently hold a display table, a cigarette machine, and two small coolers that hold soft drinks. They will also move the cash register station from the south wall to the north wall, add a walk in cooler of about 90 SF in an area currently occupied by three (3) games, and deactivate and remove the current beer cooler. The games will be relocated to another space along the east wall. There will be no changes to the bar and grill area.

The licensees do not request any changes to the current restrictions. (See Above)

Harold F. Cook  
Board Investigator

April R. Payne  
Liquor License Administrator

410-208-3922

Business Phone No.

WORCESTER COUNTY
STATE OF MARYLAND
ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "B" B/W/L 7 Day with LICENSE carry-out

"TRANSFER APPLICATION"

For the use of:

(Check one) An Individual [ ] Partnership [ ] Corporation [X] Unincorporated Association [ ] Limited Liability Co. [ ]

To the Board of License Commissioners Worcester County.

Date NOVEMBER 12, 20 20

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

Fill in all the blanks:

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

- 1. Applicant(s)
(1) Full Name Shereen Ismail Ramadan
Date of Birth 8/28/77
Place of Birth Jerusalem, Israel
Telephone Number 443-944-7684
Residence 12648 Whisper Trace Drive Ocean City, MD 21842
Period of Residence 15 yrs in Wor. County 25 yrs
Naturalized at Baltimore, MD Year
Race Arab American Sex F
(2) Full Name Dina Basel Sbih
Date of Birth 2/8/2000
Place of Birth Salisbury, Maryland
Telephone Number 443-856-8499
Residence 12648 Whisper Trace Drive Ocean City, MD 21842
Period of Residence 20 yrs in Wor. County 20 yrs
Naturalized at N/A Year
Race Arab American Sex F
(3) Full Name
Date of Birth
Place of Birth
Telephone Number
Residence
Period of Residence in Wor. County
Naturalized at Year
Race Sex

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

3. State the Retail Sales Tax No.: 18385306

4. If a corporation, state corporate name and trade name, if any: Ocean Pines Spirits, Inc. t/a Whiskers
If other than a corporation, state trade name to be used: Whiskers Bar and Grill

5. Address of place to be licensed (Give street number or accurate description): 11070 Cathell Road - No. 17
Berlin, MD 21811

A. Nearest intersecting street: Cathell Rd & Rt 589 Approximate distance: 300 feet

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

C. Is this a transfer from a present licensee? yes From Whom? AJK Restaurant, Inc. d/b/a Whiskers
License # 576 Bar and Grill

(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: Brian P. Cosby Tel. No.: 410-213-9801

Address: P.O. Box 600, Ocean City, MD 21843

Received 11-12-00
ARP

E. Describe premises to be licensed: Restaurant, Bar, Package Store within Pines Plaza 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: Pines Plaza Associates, LLC, 600 Reisterstown Road, Pikesville, MD 21208

7. Have you ever been:

A. Convicted of a misdemeanor? 1 NO 2 NO 3 \_\_\_\_\_

B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 NO 2 NO 3 \_\_\_\_\_

C. Adjudged guilty of violating gambling laws? 1 NO 2 NO 3 \_\_\_\_\_

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

If so, when and where: \_\_\_\_\_

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

1 NO 2 NO 3 \_\_\_\_\_

8. A. Have you ever held a license for the sale of alcoholic beverages? 1 NO 2 NO 3 \_\_\_\_\_

If yes, state when and where: \_\_\_\_\_

B. If so, has such license been suspended or revoked? 1 N/A 2 N/A 3 \_\_\_\_\_

If answer is yes, give full details: \_\_\_\_\_

C. If so, were you ever found in violation of any alcoholic beverage law? 1 N/A 2 N/A 3 \_\_\_\_\_

9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 NO 2 NO 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 60% 2 40% 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 NO 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 NO 3 \_\_\_\_\_

If so, give details: \_\_\_\_\_

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

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

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

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

NO

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

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

YES

B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and 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 \_\_\_\_\_

**STOCKHOLDER AFFIDAVIT**

Name Shereen Ismail Ramadan 12648 Whisper Trace Dr. Ocean City, MD 21842  
Residence Zip Code 21842

15 443-944-7684 410-208-3922  
Home Telephone No. Office Telephone No.

8/28/77 F Israel 214-51-1919  
Date of Birth Sex Place of Birth Social Security No.

Baltimore, MD 29196690  
Naturalized YES (X) NO ( ) Where Naturalized Petition No.

9th St. Market Beer & Wine  
Place of Employment

4 N. Ninth St, Ocean City, MD 21842 15 years  
Address of Employer Length of Employment

1. How many shares of stock have been issued to you? 60 / 60%  
# of Shares / 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 (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?  
15 hours per week


7. What profit will you derive in proportion to the percentage of stock ownership?  
60%

8. As a stockholder, 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 (X) 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 President  
Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Shereen Ismail Ramadan In said County and State on this 3rd day of November 2024, 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 3rd day of November, 2024.

Notary Public  
My Commission Expires: 10/8/2024

**STOCKHOLDER AFFIDAVIT**

Name Dina Basel Sbih 12648 Whisper Trace Dr. Ocean City, MD  
Residence Zip Code 21842  
20 443-856-8499 410-208-3922  
Period of Residence Home Telephone No. Office Telephone No.  
2/8/2000 F Salisbury, MD 214-57-9533  
Date of Birth Sex Place of Birth Social Security No.  
N/A

Naturalized YES ( ) NO ( ) Where Naturalized  
Village Market Petition No.  
Place of Employment  
1816 Philadelphia Ave, Ocean City, MD 5 years  
Address of Employer Length of Employment

1. How many shares of stock have been issued to you? 40 / 40%  
# of Shares / 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 (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?  
50 hours per week

7. What profit will you derive in proportion to the percentage of stock ownership?  
40%

8. As a stockholder, 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.)

Dina Sbih  
Signature Secretary/Treasurer  
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 Dina Sbih In said County and State on this 3<sup>rd</sup> day of November, 2020, 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 3<sup>rd</sup> day of November, 2020.

Notary Public  
My Commission Expires: 10/8/2024



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 AJK RESTAURANT, INC.

To OCEAN PINES SPIRITS, INC.

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 3<sup>rd</sup> day of November, 2020

Tanya Knott (SEAL)  
TANYA KNOTT,  
PRESIDENT AJK RESTAURANT (SEAL)  
INC.  
\_\_\_\_\_  
(SEAL)

STATE OF Massachusetts, COUNTY OF Worcester

I hereby certify that on this 3<sup>rd</sup> day of November, 2020, personally appeared Tanya Knott 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: 10/8/2024

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

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

AS WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
Notary Public  
My Commission expires:

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

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

AS WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
Notary Public  
My Commission expires:

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

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

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

Shereen Ismail Ramadan	President	12648 Whisper Trace Drive Ocean City, MD 21842
<i>(name)</i>	<i>(title)</i>	<i>(residence)</i>
Dina Basel Sbih	Secretary/Treasurer	12648 Whisper Trace Drive Ocean City, MD 21842
<i>(name)</i>	<i>(title)</i>	<i>(residence)</i>
<i>(name)</i>	<i>(title)</i>	<i>(residence)</i>

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 of applicant)*

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

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 3<sup>rd</sup> day of November, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Shereen Ismail Ramadan

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

WITNESS my hand and notarial seal.

(Seal) [Signature]  
NOTARY PUBLIC  
My com. expires: 10/8/2024

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 3<sup>rd</sup> day of November, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Dina Basel Sbih

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

WITNESS my hand and notarial seal.

(Seal) [Signature]  
NOTARY PUBLIC  
My com. expires: 10/8/2024

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

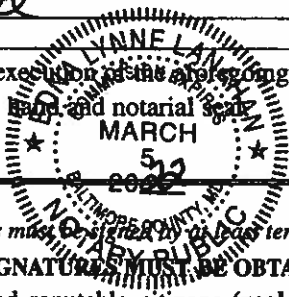
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH  
ALCOHOLIC BEVERAGES LAW OF MARYLAND**

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as UNIT 10 PINES PLAZA SHOPPING CENTER 11070 CATHALL ROAD, 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 11 day of November 2020  
 \_\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
 \_\_\_\_\_ (seal) \_\_\_\_\_ (seal)

STATE OF Maryland COUNTY OF Baltimore TO WIT:  
 THIS CERTIFIES, That on the 11 day of November, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Steven Veisland

and acknowledged the execution of the foregoing statement to be 2 true act.  
 WITNESS my hand and notarial seal Erin Lynne Lanham  
 (Seal) \_\_\_\_\_ NOTARY PUBLIC



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

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

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

(Print name above signature)	Address	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	Voting Residence	
<u>Mark F. Cerbo</u>	<u>103 Cheryl Ave Berlin MD</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Donald J. Berkley</u>	<u>18 Twilight Ct. Berlin, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Wanda St. Vares</u>	<u>12214 Friendship Rd Berlin, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Karen Borland</u>	<u>16 Sundial Cull, Berlin MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Paulette Weinkert</u>	<u>19 CAPE MAY PL OCEAN PINES, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Violet Shipp</u>	<u>7 BEECHNOT CT BERLIN MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Tanya D. Knott</u>	<u>11 Biddest Dr. Berlin, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>John Hughes</u>	<u>3 GRANBY LA. Berlin MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Debbie Speigter</u>	<u>#2 The Point Ocean Pines, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Debbie Speigter</u>	<u>#2 The Point Ocean Pines, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Doreen St. Ignace</u>	<u>22 Moby Dick Dr Berlin MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>
<u>Doreen St. Ignace</u>	<u>10214 Friendship Rd, Berlin, MD 21811</u>	App. 1 <u>Just Met</u> App. 2 <u>Just Met</u> App. 3 <u>Just Met</u>

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

BASEL SALAH RAMADAN  
12648 WHISPER TRACE DR

DATE 11/12/2020 2001

OCEAN CITY MD 21842  
PAY TO THE

ORDER OF Worcester County \$ 660.00

Six hundred-sixty dollars <sup>00/100</sup> DOLLARS



*[Handwritten Signature]*

⑆052100932⑆ 4011288570⑈ 2001

BASEL SALAH RAMADAN  
12648 WHISPER TRACE DR

DATE 11/12/2020 2002

OCEAN CITY MD 21842  
PAY TO THE

ORDER OF Worcester County \$ 25.00

twenty-five dollars <sup>00/100</sup> DOLLARS



*[Handwritten Signature]*

⑆052100932⑆ 4011288570⑈ 2002

410-208-3922

# CATERER'S LICENSE

## WORCESTER COUNTY

# STATE OF MARYLAND

## ALCOHOLIC BEVERAGES LAW

### APPLICATION FOR A CLASS B BwL LICENSE

CATERER'S 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 DECEMBER 14, 2020

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

Fill in all the blanks:

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

1. Applicant(s)

(1) Full Name Shereen Ismail Ramadan  
Date of Birth 8/28/77  
Place of Birth Jerusalem, Israel  
Telephone Number 443-944-7684

Residence 12648 Whisper Trace Drive  
Ocean City, MD 21842  
Period of Residence 15 yrs in Wor. County 25 yrs  
Naturalized at Baltimore, MD Year \_\_\_\_\_  
Race Arab American Sex F

(2) Full Name Dina Basel Sbih  
Date of Birth 2/8/2000  
Place of Birth Salisbury, MD  
Telephone Number 443-856-8499

Residence 12648 Whisper Trace Drive  
Ocean City, MD 21842  
Period of Residence 20 yrs in Wor. County 20 yrs  
Naturalized at N/A Year \_\_\_\_\_  
Race Arab American Sex \_\_\_\_\_

(3) Full Name \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
Place of Birth \_\_\_\_\_  
Telephone Number \_\_\_\_\_

Residence \_\_\_\_\_  
Period of Residence \_\_\_\_\_ in Wor. County \_\_\_\_\_  
Naturalized at \_\_\_\_\_ Year \_\_\_\_\_  
Race \_\_\_\_\_ Sex \_\_\_\_\_

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

3. State the Retail Sales Tax No.: 18385306

4. If a corporation, state corporate name and trade name, if any: Ocean Pines Spirits, Inc. t/a Whiskers  
If other than a corporation, state trade name to be used: Whiskers Bar and Grill

5. Address of place to be licensed (Give street number or accurate description): 11070 Cathell Road - No. 17  
Berlin, MD 21811

A. Nearest intersecting street: Cathell Road and Rt 589 Approximate distance: 300 feet

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

C. Is this a transfer from a present licensee? yes From Whom? AJK Restaurant, INC. d/b/a Whiskers  
to Ocean Pines Spirits, Inc. LICENSE # 577 Bar and Grill

(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: Brian P. Cosby Tel. No.: 410-213-9801

Address: P.O. Box 600, Ocean City, MD 21843

E. Describe premises to be licensed: Restaurant, Bar, Package Store within Pines Plaza 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: Pines Plaza Associates, LLC, 600 Reisterstown Road  
Pikesville, MD 21208

7. Have you ever been:

A. Convicted of a misdemeanor? 1 NO 2 NO 3 \_\_\_\_\_

B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 NO 2 NO 3 \_\_\_\_\_

C. Adjudged guilty of violating gambling laws? 1 NO 2 NO 3 \_\_\_\_\_

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

If so, when and where: \_\_\_\_\_

E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 NO 2 NO 3 \_\_\_\_\_

8. A. Have you ever held a license for the sale of alcoholic beverages? 1 NO 2 NO 3 \_\_\_\_\_

If yes, state when and where: \_\_\_\_\_

B. If so, has such license been suspended or revoked? 1 N/A 2 N/A 3 \_\_\_\_\_

If answer is yes, give full details: \_\_\_\_\_

C. If so, were you ever found in violation of any alcoholic beverage law? 1 N/A 2 N/A 3 \_\_\_\_\_

9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 NO 2 NO 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 60% 2 40% 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 NO 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 NO 3 \_\_\_\_\_

If so, give details: \_\_\_\_\_

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

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

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

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

NO

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

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

YES

B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and 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 \_\_\_\_\_

**STOCKHOLDER AFFIDAVIT**

Shereen Ismail Ramadan 12648 Whisper Trace Dr Ocean City, MD

Name 15 Residence 443-944-7684 Zip Code 21842

Period of Residence 8/28/77 Home Telephone No. 410-208-3922 Office Telephone No. 214-51-1919

Date of Birth 8/28/77 Sex F Place of Birth Jerusalem, Israel Social Security No. 29196690

Naturalized YES (x) NO ( ) Where Naturalized Baltimore, MD Petition No. 9th St. Market Beer & Wine

Place of Employment 4 N. Ninth St, Ocean City, MD 21842 Length of Employment 15 years

Address of Employer 9th St. Market Beer & Wine # of Shares / Percent of total shares 60 / 60%

1. How many shares of stock have been issued to you? 60 / 60%

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? NO

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

Yes ( ) No (x) If yes, please detail. \_\_\_\_\_

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?  
15 hours per week

7. What profit will you derive in proportion to the percentage of stock ownership?  
60%

8. As a stockholder, 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 (x) 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.)

 President  
Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Shereen Ismail Ramadan In said County and State on this 14 day of December, 2020, 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 14<sup>th</sup> day of December, 2020.

Notary Public

My Commission Expires: 10/8/2024

**STOCKHOLDER AFFIDAVIT**

Dina Basel Sbih 12648 Whisper Trace Dr. Ocean City, MD 21842

Name 20 Residence 443-856-8499 Zip Code 410-208-3922  
Period of Residence 2/8/2000 Home Telephone No. 214-57-9533 Office Telephone No. F  
Date of Birth N/A Sex 214-57-9533 Social Security No. 214-57-9533  
Place of Birth N/A

Naturalized YES ( ) NO ( ) Where Naturalized Village Market Petition No. \_\_\_\_\_  
Place of Employment Village Market  
Address of Employer 1816 Philadelphia Ave, Ocean City, MD Length of Employment 5 yrs

1. How many shares of stock have been issued to you? 40 / 40% # of Shares / 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 (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?  
50 hours per week

7. What profit will you derive in proportion to the percentage of stock ownership?  
40%

8. As a stockholder, 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 (x)

- 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.)

Dina Sbih Secretary/Treasurer  
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 Dina Sbih in said County and State on this 11 day of December, 2020, 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 14 day of December, 2020.

Notary Public \_\_\_\_\_  
My Commission Expires: 10/8/2024



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 AJK Restaurant, Inc.

To Ocean Pines Spirits, Inc.

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 14<sup>th</sup> day of December, 2020.

Tanya Knott (SEAL)  
Tanya Knott

President - AJK Restaurant, Inc. (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF Massachusetts, COUNTY OF Worcester

I hereby certify that on this 14<sup>th</sup> day of December, 2020, personally appeared Tanya Knott 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: 10/8/2024

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

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

AS WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

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

AS WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

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

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

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

<u>Shereen Ismail Ramadan</u> <small>(name)</small>	<u>President</u> <small>(title)</small>	<u>12648 Whisper Trace Drive</u> <u>Ocean City, MD 21842</u> <small>(residence)</small>
<u>Dina Basel Sbih</u> <small>(name)</small>	<u>Secretary/Treasurer</u> <small>(title)</small>	<u>12648 Whisper Trace Drive</u> <u>Ocean City, MD 21842</u> <small>(residence)</small>

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

All Applicants must sign:

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

1. [Signature]  
(Signature of applicant)

2. [Signature]  
(Signature of applicant)

3. \_\_\_\_\_  
(Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 14<sup>th</sup> day of November, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Shereen Ismail Ramadan

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

WITNESS my hand and notarial seal.

(Seal) \_\_\_\_\_  
 My com. exp. 10/8/2024  
 NOTARY PUBLIC

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 14<sup>th</sup> day of November, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Dina Basel Sbih

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 com. exp. 10/8/2024  
 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 Unit 10, Pines Plaza Shopping Center, 11070 Cathell Road, 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)  
\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)

*Use form # 576*

STATE OF \_\_\_\_\_ COUNTY OF APP 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)	Address Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)
<u>Tanya D Krott</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Tanya D Krott</u>	Address of property owned <u>11 Birdnest Dr Berlin, Md 21811</u>	
<u>KAREN BORLAND</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Karen Borland</u>	Address of property owned <u>16 SUNDY HILL RD, Berlin, MD 21811</u>	
<u>MARK F CERBO</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Mark F Cerbo</u>	Address of property owned <u>103 CHERYL AVE BERLIN, MD 21811</u>	
<u>Manuel Vargas</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Manuel Vargas</u>	Address of property owned <u>10219 FRIENDSHIP RD Berlin MD</u>	
<u>VIOLET SHIPP</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Violet Shipp</u>	Address of property owned <u>7 BEECANUT CT BERLIN MD 21811</u>	
<u>PAULETTE WEINRICH</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Paulette Weinrich</u>	Address of property owned <u>319 Cape May Place 19 Cape May Place Berlin MD 21811</u>	
<u>John D. Leback</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>John D. Leback</u>	Address of property owned <u>56 TAIL FEATHER DR BERLIN MD 21811</u>	
<u>MARY ELLIEN CRAIG</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Mary E. Craig</u>	Address of property owned <u>6 PINEHURST RD - BERLIN MD 21811</u>	
<u>Sandra Vargas</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Sandra Vargas</u>	Address of property owned <u>10219 Friendship Rd Berlin Md, 21811</u>	
<u>Donald J. Berkley</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Donald J. Berkley</u>	Address of property owned <u>18 Twilight Ct, Berlin MD 21811</u>	
<u>Douglas Steigler</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Doug Steigler</u>	Address of property owned <u>3 The Point Green Pines MD 21811</u>	
<u>Debbie Steigler</u>	Tax District <u>3</u>	App. 1 <u>just met</u> App. 2 <u>just met</u> App. 3 _____
<u>Debbie Steigler</u>	Address of property owned <u>#2 The Point Green Pines, MD 21811</u>	

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

65-231/521


NAME Dina Slnh

ACCOUNT NO. 03209140

DATE 12/10/2020

PAY TO THE ORDER OF Worcester County \$ 600.00

Six hundred - sixty dollars <sup>00</sup>/<sub>100</sub> — DOLLARS

 bank  
ocean city

MEMO \_\_\_\_\_

Dina Slnh

⑆052102332⑆ ⑆032091490⑆

65-231/521


NAME Dina Slnh

ACCOUNT NO. 032091490

DATE 12/10/2020

PAY TO THE ORDER OF Worcester County \$ 25.00

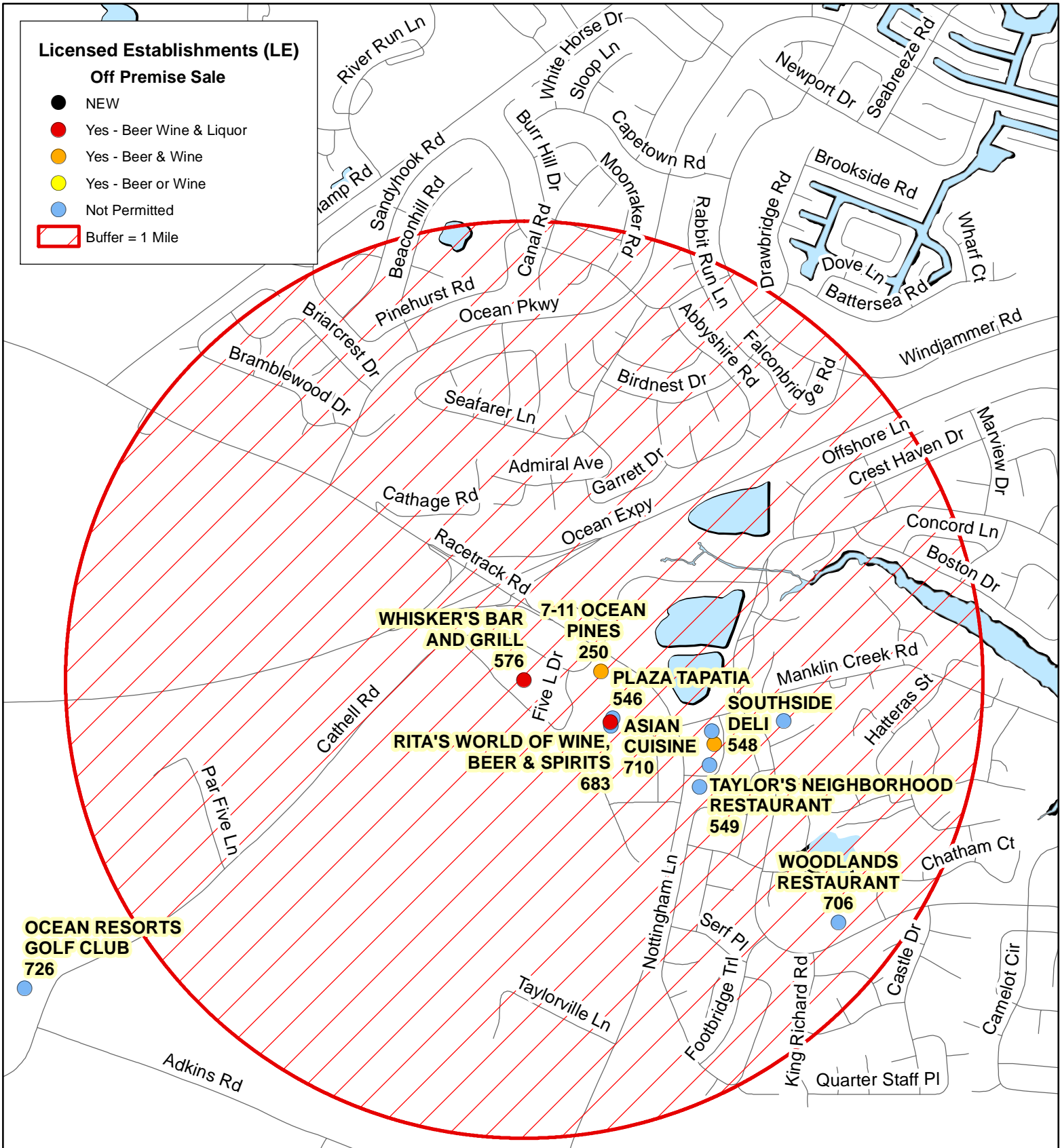
twenty-five dollars <sup>00</sup>/<sub>100</sub> — DOLLARS

 bank  
ocean city

MEMO \_\_\_\_\_

Dina Slnh

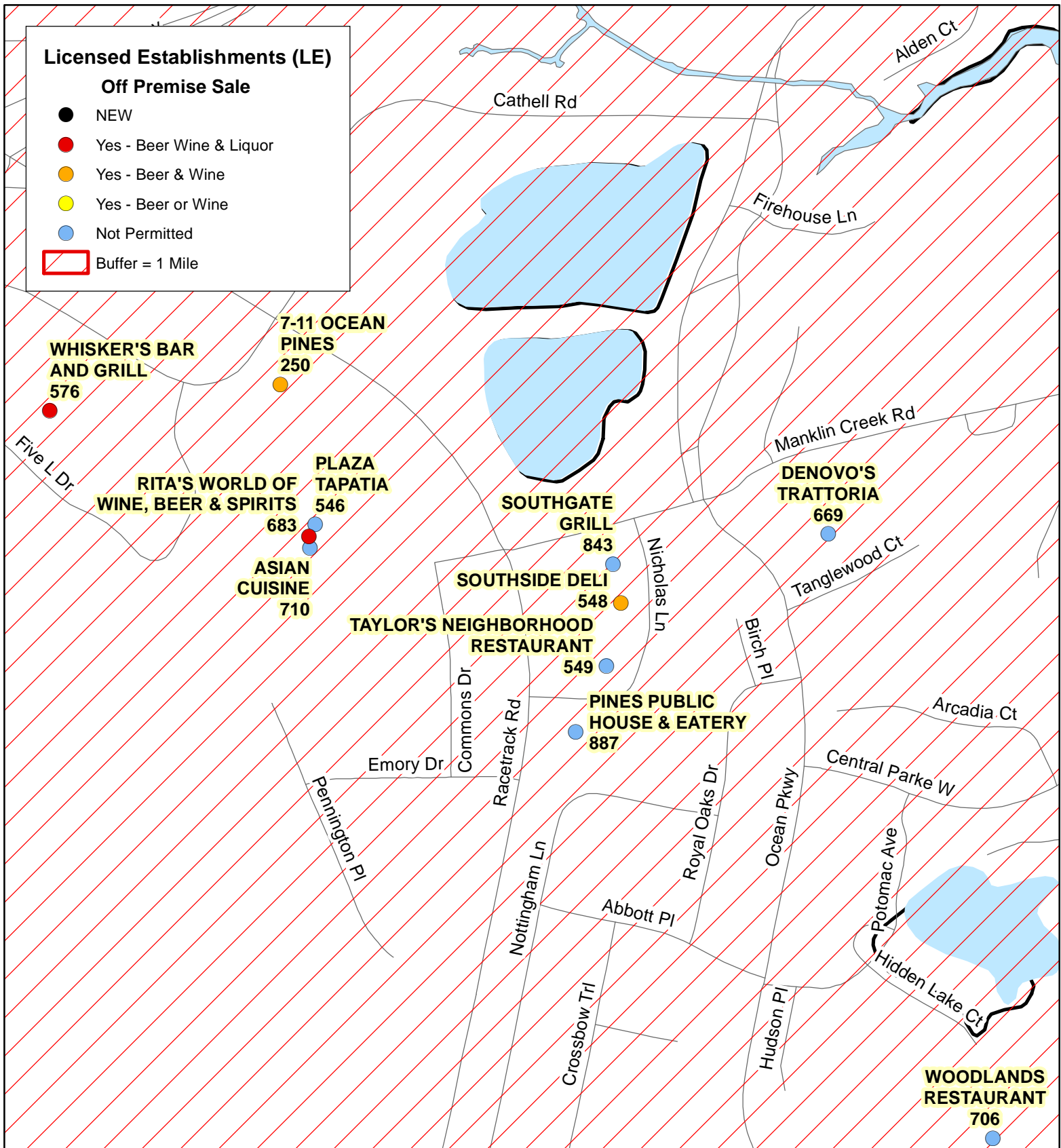
⑆052102332⑆ ⑆032091490⑆



Worcester County Board of License Commissioners

Transfer Application - Whisker's Bar and Grill No. 576  
 11070 Cathell Road, Berlin, Maryland 21811





**Worcester County Board of License Commissioners**

**Transfer Application - Whisker's Bar and Grill No. 576  
11070 Cathell Road, Berlin, Maryland 21811**





Worcester County Board of License Commissioners

Transfer Application - Whisker's Bar and Grill No. 576  
11070 Cathell Road, Berlin, Maryland 21811





Board of License Commissioners  
Transfer Application—Whiskers Bar and Grill

Development Review & Permitting—Technical Services Division—December 2020  
Source: 2019 Aerial Imagery





Whiskers Bar & Grill—Pictures Taken Bar Harold “Skip” Cook; Liquor License Investigator on December 2, 2020

Prepared by Department of Development Review & Permitting—Technical Services Division



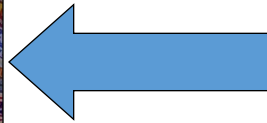
Whiskers Bar & Grill—Pictures Taken Bar Harold “Skip” Cook; Liquor License Investigator on December 2, 2020

Prepared by Department of Development Review & Permitting—Technical Services Division

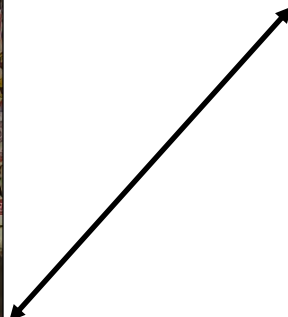


Whiskers Bar & Grill—Pictures Taken Bar Harold “Skip” Cook; Liquor License Investigator on December 2, 2020

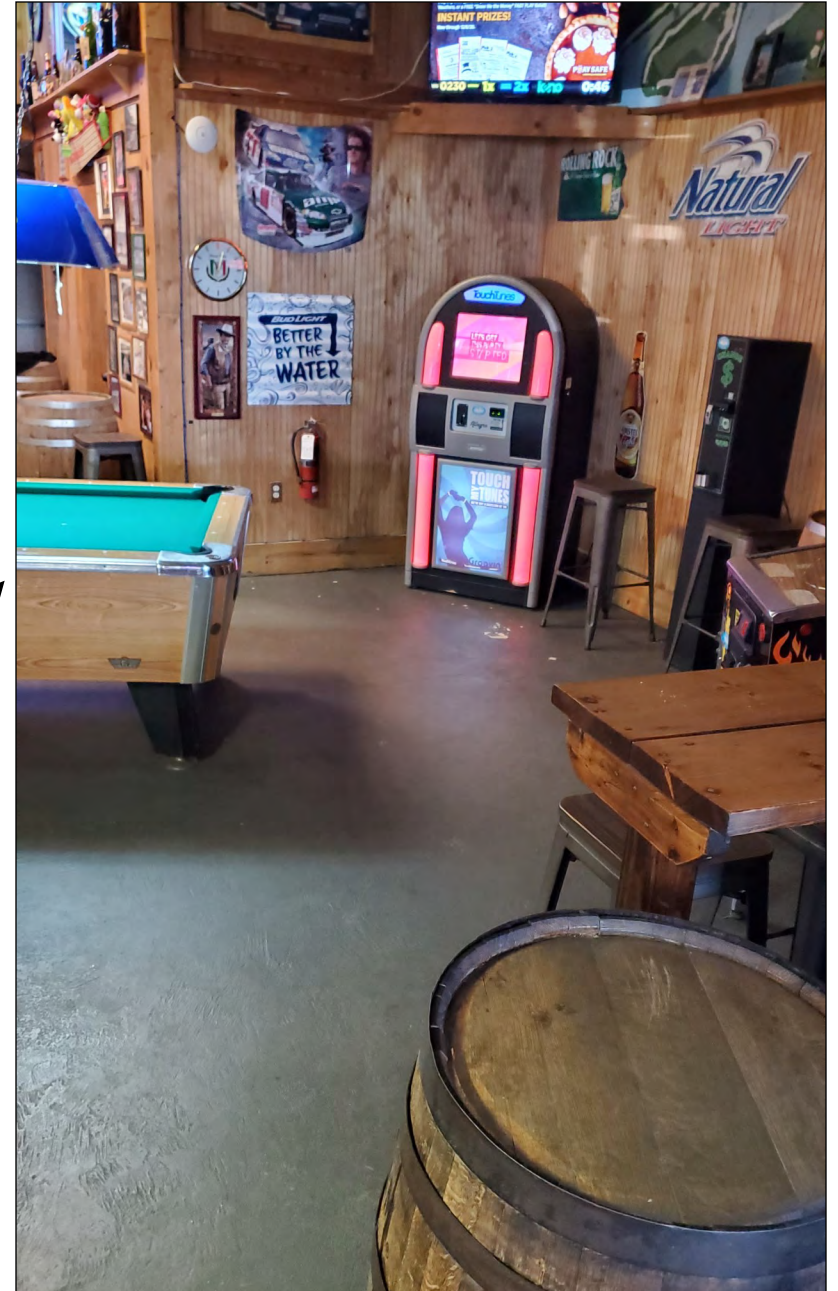
Prepared by Department of Development Review & Permitting—Technical Services Division



End of Bar and  
Current Location  
of Beer Cooler  
near Game Area



Game Area  
and NEW  
Location of  
Beer Cooler



Whiskers Bar & Grill—Pictures Taken Bar Harold “Skip” Cook; Liquor License Investigator on December 2, 2020

Prepared by Department of Development Review & Permitting—Technical Services Division

### Whisker's Bar and Grill - Transfer Application

License No.	Class	License Type	Off Premise Sale	Business_Name	Distance (Linear Feet)
576	B	BWL	BWL	WHISKER'S BAR AND GRILL	0
250	A	BW	BW	7-11 OCEAN PINES	890
683	A	BWL	BWL	RITA'S WORLD OF WINE, BEER & SPIRITS	1104
546	B	BWL	N	PLAZA TAPATIA	1107
710	B	BW	N	ASIAN CUISINE	1135
843	B	BWL	N	SOUTHGATE GRILL	2238
548	A	BW	BW	SOUTHSIDE DELI	2314
549	B	BWL	N	TAYLOR'S NEIGHBORHOOD RESTAURANT	2359
887	B	BWL	N	PINES PUBLIC HOUSE & EATERY	2378
669	B	BWL	N	DENOVO'S TRATTORIA	3032
706	B	BWL	N	WOODLANDS RESTAURANT	4568

Department of Development Review & Permitting - Technical Services Division

# Whiskers Bar and Grill

Applicant's  
Exhibits

EXISTING SIDEWALK

SEAL OFF EXISTING DOOR  
FOR BETTER CONTROL OF  
ENTRY/EXIT POINTS

EMERGENCY EXIT

MAIN ENTRY

NEW CHECKOUT  
AREA

RELOCATE P.O.S./  
CHECKOUT AREA HERE

EXISTING  
SEATING AREA

REMOVE PORTION OF WALL  
FOR OPEN VISION AND CUSTOMER FLOW

NEW BEER, WINE, LIQUOR  
SHELVING LAYOUT

EXISTING BUILT-IN  
SEATING (TYP)

EXISTING  
BAR AREA

NEW BEER, WINE, LIQUOR  
SHELVING LAYOUT

PROPOSED  
REFRIGERATED  
REACH-IN COOLERS

PROPOSED  
REFRIGERATED  
AREA

EXISTING  
STORAGE & PREP  
AREA

TO EXISTING  
BATHROOMS

EXISTING  
KITCHEN

Floor Plan

# Whispering Bar & Grill

12/16/2020

App. #2  
12-16-20

Applicant's Exhibit No. 2

**WINGS \$9.99**  
plain, buffalo, bbq, old bay, garlic/  
XX hot \$1.99/ blue cheese/ celery/ carrots/  
add fries \$1.99

**CHICKEN FINGERS \$8.99**  
plain, buffalo, bbq, old bay, garlic/  
XX hot \$1.99/add fries \$1.99

**ONION RINGS \$8.99**

**SWEET POTATO FRIES \$6.99**

**FRIES \$9.99**  
ranch, raw onions, bacon

**LOADED TOTS \$6.25**  
ranch, cheddar, raw onions, bacon

**MOZZARELLA STICKS \$7.99**  
marinara sauce

**BACON CHEDDAR SKINS \$7.99**

**CRABBY SKINS \$7.99**  
crab dip/ cheddar

**JALAPENO & PEPPERONI PIZZETTES \$7.99**

**CRABBY STUFFED PIZZETTES \$10.99**  
crab dip/ pepperoni

**REVENO SUPREME \$9.99**  
half-or- chicken, cheddar, lettuce, tomato,  
raw onion, jalapeno, pepperoni/ salsa & sour  
cream / (HALF-OR-CHICKEN)

**CHEEZY CRAB DIP \$11.99**  
pizza chips

**FISH & CHIPS \$11.99**

**QUESADILLA \$10.99**  
select fill sour cream (A)

**FRIED OYSTERS (min 4) \$17.99**

## Soups

**HOMEMADE CHILI \$10.99**  
cheddar cheese, nacho chips, onions, jalapeno

**FRENCH ONION SOUP \$13.99**  
caramelized onions, beef & brandy broth,  
homemade crostons/ blend of cheeses

## Breads

**CAESAR BREAD \$11.99**  
garlic, butter, bone marrow, parmesan, extra  
large egg

**GARDEN SALAD \$10.99**  
lettuce, cucumbers, bell peppers, onions,  
crostons

**CAESAR SALAD \$10.99**  
grated parmesan/ crostons

**ADD CHICKEN \$2.00**

**ADD AHI-TUNA \$2.00**

Served with Your choice of french fries, chips,  
potato salad, tater tots, select any D four.

applesauce/ ketchup  
available with fries \$1.99,  
loaded fries \$3.75.  
add lettuce & tomato \$0.45 each  
Add cheese \$1.25

**CHEESESTEAK \$10.29**  
lettuce, tomato, fried onions, mayo,  
mushrooms/ provolone

**CHICKEN CHEESESTEAK \$10.29**  
lettuce, tomato, fried onions, mayo,  
mushrooms/ provolone

**GOLD CUT \$11.29**  
ham, salami, provolone/ lettuce, tomato, raw  
onion/ mayo/ provolone

**ITALIAN SUB \$10.29**  
marinara/ provolone

**JUMBO LUMP CRAB CAKE \$19.29**  
tartar-or-cocktail

**AHI TUNA STEAK \$17.99**  
tartar-or-cocktail

**TRIPLE DECKER BLT \$10.99**  
lettuce & tomato/ bacon/ white toast

**TRADITIONAL CLUB \$11.29**  
ham, turkey, bacon, lettuce, tomato, mayo/  
white toast

**TRIPLE DECKER \$11.29**  
turkey, bacon, lettuce, tomato, mayo/ white  
toast

**OPEN FACE REUBEN \$11.29**  
kaiser/ 1000 island/ swiss

**CORNED BEEF \$10.29**  
hot-or-cold/ choice of bread

**SMOKED PIT HAM \$9.29**  
hot-or-cold/ choice of bread

**TURKEY SANDWICH \$10.29**  
lettuce/ choice of bread

**HOT ROAST BEEF \$10.29**  
white bread/ beef gravy

**HOT TURKEY \$10.29**  
white bread/ turkey gravy

Specialty Sandwiches  
American/ Chicken/ Provolone/ Pepperoni

Soups

Specialty Sandwiches  
Hot Blue Cheese/ Italian/ French/



*Substituted pizza for \$1.99, when pizza \$2.99, loaded pizza -or- tots \$3.75.  
Add sauce to pizza \$0.50 each Add cheese \$1.25*

**Chicken Sandwiches**

**Best Burgers Around**

*Grilled chicken*

CHICKEN BREAST	\$8.29
BUFFALO buffalo sauce/ blue cheese crum	\$9.29
CORDON BLEU ham/ swiss	\$9.29
ITALIAN marinara/ provolone	\$9.29
CAESAR Caesar dressing/ romaine/ grated parm	\$9.29
MONTEREY bacon/ ranch/ pepperjack	\$9.29
SOUTHWEST bacon/ BBQ sauce/ cheddar	\$9.29
TEX MEX raw onion/ salsa/ pepperjack	\$9.29

CLASSIC BURGER	\$9.29
CHEESEBURGER	\$10.29
BACON CHEESEBURGER	\$11.29
BLUE BACON CHEESEBURGER bacon/ blue cheese crumbles	\$11.29
CHILI CHEESEBURGER chili/ choice of cheese	\$11.29
HAM CHEESEBURGER ham/ choice of cheese	\$11.29
REUBEN BURGER kraut/ swiss/ 1000 island	\$11.29
TRIPLE CHEESEBURGER choice of 3 cheeses	\$11.29
TEX MEX BURGER salsa/ raw onion/ pepperjack	\$11.29
TEXAS BURGER fried onions & mushrooms/ provolone BBQ sauce	\$11.29

**Foot Long Dogs**

*all beef*

CLASSIC DOG	\$8.29
CHEDDAR DOG	\$9.29
CHILI DOG	\$9.29
CHILI CHEDDAR DOG	\$10.29
KRAUT DOG	\$9.29
REUBEN DOG kraut/ 1000 island/ swiss	\$10.29
PIZZA DOG pepperoni/ marinara/ pizza cheese	\$11.29
WEISKERS DOG kraut/ raw onion/ cheddar	\$11.29

PIZZA BURGER marinara/ pepperoni/ pizza cheese	\$11.29
TURKEY BURGER	\$9.29
TOPLESS BURGER white bread/ beef gravy	\$10.29
VEGGIE BURGER	\$9.29
WEISKERS BURGER fried onions & mushrooms/ choice of cheese	\$11.29
THE CHEFSTER texas toast/ grilled roast beef/ fried onions/ mushrooms/ bacon/ choice of cheese/ horseradish sauce	\$14.29
CARPET BAGGER BURGER crab dip/ choice of cheese	\$15.29

**ALL SANDWICHES AND BURGERS \$1.25**

NORTH CAROLINA BURGER texas toast/ pulled BBQ pork/ fried onions/ jalapeno/ choice of cheese	\$11.29
--	---------

**all sandwiches**

App #3  
12/16/2020

Allegany • Anne Arundel • Baltimore City • Baltimore County • Calvert • Caroline



**MSLBA Educational Resources, Inc.**  
**Awards TAM® Certification to:**



***Dina B. Sbih***

For successful completion of the MSLBA ER, Techniques of Alcohol Management® Course.

TAM® is an alcohol awareness training program sponsored by the Maryland State Licensed Beverage Association to enhance the attitude of professionalism and ethical conduct in the legal sale and service of alcohol beverages.

*Certified - 4/24/2018*  
*Location - Worcester*  
*Expires - 4/24/2022*

***Chuck Ferrar***

President  
MSLBA Educational Resources, Inc.

**MSLBA Educational Resources, Inc.**

150 E. Main St., Suite 104 • Westminster, MD 21157 • (410) 876-3424 (800) 921-1382 FAX (410) 871-2545  
Website: [www.mslba.org](http://www.mslba.org), then click "server training"

Queen Anne's • Prince George's • Montgomery • Kent • Howard • Harford • Garrett

St. Mary's • Somerset • Talbot • Washington • Wicomico • Worcester

Carroll • Cecil • Charles • City of Annapolis • Dorchester • Frederick

TAM<sup>®</sup> Certification Card

Applicant's Exhibit No. 3 - Collectively

pp # 3 12/16/2020

2/23/2020 Worcester Expires - 2/23/2024

Tanya Dawn Knott

Chuck Ferrar

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1378 • Email: mdrdam@mslba.com

CONGRATULATIONS!

You have passed the MSLBA ER  
Techniques of Alcohol Management<sup>®</sup> Course.  
Here is your TAM<sup>®</sup> Certification Card. Keep it  
with you at all times to show that you have  
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to post at your establishment.

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Awards TAM<sup>®</sup> Certification to:



**Tanya Dawn Knott**

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*Certified - 2/23/2020*  
*Location - Worcester*  
*Expires - 2/23/2024*

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Applicant's Exhibit No. 3 - Collectively

2/23/2020 Worcester Expires - 2/23/2024

Cynthia G. Aperance

Chuck Ferrar

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1378 • Email: mdferr@mslba.com

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MSLBA Educational Resources, Inc.  
Awards TAM® Certification to:



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2/23/2020 Worcester Expires - 2/23/2024

Erica D. Willis

Chuck Ferrar

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1378 • Email: mdtram@msn.com

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MSLBA Educational Resources, Inc.  
Awards TAM® Certification to:



**Erica D. Willis**

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*Certified - 2/23/2020*  
*Location - Worcester*  
*Expires - 2/23/2024*

**Chuck Ferrar**

President  
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Applicant's Exhibit No. 3 - Collectively

2/23/2020 Worcester Expires - 2/23/2024

**Manuel Vargas**

**Chuck Ferrar**

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1378 • Email: mditam@msl.com

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**MSLBA Educational Resources, Inc.**  
**Awards TAM® Certification to:**



**Manuel Vargas**

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Applicant's Exhibit No. 3 - Collectively

2/23/2020 Worcester Expires - 2/23/2024

Olga V. Ukhanova

Chuck Ferrar

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1578 • Email: mdtram@msn.com

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MSLBA Educational Resources, Inc.  
Awards TAM® Certification to:



**Olga V. Ukhanova**

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2/23/2020 Worcester Expires - 2/23/2024

**Beth A. Scaniffe**

**Chuck Ferrar**

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1378 • Email: mdrum@msba.com

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MSLBA Educational Resources, Inc.  
Awards TAM® Certification to:



**Beth A. Scaniffe**

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Location - Worcester  
Expires - 2/23/2024*

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TAM® Certification Card



Applicant's Exhibit No. 3 - Collectively

# CONGRATULATIONS!

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2/23/2020 Worcester Expires - 2/23/2024

**Nicole C. Farmer**

**Chuck Ferrar**

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1378 • Email: mdtram@msn.com

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MSLBA Educational Resources, Inc.  
Awards TAM® Certification to:



**Nicole C. Farmer**

For successful completion of the MSLBA ER, Techniques of Alcohol Management® Course. TAM® is an alcohol awareness training program sponsored by the Maryland State Licensed Beverage Association to enhance the attitude of professionalism and ethical conduct in the legal sale and service of alcohol beverages.

*Certified - 2/23/2020  
Location - Worcester  
Expires - 2/23/2024*

**Chuck Ferrar**

President  
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150 E. Main St., Suite 104 • Westminster, MD 21157 • (410) 871-1378 • Email: mdtram@msn.com  
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IABF® Certification Card



Applicant's Exhibit No. 3 - Collectively

2/23/2020 Worcester Expires - 2/23/2024

Jennifer C. Nichols

Chuck Ferrar

President MSLBA ER, Inc.  
150 E. Main St., Suite 104 • Westminster, MD 21157  
(410) 871-1578 • Email: mdetam@msn.com

# CONGRATULATIONS!

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MSLBA Educational Resources, Inc.  
Awards TAM® Certification to:



**Jennifer C. Nichols**

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**Certified - 2/23/2020**  
**Location - Worcester**  
**Expires - 2/23/2024**

**Chuck Ferrar**

President  
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MSLBA Educational Resources, Inc.

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Applicant's Exhibit No. 4

Applicant's Exhibit  
#4

PERSONAL FINANCIAL STATEMENT

DATE: 1/12/2021

NAME: Dina Sbih

SS#: 214-57-9533

ADDRESS: 12648 whisper trace drive, Ocean City, MD 21842

PHONE: 443-856-8499

ASSETS

Current Assets	
Cash on Hand	\$ 15,000
Total Current Assets	15,000

Real Estate Owned	
Commercial	180,000
Total Real Estate Owned	180,000

Personal Properties	
Automobile	-
Total Personal Properties	-

Other Assets	
Total Other Assets	-

TOTAL ASSETS	\$ 195,000
--------------	------------

LIABILITIES

Current Liabilities	
Credit Card Payable	\$ -
Total Current Liabilities	-

Mortgages Payable	
Hebron Savings Bank	-
Total Mortgages Payable	-

Other Liabilities	
Car Loans Payable	-

TOTAL LIABILITIES	-
-------------------	---

EQUITY

NET WORTH	195,000
-----------	---------

TOTAL LIABILITIES & EQUITY	\$ 195,000
----------------------------	------------



**PERSONAL FINANCIAL STATEMENT**

DATE: \_\_\_\_\_  
 NAME: Shireen Ramadan SS#: 214-51-1919  
 ADDRESS: PO Box 3386, Ocean City, MD 21843  
 PHONE: 410-289-6461

**ASSETS**

<b>Current Assets</b>	
Cash on Hand	\$ -
<b>Total Current Assets</b>	-

<b>Real Estate Owned</b>	
Commercial	875,000
<b>Total Real Estate Owned</b>	875,000

<b>Personal Properties</b>	
Automobile	30,000
<b>Total Personal Properties</b>	30,000

<b>Other Assets</b>	
<b>Total Other Assets</b>	-

**TOTAL ASSETS** \$ 905,000

**LIABILITIES**

<b>Current Liabilities</b>	
Credit Card Payable	\$ -
<b>Total Current Liabilities</b>	-

<b>Mortgages Payable</b>	
Hebron Savings Bank	435,000
<b>Total Mortgages Payable</b>	435,000

<b>Other Liabilities</b>	
Car Loans Payable	-

**TOTAL LIABILITIES** 435,000

**EQUITY**

**NET WORTH** 470,000

**TOTAL LIABILITIES & EQUITY** \$ 905,000



# HEBRON SAVINGS BANK

**Hebron**  
101 N. Main Street  
P.O. Box 59  
Hebron, MD 21830  
410-749-1185

**Sharptown**  
303 Main Street  
P.O. Box 236  
Sharptown, MD 21861  
410-883-3121

**Vienna**  
100 Market & Race Sts.  
P.O. Box 158  
Vienna, MD 21869  
410-376-3186

**Cambridge**  
6 Cedar Street  
Cambridge, MD 21613  
410-228-9202

2801 Ocean Gateway  
Cambridge, MD 21613  
410-228-2440

**Salisbury**  
415 E. Carroll St.  
Salisbury, MD 21804  
410-742-8526

1310 Mt. Hermon Rd.  
Salisbury, MD 21804  
410-546-8118

2730 N. Salisbury Blvd.  
Salisbury, MD 21801  
410-548-2233

Quantico Square  
1008 W. Main St.  
Salisbury, MD 21801  
410-543-9183

543-C Riverside Drive  
Salisbury, MD 21801  
410-341-6670

**Fruitland**  
108 E. Cedar Lane  
Fruitland, MD 21826  
410-860-4884

**Princess Anne**  
30499 Mt. Vernon Rd.  
Princess Anne, MD 21853  
410-651-1722

**Crisfield**  
57 Richardson Avenue  
Crisfield, MD 21817  
410-968-0500

January 6, 2021

Shereen I Ramadan  
Ocean Pines Spirits, LLC  
12648 Whisper trace Dr.  
Ocean City, Md. 21842

Re: Whiskers Beer & Wine

Dear Shereen:

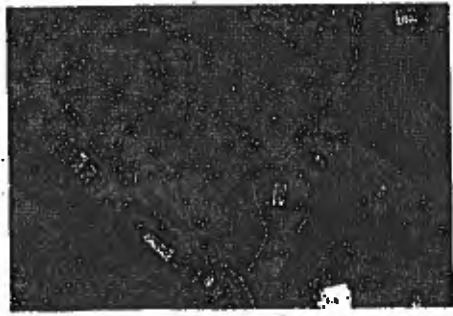
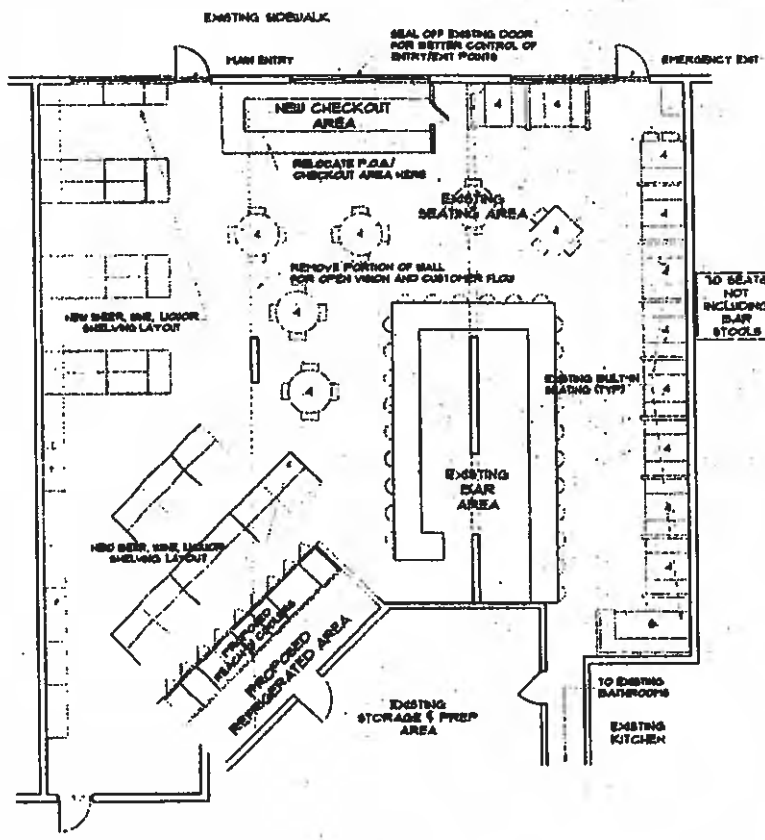
Your request for funding in the amount of \$100,000.00 has been approved by Hebron Savings Bank. This Line of Credit will be used regarding the purchase of the above referenced business. It is my understanding that you needed verification that the loan was approved. I will have a Commitment Letter drafted but in the mean time I hope this satisfies the need for verification.

Please contact me at 410.860.4884 with any questions.

Sincerely,

  
Mark D. Sewell  
Vice President

Applicant's Exhibit No. 8



Location Map

Appendix # 8

<b>ROCK SCHWELKOFF ARCHITECT</b> 5100 COASTAL HIGHWAY, SUITE 300 OCEAN CITY, MD 21842 ROCK@TJLANARCH.COM (410) 981-8888	
<b>PROPOSED FLOOR PLAN FOR 10 SEAT RESTAURANT &amp; BAR</b>	
PROJECT: 11970 CARROLL RD, SUITE 15 OCEAN PUEB, MD 21878	SUBMISSION: RENEWALS & CHANGE OF TENANT
DATE: 12/01/2020 REVISED: 12/17/20	DRAWING NO.: <b>A.01</b>

# Whiskers Bar and Grill

Board of License  
Commissioners  
Exhibits



BASEL SALAH RAMADAN  
12648 WHISPER TRACE DR

DATE 11/12/2020 2001

OCEAN CITY MD 21842

PAY TO THE  
ORDER OF Worcester County

\$ 660.00

Six hundred - sixty dollars <sup>00/100</sup> DOLLARS



Good things are happening here.®

*[Handwritten Signature]*

⑆052100932⑆ 4011288570⑈ 2001

BASEL SALAH RAMADAN  
12648 WHISPER TRACE DR

DATE 11/12/2020 2002

OCEAN CITY MD 21842

PAY TO THE  
ORDER OF Worcester County

\$ 25.00

twenty-five dollars <sup>00/100</sup> DOLLARS



Good things are happening here.®

*[Handwritten Signature]*

⑆052100932⑆ 4011288570⑈ 2002

**April Payne**

**From:** whiskpub@aol.com  
**Sent:** Thursday, December 03, 2020 3:14 PM  
**To:** April Payne  
**Subject:** December 2018 - November 2020

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

April,  
 I hope this is what you need.

Month	Liquor	Food
December 2018	34,418.87	35,482.36
January 2019	34,424.06	36,702.92
February 2019	34,077.43	34,657.41
March 2019	42,335.81	41,648.70
April 2019	40,326.85	40,507.95
May 2019	38,862.00	52,941.16
June 2019	42,104.36	49,962.69
July 2019	46,036.00	55,842.43
August 2019	48,160.24	61,120.53
September 2019	41,001.20	50,494.02
October 2019	41,123.72	46,400.93
November 2019	37,686.56	37,941.54
December 2019	30,816.77	33,239.22
January 2020	36,616.09	40,331.30
February 2020	33,807.29	34,858.05
March 2020	27,579.61	17,837.01
April 2020	7,228.36	203.02
May 2020	8,975.26	312.65
June 2020	8,901.65	192.34
July 2020	18,350.31	17,508.74
August 2020	25,200.03	25,180.65

**Board of License Commissioners - Exhibit No. 2**

<b>September 2020</b>	<b>16,784.49</b>	<b>30,095.83</b>
<b>October 2020</b>	<b>23,152.94</b>	<b>24,873.27</b>
<b>November 2020</b>	<b>29,029.82</b>	<b>30,508.70</b>
<b>Totals</b>	<b>746,999.72</b>	<b>767,651.42</b>

# 56th Street Market

Transfer Application

From GN Enterprises, Inc. to 56th Street Market, Inc.

**BOARD OF LICENSE COMMISSIONERS  
FOR WORCESTER COUNTY**

**REPORT OF INVESTIGATION**

Type: Transfer Application

12-29-2020

License No: 740

Class: A

Type: Beer-Wine

APPLICANT(S):       1. Zina Sbih                       2.  
                              3.   4.

TRADE NAME: 56<sup>th</sup> Street Market Beer and Wine       CORP: 56<sup>th</sup> Street Market, Inc.

LOCATION: 5601 Coastal Highway-Units 3 & 4, Ocean City

RESTRICTIONS: None

Ms. Sbih (pronounced SPEE) is the sole shareholder of 56<sup>th</sup> Street Market, Inc. She obtained the signatures on the application. Ms. Sbih has been employed as a cashier selling alcoholic beverages at both 9<sup>th</sup> Street Market (License #437) and Village Market Beer, Wine & Liquor (License #222) since May 2018. She works full time, mostly at 9<sup>th</sup> Street Market. Ms. Sbih has had no violations and has never held an alcoholic beverage license.

Ms. Sbih will manage the property. 56<sup>th</sup> Street Market Beer and Wine is a 2,000 SF convenience store. Ms. Sbih projects that alcoholic beverage sales will be 80-85% of her total sales. She will operate the property in the same way it currently operates.

Hours of operation will be 9:00 AM – 1:00 AM seven (7) days per week from May – September each year, and from 11:00 AM – 8:00 PM seven (7) days per week from October – April each year. There will be 4-5 employees, aside from Ms. Sbih, all of whom will be TAM trained. Ms. Sbih is also TAM trained, with her certification expiring in 2021. All cashiers will examine customer identification to ensure they are of legal age to purchase alcohol, and they will use a scanner system to electronically scan all identification.

Harold F. Cook  
Board Investigator

April R. Payne  
Liquor License Administrator

410 524-1077  
Business Phone No.

Received 12-14-20  
ARD

WORCESTER COUNTY  
STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "A" B/W 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) Zina Sbih 01842  
 (1) Full Name Zina Sbih Residence 12648 Whisper Trace Dr, Ocean City, MD  
 Date of Birth 02/08/00 Period of Residence 18 Period of Residence 19  
 Place of Birth Salisbury, Maryland Naturalized at N/A in Wor. County \_\_\_\_\_ Year \_\_\_\_\_  
 Telephone Number 443-856-8493 Race White Sex F

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

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

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

\* 3. State the Retail Sales Tax No.: \_\_\_\_\_

4. If a corporation, state corporate name and trade name, if any: 56th Street Market, Inc.

If other than a corporation, state trade name to be used: 56th Street Beer and Wine

5. Address of place to be licensed (Give street number or accurate description): 5601 Coastal Highway, Units 3 and 4,  
Ocean City, Maryland

A. Nearest intersecting street: 56th Street Approximate distance: 200 feet

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

C. Is this a transfer from a present licensee? \_\_\_\_\_ From Whom? GN Enterprises, Inc. to

56th Street Market, Inc. LICENSE #740

(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: Brian Peter Cosby Tel. No.: 410-213-9801

Address: P.O. Box 600, Ocean City, MD 21843

E. Describe premises to be licensed: EXISTING CONVENIENCE STORE

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: Sunsations Realty, LLC, 12501 Coastal Highway, Ocean City, MD

7. Have you ever been:

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

B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_

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

D. Adjudged guilty of any offense against the laws of the United States? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If so, when and where: \_\_\_\_\_

E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_

8. A. Have you ever held a license for the sale of alcoholic beverages? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If yes, state when and where: \_\_\_\_\_

B. If so, has such license been suspended or revoked? 1 N/A 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If answer is yes, give full details: \_\_\_\_\_

C. If so, were you ever found in violation of any alcoholic beverage law? 1 N/A 2 \_\_\_\_\_ 3 \_\_\_\_\_

9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If answer is yes, state when and where: \_\_\_\_\_

10. What financial interests do you have in the business to be conducted under this license? 1 100% 2 \_\_\_\_\_ 3 \_\_\_\_\_

11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If so, give details: \_\_\_\_\_

12. Is your wife or husband, as the case may be, a licensee and does her or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 N/A 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If so, give details: \_\_\_\_\_

13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 No 2 \_\_\_\_\_ 3 \_\_\_\_\_  
If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: \_\_\_\_\_

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

B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler? No

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

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

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

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

**STOCKHOLDER AFFIDAVIT**

Name Zina Sbih 12648 Whisper Trace, Ocean City, MD 21842  
Residence Zip Code  
19 yrs 410-213-1520 n/a  
Home Telephone No. Office Telephone No.  
Period of Residence  
02/08/2000 F Sallisbury, MD 214-57-9534  
Date of Birth Sex Place of Birth Social Security No.  
N/A

Naturalized YES ( ) NO ( ) Where Naturalized  
Petition No.  
Village Market & 56th Street Market  
Place of Employment  
1816 Philadelphia Avenue, Ocean City, MD 2 years  
Address of Employer Length of Employment

1. How many shares of stock have been issued to you? 100 # of Shares / Percent of total shares 100  
2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?  
Yes ( ) No ( 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?  
40 hours

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

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

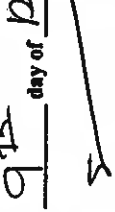
9. If you are the qualified Resident Agent, do you meet all of the following requirements?  
Yes ( ) No ( X )

A. You have resided in Worcester County for two years.  
B. You own property in Worcester County. I expect to own property by the  
C. You are a registered voter in Worcester County. time of the hearing

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 Zina Sbih In said County and State on this 9th day of December, 20 20, 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 9th day of December, 20 20.  


Notary Public  
My Commission Expires: 10/8/2024



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 GN Enterprises, Inc.

To 56th Street Market, Inc.

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 26<sup>th</sup> day of December, 2020.

[Signature] (SEAL)  
James A. Ezaoui

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF Massachusetts, COUNTY OF Worcester

I hereby certify that on this 26<sup>th</sup> day of December, 2020, personally appeared James A. Ezaoui 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: 10/8/2024

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

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

AS WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
Notary Public  
My Commission expires:

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

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

AS WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
Notary Public  
My Commission expires:

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

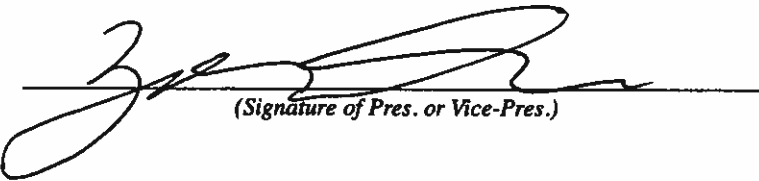
(Extract from the law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof shall be subject to the penalties provided by the law for that crime.)


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

Zina Sbih	President	12648 Whisper Trace Drive
(name)	(title)	Ocean City, MD 21842
(name)	(title)	(residence)
(name)	(title)	(residence)
(name)	(title)	(residence)

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

All Applicants must sign:

  
 (Signature of Pres. or Vice-Pres.)

1.   
 (Signature of applicant)

2. \_\_\_\_\_  
 (Signature of applicant)


3. \_\_\_\_\_  
 (Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:  
 THIS CERTIFIES, That on the 9<sup>th</sup> day of December, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Zina Sbih

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  
 My Comm. Expires: 10/5/2024

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 56 ST MARKET

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 10<sup>th</sup> day of December 2020  
 \_\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
 \_\_\_\_\_ (seal) \_\_\_\_\_ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:  
 THIS CERTIFIES, That on the 10<sup>th</sup> day of December, 2020, before the subscriber, a Notary Public of the State of Maryland personally appeared Abraham Sibony

and acknowledged the execution of the foregoing statement to be \_\_\_\_\_ act.  
 WITNESS my hand and notarial seal.

(Seal) \_\_\_\_\_ NOTARY PUBLIC  
Wm J. Con. Esq. 10/8/2024

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

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

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

(Print name above signature)	Address Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)
<u>Yan Jia</u> Name: <u>YAN JIA</u>	Tax District <u>10</u> Address of property owned <u>12615 Whisper Trace Dr</u>	App. 1 <u>15</u> App. 2 _____ App. 3 _____
<u>Dennis Kalchthaler</u> Name: <u>DAVENNA</u>	Tax District <u>10</u> Address of property owned <u>9500 McGraws View Rd #17</u>	App. 1 <u>10yrs</u> App. 2 _____ App. 3 _____
<u>Yakov Doroz</u> Name: <u>FRANCA D'ASOLI</u>	Tax District <u>10</u> Address of property owned <u>10080 Keyser Point Rd OC MD 21842</u>	App. 1 <u>19</u> App. 2 _____ App. 3 _____
<u>Elias Zacharopoulos</u>	Tax District <u>10</u> Address of property owned <u>10080 Keyser Point Rd OC MD 21842</u>	App. 1 <u>19</u> App. 2 _____ App. 3 _____
<u>Richard Smith</u>	Tax District <u>10</u> Address of property owned <u>3105 Philadelphia Ave Ocean City MD 21842</u>	App. 1 <u>20</u> App. 2 _____ App. 3 _____
<u>Pasquale Basco</u>	Tax District <u>10</u> Address of property owned <u>315 N Helms Ave OC 21842</u>	App. 1 <u>20</u> App. 2 _____ App. 3 _____
<u>Gilda D'Asoli</u>	Tax District <u>10</u> Address of property owned <u>9906 Baycount Ln #3 Ocean City MD 21842</u>	App. 1 <u>15</u> App. 2 _____ App. 3 _____
<u>Baker Ramoan</u>	Tax District <u>10</u> Address of property owned <u>9906 Baycount Ln 3 Ocean City MD 21842</u>	App. 1 <u>15</u> App. 2 _____ App. 3 _____
<u>Shireen Ramoan</u>	Tax District <u>10</u> Address of property owned <u>12648 Whisper Trace Dr Ocean City MD 21842</u>	App. 1 <u>20</u> App. 2 _____ App. 3 _____
<u>Pink Srita</u>	Tax District <u>10</u> Address of property owned <u>12648 Whisper Trace Dr Ocean City MD 21842</u>	App. 1 <u>20</u> App. 2 _____ App. 3 _____
<u>Abraham Sibony</u>	Tax District <u>10</u> Address of property owned <u>818 N. Atlantic O.S. MD 21842</u>	App. 1 <u>12yrs</u> App. 2 _____ App. 3 _____

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

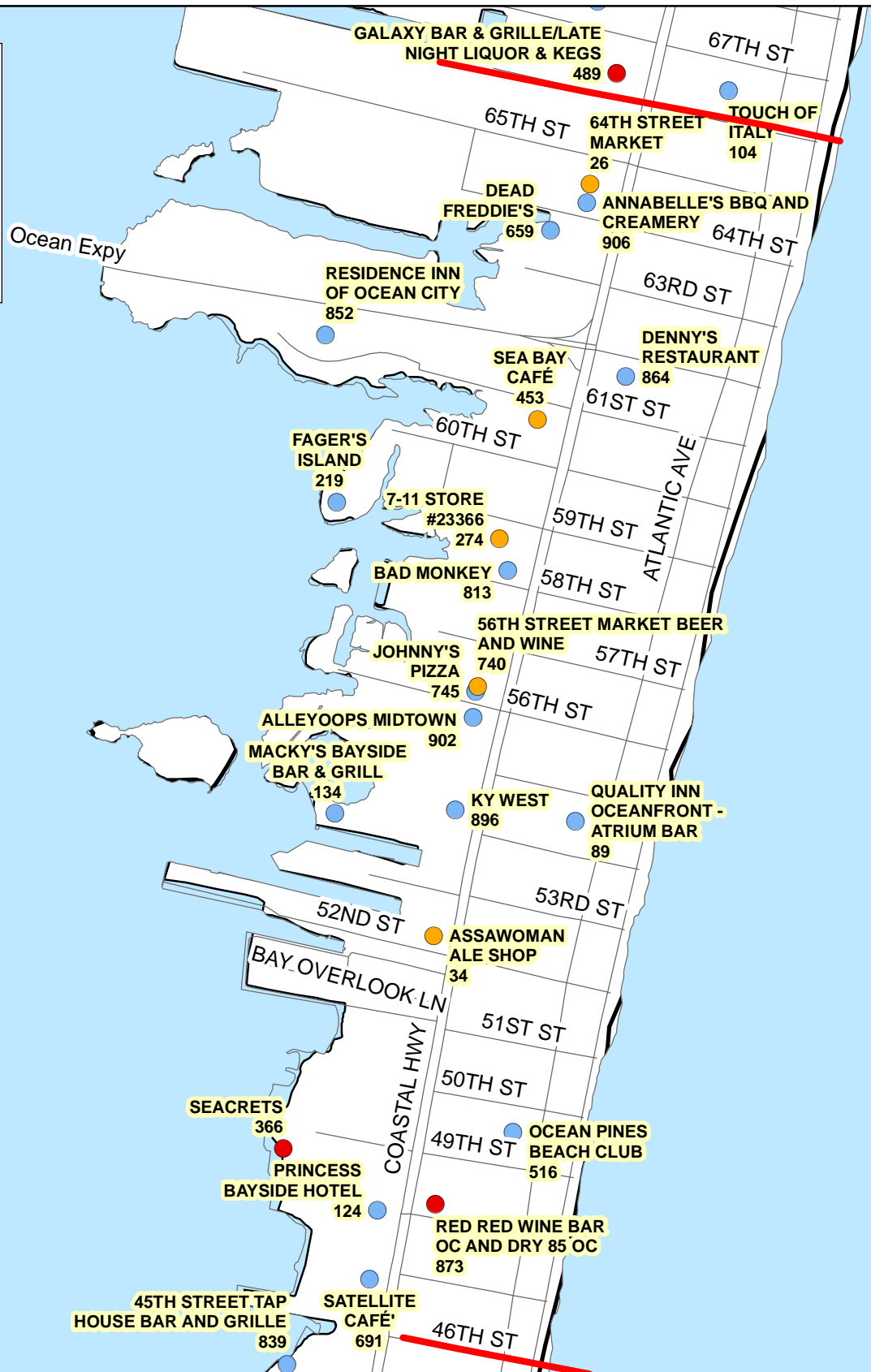
NAME: [illegible]  
ACCOUNT NO: 067001091  
DATE: 12/10/2015  
PAY TO THE ORDER OF: Worcester County  
AMOUNT: One hundred twenty dollars 00/100  
\$120.00  
[Signature]  
CASH ON HAND

NAME: [illegible]  
ACCOUNT NO: 067001091  
DATE: 12/10/2015  
PAY TO THE ORDER OF: Worcester County  
AMOUNT: One hundred twenty dollars 00/100  
\$120.00  
[Signature]  
CASH ON HAND

**Licensed Establishments (LE)**

**Off Premise Sale**

- NEW
- Yes - Beer Wine & Liquor
- Yes - Beer & Wine
- Yes - Beer or Wine
- Not Permitted



**Worcester County Board of License Commissioners**

Transfer Application - 56th Street Market - No. 740  
 From GN Enterprises, Inc. to 56th Street Market, Inc.  
 5601 Coastal Highway, Ocean City, Maryland 21842





Board of License Commissioners

Transfer Application—56th Street Market

From GN Enterprises, Inc. to 56th Street Market, Inc.

5601 Coastal Highway, Ocean City, Maryland 21842

Department of Development Review & Permitting—Technical Services Division—January 2020

Source: 2019 Aerial Imagery

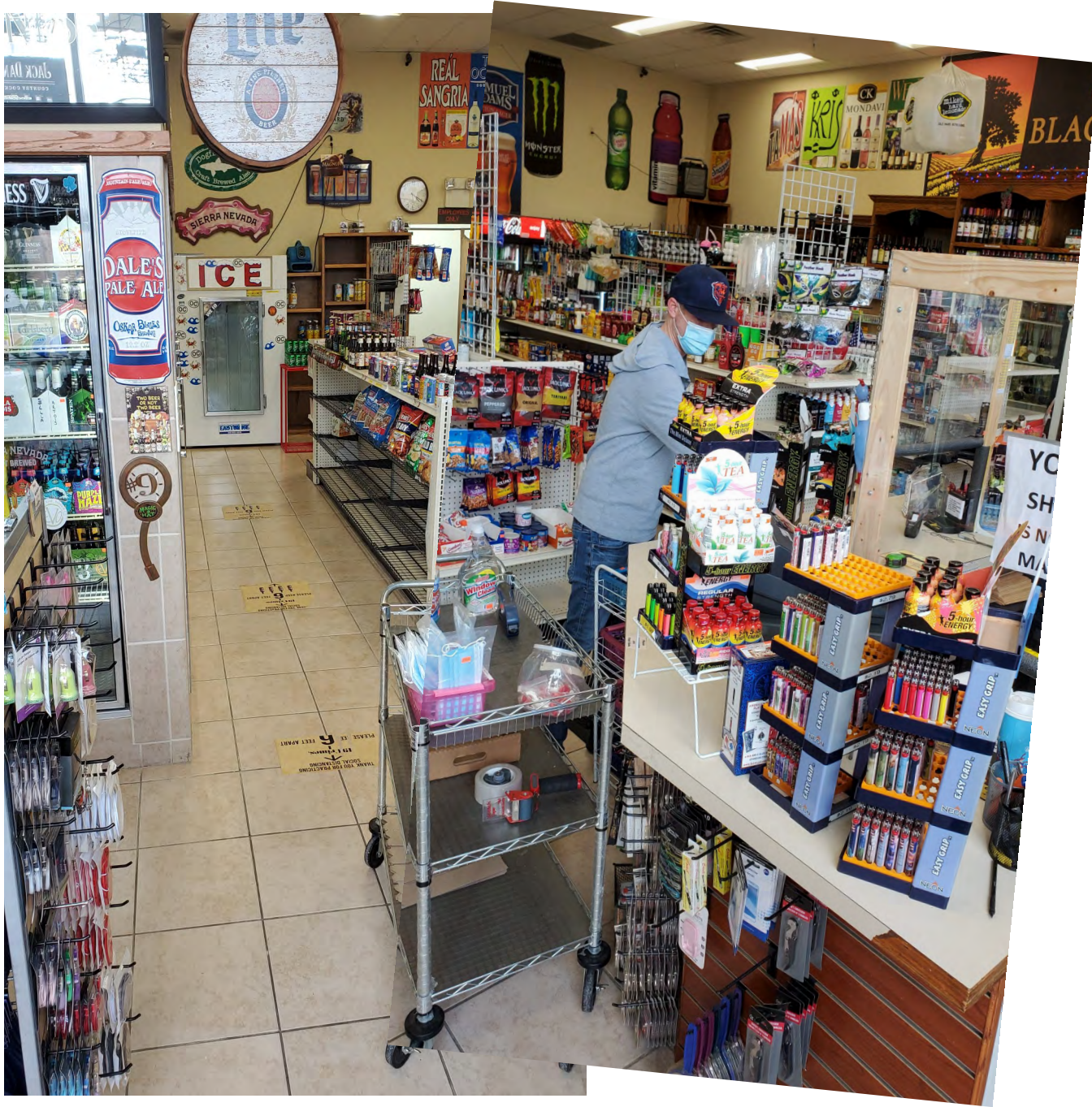


Front View of 56th Street Market

Board of License Commissioners  
Transfer Application—56th Street Market  
From GN Enterprises, Inc. to 56th Street Market, Inc.  
5601 Coastal Highway, Ocean City, Maryland 21842

Department of Development Review & Permitting—Technical Services Division—January 2020

Picture taken by Harold "Skip" Cook on January 6, 2021



View of inside 56th Street Market from front door—straight in

Board of License Commissioners  
Transfer Application—56th Street Market  
From GN Enterprises, Inc. to 56th Street Market, Inc.  
5601 Coastal Highway, Ocean City, Maryland 21842  
Department of Development Review & Permitting— Technical Services Division—January 2020  
Picture taken by Harold "Skip" Cook on January 6, 2021





View of inside 56th Street Market from front door—left side area

Board of License Commissioners  
Transfer Application—56th Street Market  
From GN Enterprises, Inc. to 56th Street Market, Inc.  
5601 Coastal Highway, Ocean City, Maryland 21842

Department of Development Review & Permitting—Technical Services Division—January 2020  
Picture taken by Harold “Skip” Cook on January 6, 2021



View of inside 56th Street Market from front door—right side area

Board of License Commissioners  
Transfer Application—56th Street Market  
From GN Enterprises, Inc. to 56th Street Market, Inc.  
5601 Coastal Highway, Ocean City, Maryland 21842

Department of Development Review & Permitting—Technical Services Division—January 2020  
Picture taken by Harold “Skip” Cook on January 6, 2021



View of inside 56th Street Market  
from front right corner toward left wall

Board of License Commissioners  
Transfer Application—56th Street Market  
From GN Enterprises, Inc. to 56th Street Market, Inc.  
5601 Coastal Highway, Ocean City, Maryland 21842

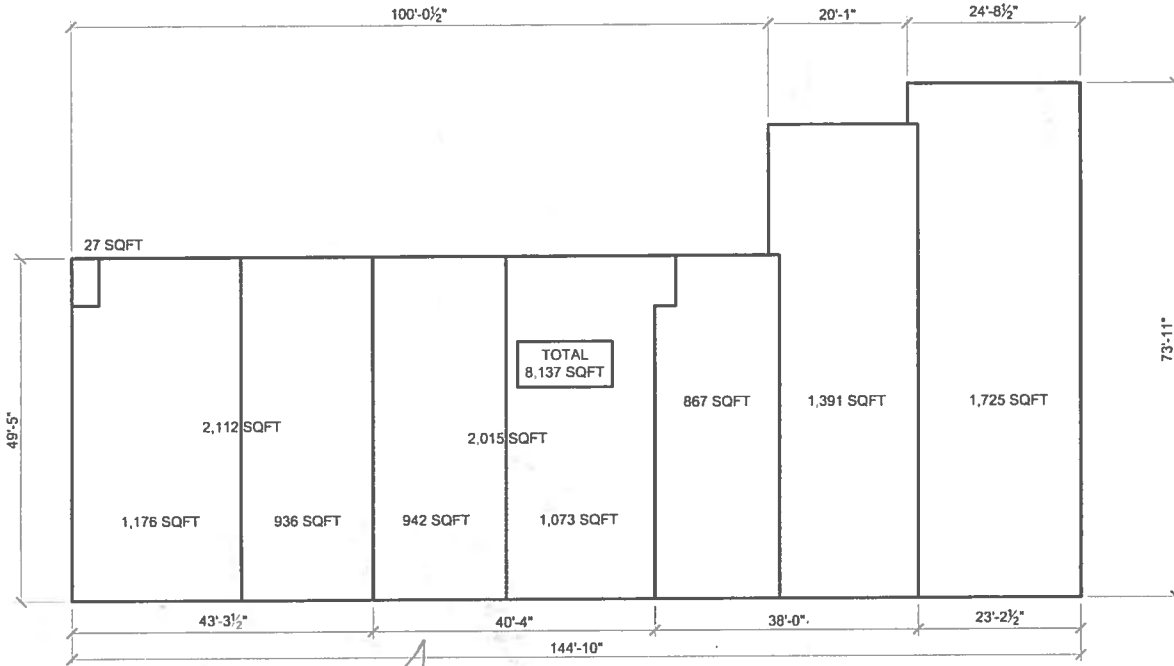
Department of Development Review & Permitting—Technical Services Division—January 2020  
Picture taken by Harold “Skip” Cook on January 6, 2021

Transfer Application - 56th Street Market					
License No.	Class	License Type	Off Premise Sale	Business Name	Distance (Linear Feet)
740	A	BW	BW	56TH STREET MARKET BEER AND WINE	0
745	B	BWL	N	JOHNNY'S PIZZA	26
902	B	BWL	N	ALLEYOOPS MIDTOWN	152
813	B	BWL	N	BAD MONKEY	575
896	B	BWL	N	KY WEST	604
274	A	BW	BW	7-11 STORE #23366	717
89	B	BWL	N	QUALITY INN OCEANFRONT - ATRIUM BAR	801
134	B	BWL	N	MACKY'S BAYSIDE BAR & GRILL	921
219	B	BWL	N	FAGER'S ISLAND	1114
34	A	BW	BW	ASSAWOMAN ALE SHOP	1222
453	B	BWL	BW	SEA BAY CAFÉ	1315
864	B	BWL	N	DENNY'S RESTAURANT	1651
852	H	BWL	N	RESIDENCE INN OF OCEAN CITY	1840
516	C	BWL	N	OCEAN PINES BEACH CLUB	2151
659	B	BWL	N	DEAD FREDDIE'S	2222
906	B	BWL	N	ANNABELLE'S BBQ AND CREAMERY	2384
366	D	BWL	BWL	SEACRETS	2414
26	A	BW	BW	64TH STREET MARKET	2474
873	B	BWL	BWL	RED RED WINE BAR OC AND DRY 85 OC	2500
124	B	BWL	N	PRINCESS BAYSIDE HOTEL	2567
691	B	BWL	N	SATELLITE CAFÉ'	2899

# 56th Street Market

## Applicant's Exhibits

Applicant's Exhibit No. 1



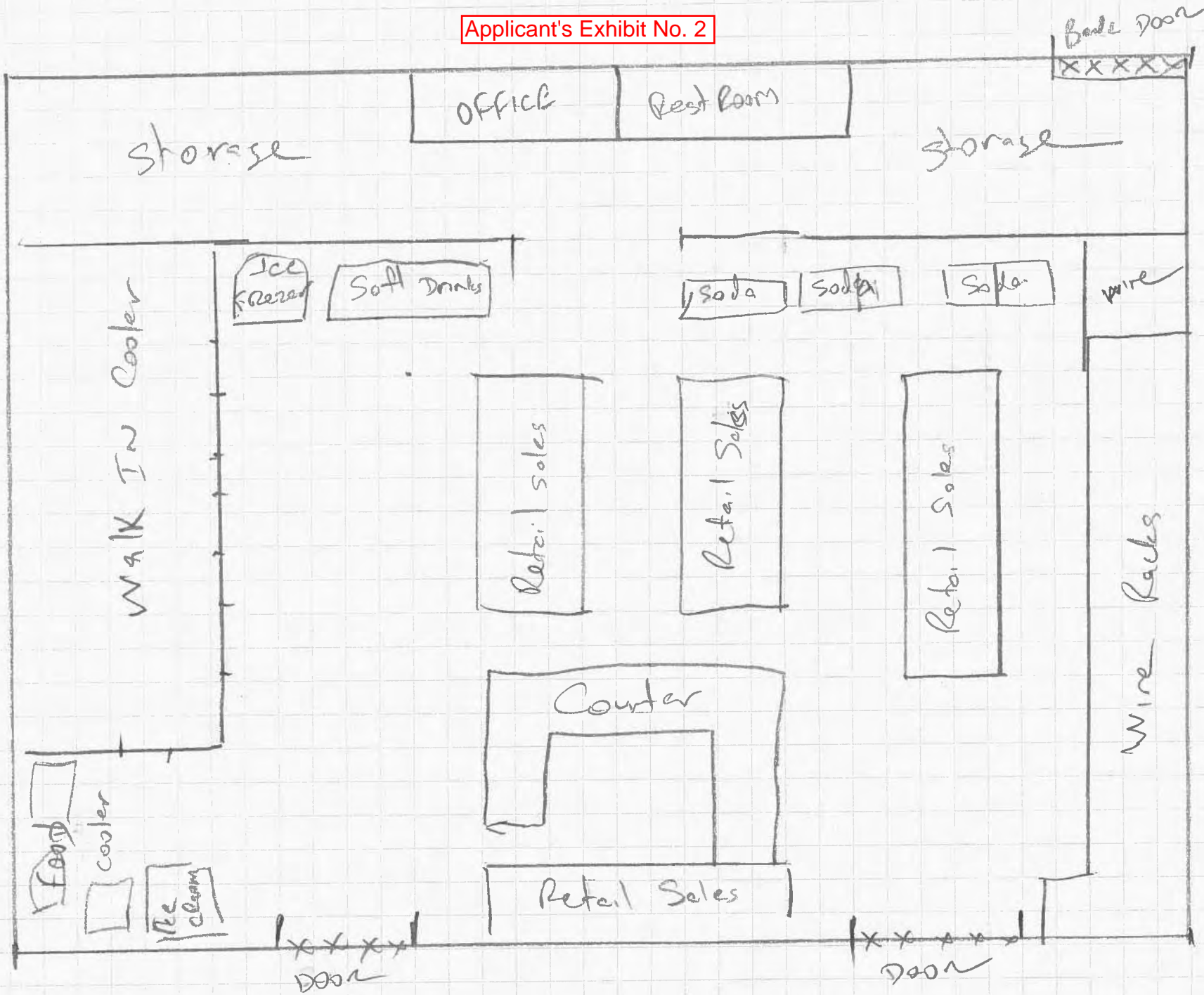
Handwritten annotations: # 3 and # 4 with arrows pointing to specific sections of the plan.

Applicant's Exhibit No. 1

ISSUED FOR CONSTRUCTION 10-2-09	
NO.	DATE
REVISIONS	
REMARKS	
ARCHITECTURE ENGINEERING INCORPORATED 18 KAMARODIST. • SUITE 201 • BALTIMORE, MARYLAND (410) 761-2291 • FAX (410) 761-8981	
NEW RETAIL STORE 56th STREET HOLDINGS, LLC 56th STREET AND COASTAL HIGHWAY OCEAN CITY, MARYLAND BUILDING OUTLINE	
DATE	TITLE
CITY	PROJECT NO.
SCALE	DATE
STAGE	CONSTRUCTION
DWG. FILE NO. 09-03-09-001	
<b>A</b>	<b>100</b>
ISSUED DATE: 09-23-09	

Applicant's Exhibit No. 2

13



Applicant's Exhibit No. 2

WORLDWIDE  
TRANSPORTATION

**PERSONAL FINANCIAL STATEMENT**

DATE: \_\_\_\_\_  
 NAME: Zina Sbih SS#: 214-57-9534  
 ADDRESS: 12648 whisper trace drive, Ocean City, MD 21842  
 PHONE: 443-856-8493

**ASSETS**

<b>Current Assets</b>	
Cash on Hand	\$ 8,000
<b>Total Current Assets</b>	<b>8,000</b>

<b>Real Estate Owned</b>	
Commercial	250,000
<b>Total Real Estate Owned</b>	<b>250,000</b>

<b>Personal Properties</b>	
Automobile	-
<b>Total Personal Properties</b>	<b>-</b>

<b>Other Assets</b>	
<b>Total Other Assets</b>	<b>-</b>

<b>TOTAL ASSETS</b>	<b>\$ 258,000</b>
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**LIABILITIES**

<b>Current Liabilities</b>	
Credit Card Payable	\$ -
<b>Total Current Liabilities</b>	<b>-</b>

<b>Mortgages Payable</b>	
Hebron Savings Bank	-
<b>Total Mortgages Payable</b>	<b>-</b>

<b>Other Liabilities</b>	
Car Loans Payable	-

<b>TOTAL LIABILITIES</b>	<b>-</b>
--------------------------	----------

**EQUITY**

<b>NET WORTH</b>	<b>258,000</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 258,000</b>
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Applicant's Exhibit No. 4

APP. EXH. # 4

NOTE

\$150,000.00

Ocean City, Maryland  
01/11, 2021

FOR VALUE RECEIVED, we, the undersigned, promise to pay to the order of RICHARD SMITH, of Ocean City, Maryland, the principal sum of One Hundred Fifty Thousand Dollars (\$150,000.00), together with interest at the rate of 5.00% per annum, at the following times and in the following amounts, which is to say:

Principal to be paid in three (3) consecutive equal annual installments in the amount of Fifty Thousand Dollars (\$50,000.00) each, commencing on December 1, 2021 and continuing on the like day of each successive year thereafter until the entire principal sum is paid in full, and with the said interest, being payable annually, commencing on December 1, 2021 and continuing on an annual basis until the entire sum, principal and interest, is paid in full.

A late charge equal to five percent (5%) of the amount of the delinquency or \$2.00, whichever is greater, will be made for payments fifteen (15) days or more late.

Zina Sbih joins in the execution hereof for the purpose of guaranteeing the performance by the Maker of the obligations, covenants and agreements herein.

We hereby waive all right to exemption from execution as to the debt evidenced by this obligation and in the event of default being made in the payment thereof at maturity covenant to pay 15% additional as collection charges and authorize and empower any Attorney At Law to confess judgment against us in any Court of the State of Maryland or elsewhere, or before any Justice of the Peace having jurisdiction, for the amount then due on this bill obligatory, with interest and costs and 15% collection charges, hereby waiving demand, protest and notice of non-payment hereof.

It is understood and agreed by and between the Maker and the Payee hereof, that the Maker hereof shall have the right and privilege to pay any amount at any time on the principal of the debt hereby evidenced at any interest paying date in addition to the installment of the principal then due and payable, and that default in the payment of any installment of principal or interest shall cause the entire balance due hereunder to become immediately due and demandable at the option of the holder hereof and that waiver of any such default shall not constitute waiver of any subsequent default herein.

WITNESS the hand and seal of the Maker as of the day and year first above written.

WITNESS:  
[Signature]  
[Signature]

56<sup>th</sup> Street Market, Inc.  
By: [Signature] (Seal)  
Zina Sbih - President  
[Signature] (Seal)  
Zina Sbih - Guarantor



**MISCELLANEOUS  
INFORMATION**

