

June 4, 2026

Licensee(s): Tiarra Sade Beason
Beason Management MD, LLC, T/a Circus Bar
427 E. Baltimore Street 21202

Class: "BD7" Beer, Wine & Liquor License & Class "AE" Adult Entertainment License

Request for a transfer hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Tiarra Sade Beason (100%).

(b) **Corporate Standing:** Beason Management MD, LLC, is an MD LLC and as of 5/20/2026 is active and NOT in good standing.

(c) **Timeline of request:** On 11/6/25 the Board approved the transfer of the BD7 and AE licenses. On 5/5/26, BLLC staff received a transfer hardship request. This submission was made 179 days after the transfer application was approved. License and transfer are viable.

Board's Decision:

LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)
FACSIMILE (410-685-5825)
melvinjkodenski@hotmail.com

March 5, 2026

Staci Russell
Douglas Paige
Baltimore City Liquor Board
200 St. Paul Place, Suite 2300
Baltimore, Maryland 21202

Re: Beason Management MD, LLC (liquor lic. and adult ent. lic.)
t/a Circus Bar
427 E. Baltimore Street
Baltimore, Maryland 21202

Dear Ms. Russell and Mr. Paige:

On behalf of Beason Management MD, LLC, we hereby request a hardship extension as the applicant needs a little more time to obtain the trader's license and have the Comptroller's Office release its hold.

I am enclosing a check for \$100.00.

Kindly schedule a hearing at your earliest convenience.

Thank you for your kind cooperation.

Very truly yours,


Melvin J. Kodenski

MJK\ep
MJK\5063
Enclosure

RECEIVED
MARCH 10 2026
BALTIMORE CITY
LIQUOR BOARD



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 219**

Cert Num: **0602**

Fee: **\$2,336.00** Status: **Renewed**

License Date: 5/1/2026

License Year: 2026

CR Number: 01873188

Payment Date: ****

2025 - 2026 TPP Paid

2026 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **SILVERLUD, INC.**

Trade Name: **CIRCUS BAR**

Zone Code: 26

Phone: 410-837-8991

Block Num: 427

City: BALTIMORE

Street: BALTIMORE STREET EAST

State: MD

Zip: 21202

CR Number: 01873188

Portion of Business Used:

FIRST FLOOR AND BASEMENT FOR STORAGE

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS ARE TO BE SOLD OVER THE BAR.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
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DOLORES	REICHER	3523 E. FAYETTE STREET	BALTIMORE MD	21224	443-591-9904	SILVERLUD@AOL.COM	Edit	Remove Owner
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Comments

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03/04/2016	Petition for judicial review filed concering board's decision of September 24, 2015. dkp	Delete
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[Print History \(Print Card\)](#)

License num: LBD7 219

Address: 427 BALTIMORE STREET EAST

Trade Name: CIRCUS BAR

Comment:

[Add Comment](#)

Hold Info

Powered by:





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 003**

Cert Num: **0015**

Fee: **\$2,336.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 01873188

Payment Date: 04-29-25

2024 - 2025 TPP Paid

2025 Trader's License

Update Info

Click to Start License Renewal

Adult Entertainment License

Print Adult Entertainment License

License Info

License Num: **AE 006**

Cert Num: **1101**

Fee: **\$1,000.00** Status: **Renewed**

License Date: 7/1/2025

License Year: 2025

CR Number: 01873188

Payment Date: 07-08-25

Click to Start Adult Entertainment License Renewal

Adult Entertainment License Owners

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
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Add New Adult Entertainment License Owner

First Name:

Last Name:

Street:

City: **Baltimore**

State: **MD**

Zip:

Phone:

Email:

Add Owner

Location

Corp Name: SILVERLUD, INC.

Trade Name: CIRCUS BAR

Zone Code: 26

Phone: 410-837-8991

Block Num: 427

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Print History (Print Card)

License num: LBD7 003

Address: 427 BALTIMORE STREET EAST

Trade Name: CIRCUS BAR

BEASON MANAGEMENT MD LLC: W26312751

Department ID Number: W26312751

Business Name: BEASON MANAGEMENT MD LLC

Principal Office: ⓘ 427 E BALTIMORE STREET
BALTIMORE MD 21202

Resident Agent: ⓘ TIARRA BEASON
132 S OLDHAM STREET
BALTIMORE MD 21224

Status: ACTIVE

Good Standing: THIS BUSINESS IS NOT IN GOOD
STANDING

Reason(s) Entity is NOT in Good Standing: Annual Report Due For
2026

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration: 07/29/2025

State of Formation: MD

Stock Status: N/A

Close Status: N/A

June 4, 2026

Applicant(s): Di'Andra S. Tucker
Blu Ca, LLC, T/a Blu Ca
2450 Rye Street 21230

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting live entertainment, outdoor table service, and off-premises catering.

(a) **Applicant(s) Information:** (1) Di'Andra S. Tucker was born in New Rochelle, NY in April of 1998. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Di'Andra S. Tucker (100%).

(c) **Purchase Price of Business:** N/A

(d) **Qualified Voters:** Margaret Pearl, Betty Mitchell, and Kimberly Heckman are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Blu Ca, LLC, is an MD LLC and as of 5/19/2026 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/7/2026 and checked on 5/17/2026. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; "D" BWL-1; and "BD7" BWL-2.

(h) **Consultant of Record:** Stephen Fogleman

(i) **Timeline:** N/A

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

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

Board's Decision

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: New Class B restaurant license request CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 2450 Rye Street 21230

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Blu Ca LLC TRADE NAME: Blu Ca

BUSINESS PHONE NUMBER: 443-622-2696 BUSINESS EMAIL ADDRESS: ceo@expkonoko.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames Street #300 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex DJ, Band, Etc.)? Band Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 150

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

1. Applicant A

Di'Andra D. Tucker 443-977-8332 generalmanager@expkonoko.com
 (Full name) (Telephone no.) E-mail (Required)
300 International Drive #1907 Baltimore MD 21202 1 month
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
4/98 F New Rochelle NY
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

(Full name) (Telephone no.) E-mail (Required)
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

(Full name) (Telephone no.) E-mail (Required)
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC
 DEC 1 2025 PM 4:11

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

8153 Honeygo Blvd. Konoko (2022-present) Class B

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

new restaurant

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

Applicant A B C

[Redacted area]

1f. Please list the following information for the Manager of the establishment to be licensed:

Name	Address	Phone	Email
Diandra Tucker	300 International Dr, Baltimore, MD, 21202	443 977 8332	generalmanager@expkonoko.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

#1907

- 1) NAME: Diandra Tucker ADDRESS: 300 INT DR, BALTIMO 21202 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

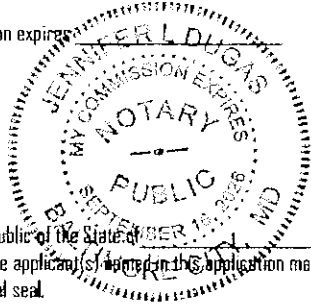
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 27 day of October 2025 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Diandra Tucker the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jennifer L. Dugas [Notary Seal] My Commission expires _____
Printed Name: Jennifer L. Dugas



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

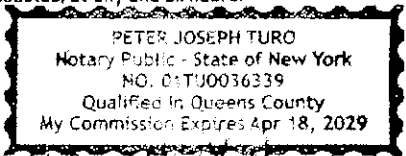
Name and Address of the owners of the premise/landlord: PC-E6 LLC, 2424 Distillery St, Ste 2201, Baltimore MD 21230 Phone Number: 443-465-1435

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

(I, WE) PC-E6, LLC HEREBY CERTIFY.

That (I am, we are) the owner(s) of the property located at 2424 Distillery Street, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property



I hereby certify that on the 8th day of October, 2025 before me, the subscriber, a notary public of the State of New York, in and for New York County, personally appeared Mary Annia Filmarina the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Peter J. Turo

(Notary Seal) My Commission expires April 18, 2029

Notary Printed Name: Peter Turo

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

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

Names	Address	Signatures	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the premise/landlord: _____ Phone Number: _____

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

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

Signature of Owner of the Property

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kimberly Heckman (Kimberly Heckman)	521 S Decker Ave 21224 (521 S. Decker Ave)	Kim Heckman	07/06	1 week

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the premise/landlord: _____ Phone Number: _____

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

(I, WE) _____ HEREBY CERTIFY,

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

Signature of Owner of the Property

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Margaret Pezari	4117 Rolandview Rd Baltimore, MD 21215	<i>Margaret Pezari</i>	01/1948	11 years
Betty Mitchell	2752 Baker St Baltimore, MD 21214	<i>Betty Mitchell</i>	06/1939	11 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: Blu Ca LLC
 1301 York Road, Suite 800 1181
 Luterville, MD 21093

JCPC Job. No. 25077

APPLICATION NO 1 Distribution to:

OWNER
 ARCHITECT

PERIOD TO: 10/31/25
 PROJECT: JOB # Blu Ca Tenant Work

1 Contract DATE: 07/10/25

FROM CONTRACTOR:
 J C Porter Construction, LLC
 15 W. Aylesbury Rd., Suite 400
 Timonium, MD 21093

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 2,136,025.00
2. Net change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	2,136,025.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	58,472.50
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + E on G703)	\$5,847.25
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	5,847.25
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	52,625.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	0.00
8. CURRENT PAYMENT DUE	52,625.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	2,083,399.75

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: J C Porter Construction, LLC.

By: *[Signature]* Date: 10/29/25
 Noel Phelps, Senior Project Manager
 State of Maryland County of Baltimore
 Subscribed and sworn to before me this 10/29/25
 Witness: *[Signature]*
 Witness-Printed: Heather Cook
 My Commission Expires Jun 1, 2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Contractor certifies to the Owner that to the best of the Contractor's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 Owner:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5382

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

AIA DOCUMENT G702, APPLICATION AND CERTIFICATION FOR PAYMENT, 1992 EDITION, AIA, ©1992

**APPLICATION AND CERTIFICATION FOR PAYMENT
CONTINUATION SHEET**

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NO. 1
APPLICATION DATE: 10/29/25
PERIOD TO: 10/31/25
ARCHITECT'S PROJECT NO: N/A

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STORED MATERIALS COMPLETED	TOTAL COMPLETED	%	BALANCE TO FINISH
1	General Conditions	78,425.00	0.00	3,921.25	0.00	3,921.25	5%	74,503.75
2	Sitework	0.00	0.00	0.00	0.00	0.00	0%	0.00
3	Concrete	0.00	0.00	0.00	0.00	0.00	0%	0.00
4	Masonry	0.00	0.00	0.00	0.00	0.00	0%	0.00
5	Metals	54,600.00	0.00	0.00	0.00	0.00	0%	54,600.00
6	Woods & Plastics	450,827.00	0.00	0.00	0.00	0.00	0%	450,827.00
7	Thermal & Moisture Protection	19,250.00	0.00	0.00	0.00	0.00	0%	19,250.00
8	Doors & Windows	46,143.00	0.00	0.00	0.00	0.00	0%	46,143.00
9	Drywall	294,880.00	0.00	0.00	0.00	0.00	0%	294,880.00
10	Ceramic Tile	71,751.00	0.00	0.00	0.00	0.00	0%	71,751.00
11	Flooring	53,742.00	0.00	0.00	0.00	0.00	0%	53,742.00
12	Painting	54,795.00	0.00	0.00	0.00	0.00	0%	54,795.00
13	Specialties	38,775.00	0.00	0.00	0.00	0.00	0%	38,775.00
14	Furnishings	46,080.00	0.00	0.00	0.00	0.00	0%	46,080.00
15	Sprinkler	15,700.00	0.00	0.00	0.00	0.00	0%	15,700.00
16	Plumbing	171,210.00	0.00	47,938.80	0.00	47,938.80	28%	123,271.20
17	HVAC	411,000.00	0.00	0.00	0.00	0.00	0%	411,000.00
18	Electrical	196,598.00	0.00	0.00	0.00	0.00	0%	196,598.00
19	P&P Bond	0.00	0.00	0.00	0.00	0.00	0%	0.00
20	OH&P	132,249.00	0.00	6,612.45	0.00	6,612.45	5%	125,636.55
TOTAL BASE CONTRACT		2,136,025.00	0.00	58,472.50	0.00	58,472.50	3%	2,077,552.50
CHANGE ORDERS								
1		0.00	0.00	0.00	0.00	0.00	0%	0.00
2		0.00	0.00	0.00	0.00	0.00	0%	0.00
3		0.00	0.00	0.00	0.00	0.00	0%	0.00
4		0.00	0.00	0.00	0.00	0.00	0%	0.00
4		0.00	0.00	0.00	0.00	0.00	0%	0.00
Subtotal Change Orders		0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
GRAND TOTAL		2,136,025.00	0.00	58,472.50	0.00	58,472.50	3%	2,077,552.50

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

PROJECT NAME: Blu Ca Tenant Wrk
OWNER: Blu Ca LLC
GENERAL CONTRACTOR: J C Porter Construction, LLC

Upon receipt by undersigned of a check in the sum of \$ 52,625.25 _____ payable to J C Porter Construction, LLC and _____ when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's liens, stop notice or bond rights that the undersigned has on said Project for the following extent. This release covers a progress payment for labor, services, equipment, or material furnished through 10/31/25 only, and does not cover any retention retained before or after the release date, extras furnished before the release date for which payment has not been received, previous pay applications for which payment has not been received, interest accrued on past due amounts, extras or items furnished after said date.

Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

LIEN CLAIMANT (Company Name): J C Porter Construction, LLC

Noel Phelps
BY: _____
Noel Phelps
TITLE: Senior Project Manager
DATE: 10/29/25

State of Maryland ; County of Baltimore :
Subscribed and sworn to before me this 29th day of October, 2025.

[Handwritten Signature]

Notary Public
HEATHER ELAINE MARIE COOK
Notary Public - State of Maryland
Baltimore County
My Commission Expires Jun 1, 2026

BLU CA DINNER MENU

LIKKLE PLATES

ACKEE & SALT FISH TOSTONES \$21

Jamaica's National Dish, Ackee fruit with satlfish (codfish), and fried tostones (green plantain)

SIGNATURE SALMON BITES \$17

Fresh salmon fried, glazed with secret sweet sauce

SIGNATURE COCONUT SHRIMP \$17

Six shrimp fried, glazed with house honey mustard sauce

SIGNATURE JERK WINGS \$17

Seven, grilled bone-in wings, marinated in house spicy jerk sauce

AUTHENTIC DISHES

YARDIE JERK CHICKEN \$23

Bone-in dark meat chicken marinated in authentic spicy jerk seasoning and sauce
Sweet BBQ style: \$25

BONELESS JERK CHICKEN \$26

White meat chicken simmered in authentic jerk sauce, sauteed with bell peppers and onions

THE G.O.A.T \$33

Slowly cooked bone-in goat meat in authentic curry seasonings and gravy

FAMOUS BRAISED OXTAIL \$38

Slowly braised bone-in beef simmered in our famous brown gravy

THE-MUST-TRYS

CHEF JAZZ'S RED SNAPPER MP

Caribbean whole Red snapper fried and glazed with Chef's speciality sauces: Escovitch or Rundown sauce. Served with rice or mashed potatoes and cabbage

KONOKO SEAFOOD PASTA MP

Rigatoni noodle in our Italy-meets-Jamaica cream sauce, sauteed scallops, shrimp, lobster tail, lump crabmeat, bell peppers and onions.

STUFFED SALMON MP

Salmon stuffed with lump crabmeat in our famous coconut cream sauce. Served with rice or mashed potatoes and cabbage.

JAM JAM SHRIMP APP \$25

Six shrimp sauteed in our famous coconut cream sauce. Paired with a toasted coco bread

Authentic dishes are served with choice of rice and spring mix salad

CAPTAIN CURATIONS

Served with rice n peas, white rice or mashed potatoes and cabbage medley.
*Excludes pasta and vegetarian dishes

JAMMIN' JERK LAMB CHOPS MP

Thick cut lamb, aged and marinated in authentic spicy jerk seasoning.

SIGNATURE HOUSE SALMON \$36

Salmon pan seared and topped with our famous coconut cream sauce

OXTAIL RASTA PASTA \$35

Rigatoni noodles in our famous coconut cream sauce with diced bell peppers, onions and braised oxtail

JERK CHICKEN RASTA PASTA \$25

Penne noodles in our famous coconut cream sauce, bell peppers, onions, and grilled spicy jerk chicken.
Shrimp: \$31 | Chicken + Shrimp: \$37 | Veggie: \$22

CAPTAIN CURATIONS

Served with rice n peas, white rice or mashed potatoes and cabbage medley.
*Excludes pasta and vegetarian dishes

JAM JAM SHRIMP ENTREE \$33

Eight shrimp simmered in our famous coconut cream sauce with sauteed tomatoes and vegetables

CURRIED SHRIMP \$33

Eight shrimp simmered in authentic curry spices and sauteed vegetables

🌿 CURRIED CHICKPEAS \$22

Garbanzo beans simmered in authentic curry gravy and vegetables.

🌿 ITAL TOFU \$25

Fried tofu pieces sauteed in spicy jerk sauce, broccoli, bell peppers, and onions

PAN SEARED BRANZINO \$40

Branzino filet seared in herbs with chef's speciality sauces: Escovitch or Rundown

TO COMPLEMENT

RICE N PEAS \$6

WHITE RICE \$4

COCO BREAD \$4

CALLALOO \$8

CABBAGE MEDLEY \$6

MAC N CHEESE \$8

MASHED POTATOES \$6

FRIED PLANTAINS \$6

BEEF PATTIES \$6

MADE TO ORDER SAUCES \$1.00

IN-FLIGHT BEVERAGES

PEPSI PRODUCTS \$4 MOCKTAILS \$11

BOTTLED H₂O \$5 JAMAICAN SODAS \$5

SPARKLING H₂O \$5 *FREE REFILLS ON PEPSI PRODUCTS

COFFEE & TEA \$3

There is a minimum 18% gratuity added to all checks and a minimum 20% gratuity for parties of 6 or more
No split or separate checks for parties of 6+

All take out and online orders will incur a 3% non-taxed operational cost fee.

*Market priced items are made to perfection and are non-returnable

All prices are subject to change without advance notice

Blu Ca Cocktails

SIGNATURE COCKTAILS

Best kept Secret	16
Grey Goose Vodka Hibiscus Peach Lime	
a St. Ann Sunset	16
Spiced Rum Passion Fruit Pineapple	
MargaRITA Marley	19
Casamigos Blanco Tequila Fresh Ginger Pineapple	
Island Gyal	16
Pineapple Infused Rum Cream of Coconut Passion fruit	
The Bob Marley 	16
Myers Dark Rum Spiced Rum Coconut Rum, Pineapple	

Shot Selections

J.Wray & Nephew White Rum | Appleton Dark Rum | Captain Morgan Rum
Hennessy | Dusse | Casamigos Tequila | Patron Tequila |
Titos Vodka | Grey Goose Vodka | Jack Daniels

Beer & Wine Blu Ca

Wine Selection

By the glass | 11

White Wine

The Atom Chardonnay

Icardi Moscato

Red Wine

The Atom Cabernet Sauvignon

Glenbrook Merlot

Beer Selection

By the bottle | 7

Guinness Stout

Corona Extra

Draft | 7

Corona Premier

Modelo

Heavy Seas (IPA)

Pineapple Cider

BLU CA, LLC: W25285842

Department ID Number: W25285842

Business Name: BLU CA, LLC

Principal Office: ⓘ 1301 YORK ROAD
SUITE 800 #1181
LUTHERVILLE MD 21093

Resident Agent: ⓘ NORTHWEST REGISTERED AGENTS
SERVICE, INC.
302 W REDWOOD ST
STE 201
BALTIMORE MD 21201

Status: ACTIVE

Good Standing: THIS BUSINESS IS IN GOOD
STANDING

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration: 07/31/2024

State of Formation: MD

Stock Status: N/A

Close Status: N/A

PROPOSED LOCATION: 2450 Rye Street, 21230

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA: 5

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR: 2

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR: 1

"BD" BEER, WINE & LIQUOR: 2

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: [Signature] DATE: 5/7/20

2450 Rye Street

License Establishment



Blu Ca - LB



Sagamore Spirit Distillery - DP



Rye Street - LBD7



Roost Baltimore - LBD7



Nick's Fish House - LB

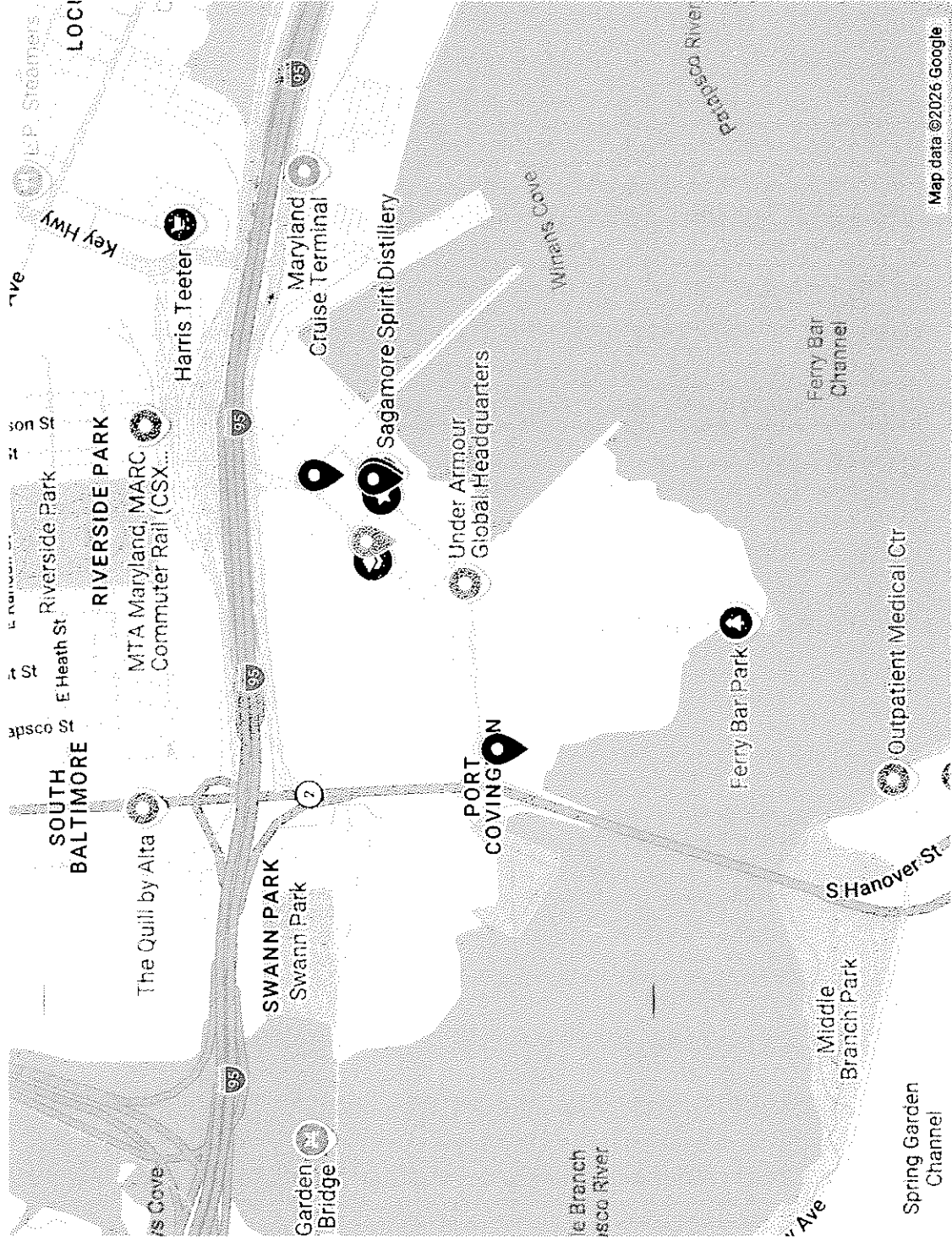


Slutty Vegan - LB

School



Everbrook Academy of
Baltimore Peninsula



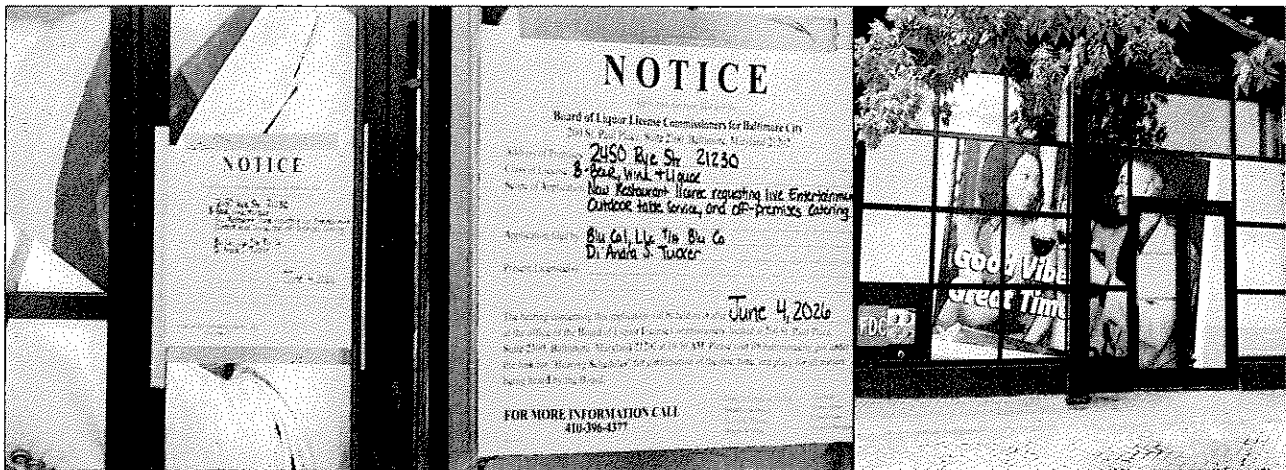
TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)	Corporation Name	Location Address
Blu Ca	Blu Ca LLC	2450 Rye Street
License Type	Date Posted?	Estimated Date of Removal?
Class "B" Beer, Wine and Liquor	05/07/2026	05/18/2026
Is the location within 300 feet of Church and/or School?	Are there any other licensed establishments within a two block radius?	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)
No	Yes	No

Other licensed locations - Describe/Note	Comments and Follow-up Items(s)
See the map for additional locations.	New Class B license.

Licensee Name	Inspector Name
Dr. Andra D. Tucker	ayana bass

Photo(s) Taken	Submission Date
<input type="button" value="Choose Files"/> No file chosen	05/08/2026 10:03 AM



Posting Sign Report

Applicants Name

Blu Ca

Premises Address

2450 Rye Street, 21230

Inspector Name

ayana.bass@baltimorecity.gov

Posted Date/Time

05/07/2026 01:18 PM

Posted Summary

Front door.

Rechecked

Summary

Photo(s)

Taken

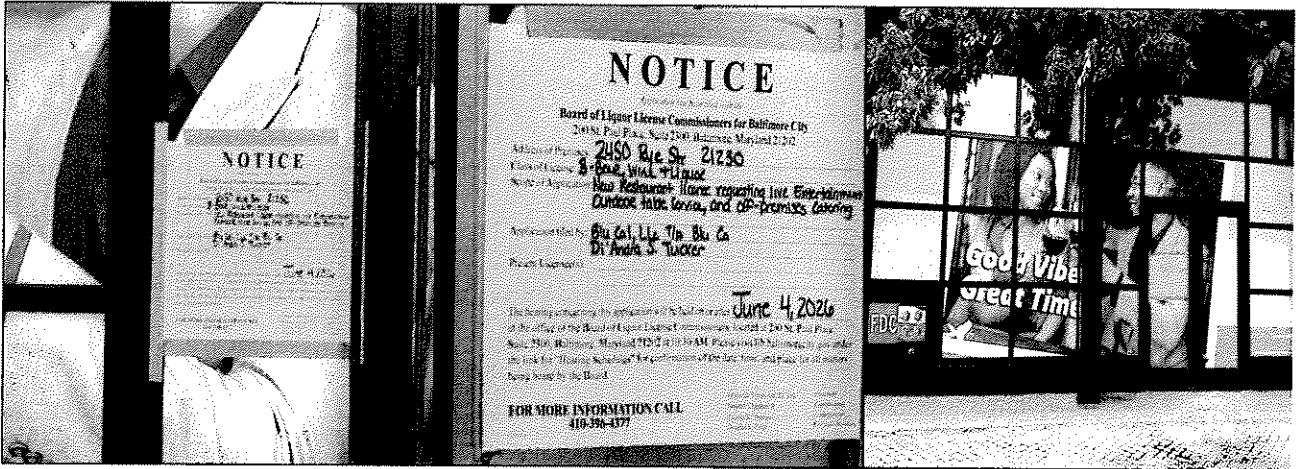
Rechecked Date/Time

05/18/2026 03:31 PM

Choose File

Manager

N/A



Save

Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City
200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202

Address of Premises: 2450 Rye Str 21230

Class of License: B-Beer, Wine + Liquor

Scope of Application: New Restaurant license requesting live Entertainment
Outdoor table service, and off-premises catering

Application filed by: Blu Cal, LLC T/A Blu Co
Di'Andra S. Tucker

Present Licensee(s):

The hearing concerning this application will be held on or after June 4, 2026
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,
Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under
the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters
being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Granville Templeton, III, Esq. *Chairman*
Donald L. Chambers, Jr. *Commissioner*
Taueret K. Thomas *Commissioner*
Douglas K. Parge *Executive Secretary*

Please print your record(s) and retain a copy for your records.

2450 RYE ST, 21230-

BUSE-25-
005798

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June 4, 2026

Applicant(s): Robert George
190 Octane North, LLC, T/a Fat Tuesday
718-22 S. Broadway 21231

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license.

(a) **Applicant(s) Information:** (1) Robert George was born in Khartoum, Sudan in February of 1994. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Robert George (100%).

(c) **Purchase Price of Business:** N/A

(d) **Qualified Voters:** Kimberly Heckman, Johanna Stenberg, and William Bauer are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a restaurant/tavern with outdoor seating as per BMZ 295-30x adding live entertainment.

(f) **Corporate Standing:** 190 Octane North, LLC is an MD LLC and as of 5/19/2026 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/6/2026 and checked on 5/16/2026. This meets the 10-day rule. There are 38 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL-18; "D" BWL-2; and "BD7" BWL-16.

(h) **Consultant of Record:** Stephen Fogleman

(i) **Timeline:** N/A

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

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

Board's Decision

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Application for Class B restaurant license CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 718-722 S. Broadway 21231

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 190 Octane North LLC TRADE NAME: Fat Tuesday

BUSINESS PHONE NUMBER: 929-400-5842 BUSINESS EMAIL ADDRESS: robfgorge@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman ADDRESS: 1720 Thames St 21231 PHONE: 410-258-8500

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 95

Please note that as per Alc. Bev. Art. 5 (2-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Robert George 9294005842 robfgorge@gmail.com

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

718 S Broadway Baltimore MD 21231 1 month

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

February 1994 Male Khartoum, Sudan

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

Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC
DEC 1 2025 PM 4:11

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

new license

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

Applicant A B C

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

Name	Address	Phone	Email
Robert George	718 S Broadway, Baltimore, MD 21231, USA	929 400 5842	robgeorge@gmail.com

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

- 1) NAME: Robert George ADDRESS: 718 S. Broadway 21231 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

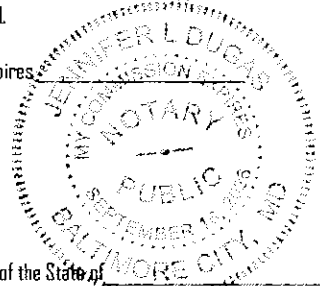
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

Robert George
Signature of Applicant A

I hereby certify that on the 29 day of November, 2015, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Robert George the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jennifer L. Dugas (Notary Seal) My Commission expires _____
Printed Name: Jennifer L. Dugas



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: Alexander F Smith Phone Number: 410-329-7019

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

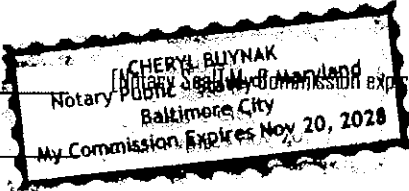
(I, WE) Alexander F Smith HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 718-7225 Broadway Baltimore, City with a Zip Code of 21221, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 20th day of November, 2025, before me, the subscriber, a notary public of the State of Maryland, in and for Alexander F Smith, personally appeared Alexander Smith the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal:

Notary Signature: [Signature]
Notary Printed Name: Cheryl Bujnak
My Commission Expires 11/20/2028



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the premise/landlord: _____ Phone Number: _____

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

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

Signature of Owner of the Property

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

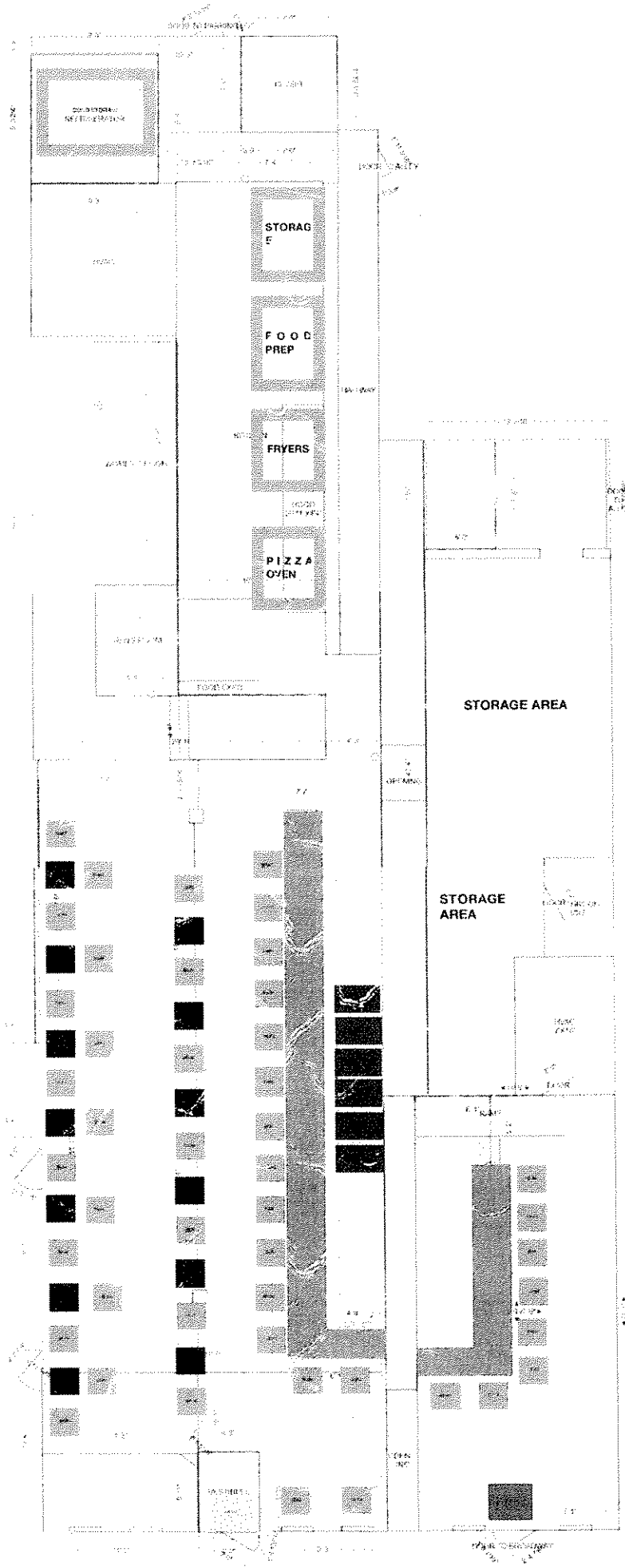
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kimberly Heckman	521 S Decker Ave 21224	K. Heckman	7/66	4 months
Johanna Stauber	728 S. Clinton St	Johanna Stauber	2/79	2 months
William Burt	1 CROSS KEYS RD UNIT E BALD MD 21210	William Burt	12/73	5 months

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

718 & 722 S. Broadway Floor Plan



- SEAT
- TABLES
- BAR

**VALUATION OF
FURNITURE, FIXTURES, EQUIPMENT,
HVAC, ALL INTERIOR IMPROVEMENTS
INCLUDING
WALLS, CEILINGS, ELECTRICAL,
PLUMBING, FLOORING, ETC**

**LOCATION:
FAT TUESDAY
718-722 S BROADWAY
BALTIMORE, MD 21231**

**PREPARED BY:
JONATHAN MELNICK AUCTIONEERS, INC
912 E. 25TH STREET
BALTIMORE, MD 21218**



JONATHAN
Melnick AUCTIONEERS

October 30, 2025

Law Offices of Stephen Fogleman
Mr. Stephen Fogleman
1720 Thames Street
Baltimore, MD 21231

RE: Valuation of Furniture, Fixtures, Equipment, HVAC, Exterior Signage, All Interior Improvements Including Walls, Ceilings, Electrical, Plumbing, Flooring, etc.

Located At: *Fat Tuesday (190 Octane North LLC)-718-722 S Broadway, Baltimore, MD 21231*

Dear Mr. Fogleman:

Pursuant to your request, I visited the above referenced site on Wednesday, October 29, 2025 for the purposes of establishing a value for all interior improvements and therefore note the following.

The facility will seat approximately 75 patrons.

This 4,000 sq. ft. facility is fully decorated and ready to be outfitted with a complete furniture package, including tables, chairs, bar stools, benches, and booth seating. The interior features natural wood walls and a custom-built wood bar topped with rich maple. Hardwood flooring runs throughout the space, complemented by ceiling fans, recessed lighting, and pendant fixtures that create a warm and inviting atmosphere.

The kitchen is equipped with a high-performance exhaust system and is designed to operate with four floor fryers, along with refrigeration units and a dedicated prep area. Overhead, the ceilings showcase beautifully painted tin tiles, while black-painted accents throughout the space add a touch of modern sophistication.

The breakdown of the improvements by category including Walls, Ceilings, Flooring, Electrical, Plumbing, HVAC is as follows:

Bar and Dining- 3,000 sq. ft. @ \$272.00 per sq. ft.	\$ 816,000.00
Kitchen-1,000 sq. ft @ \$265.00 per sq. ft.	\$ 265,000.00
Stainless Steel Updraft System-	+ \$ 125,000.00
	<u>\$ 1,206,000.00</u>

QUALIFICATIONS OF APPRAISER

JONATHAN A. MELNICK

Professional Membership:

Certified Auctioneers Institute · C.A.I. Member
Member of Greater Baltimore Board of Realtors
Licensed Real Estate Broker: Maryland
Licensed Real Estate Appraiser: Maryland

Real Estate Courses and Examinations Completed:

Certified Auctioneers Institute:
Three Year Program · Given at University of Indiana
Courses Covering: Real Estate Appraisal, Personal Property
Appraisal, Uniform Commercial Code, Finance, Law, Etc.

University of Baltimore and University of Baltimore Law School:
Bachelor of Arts Degree - 1969

Catonsville Community College:
Residential Appraisal Courses

American Society of Appraisers:
Yearly Educational Seminars on Real Estate and Personal Property
Appraising, Machinery and Equipment Appraising

Fifty (50) Years Experience Doing Real Estate and Personal Property
Appraisals including Residential, Commercial, Industrial Real Estate,
Manufacturer's and Business Inventories, Fixtures, Office Furnishings,
Related Equipment and Vehicles.

Practical Experience:

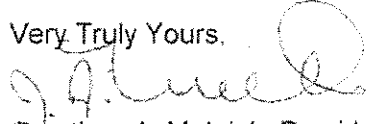
Appraiser/Associate of Melnick/Newell Since 1907

Over 2500 business asset valuations have been conducted by the appraiser,
including retail concerns, service establishments, construction contractors,
medical and professional offices, food processing facilities, various
manufacturing plants, users and distributors.

The value for all the improvements is \$ 1,206,000.00

If you have any questions, please contact me at (410) 366-5555

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "J. Melnick".

Jonathan A. Melnick, President
Jonathan Melnick Auctioneers, Inc

JAM/myp

Representative Clients:

U.S. Small Business Administration, Department of Housing & Community Development, Internal Revenue Service, U.S. Postal Service, U.S. Customs Service, Department of Commerce (Economic Development Administration), State of Maryland, Mayor and City Council of Baltimore, Major Maryland Banks, Law Firms, Real Estate Investors, Corporations, Trust Departments, Personal Representatives, Bankruptcy Courts, Circuit Courts and Orphan Courts.


Appraisal Assignments Include:

Bankruptcy Court Appraisals, Probate Court Appraisals, Court Testimony on Commercial, Industrial and Residential Real Estate and Personal Property, Single Family Homes, Small Commercial Stores, Office Buildings, Apartments, Raw Land, Industrial Inventories, Residential Estates, Industrial Equipment and Machinery, Restaurant Fixtures and Equipment, Retail Store Inventories, Construction Equipment, Manufacturing Equipment, Chemical Equipment, Etc.

CONTINGENT AND LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumed no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
3. The Appraiser assumes that there are no hidden or unapparent conditions of the property that would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for investigation which might be required to determine such factors.
4. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Appraiser assumes no responsibility for the accuracy of such information.
5. Disclosure of the contents of the appraisal report is governed by the Uniform Standards of Professional Appraisal Practice.
6. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report without previous written consent of the Appraiser, nor shall it be conveyed by anyone to the public through advertising; public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

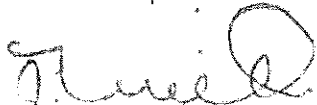

Jonathan A. Melnick, C.A.I.
Appraiser

CERTIFICATION OF APPRAISER

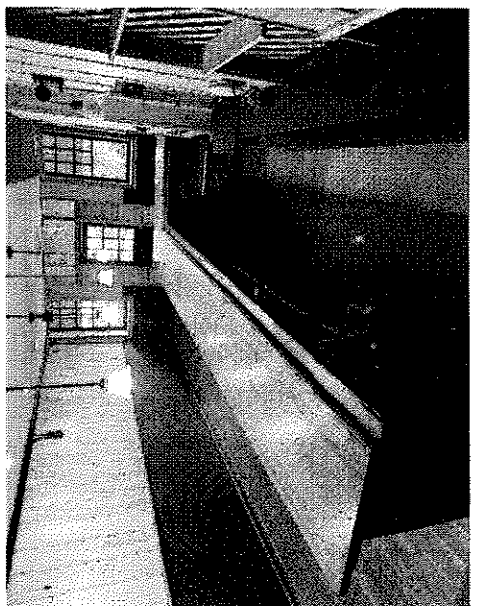
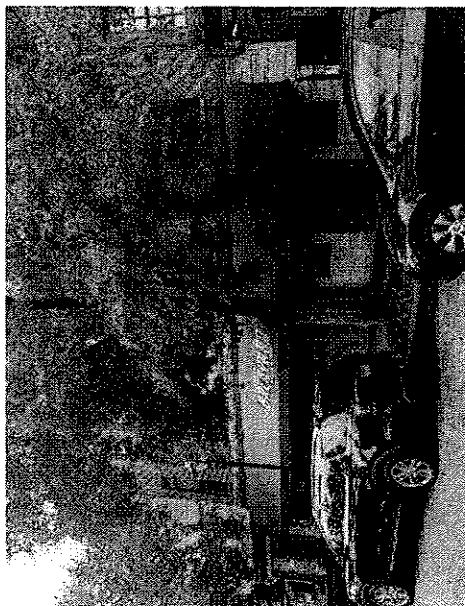
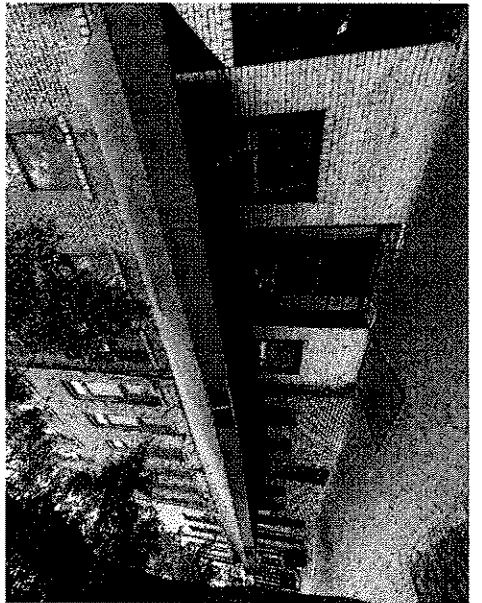
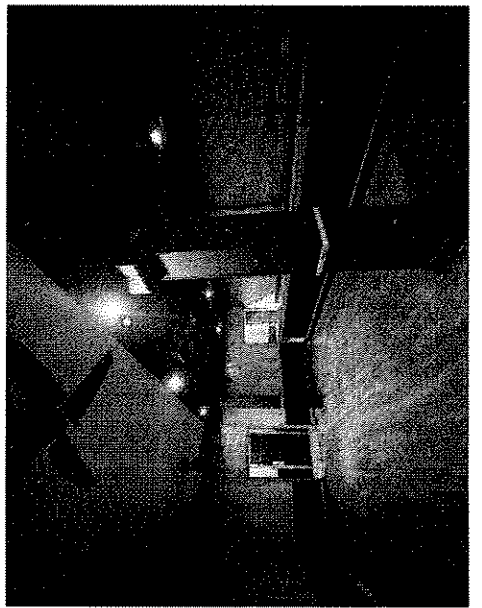
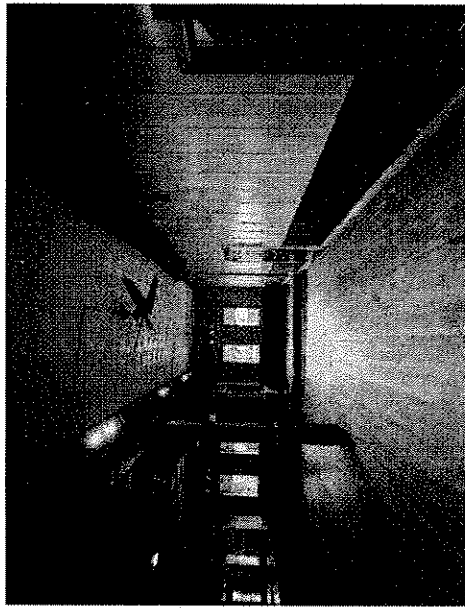
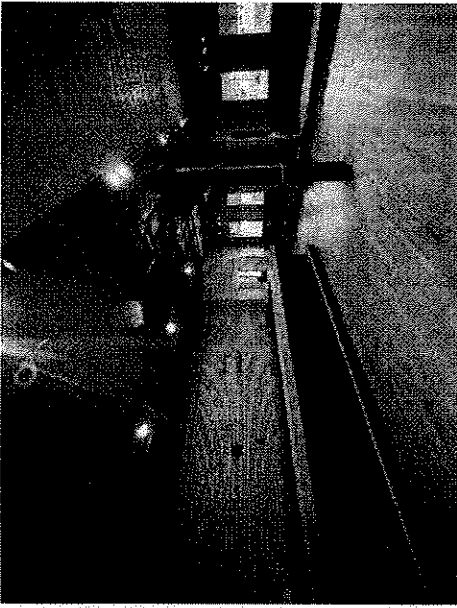
Jonathan A. Melnick

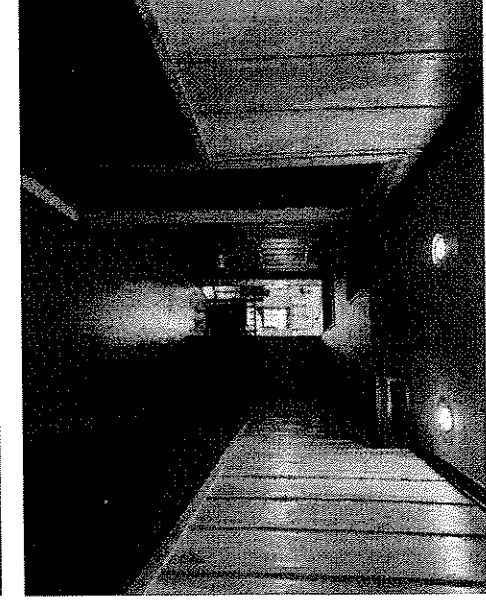
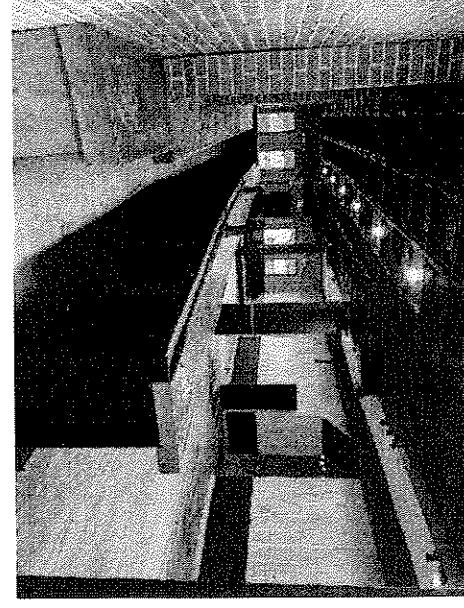
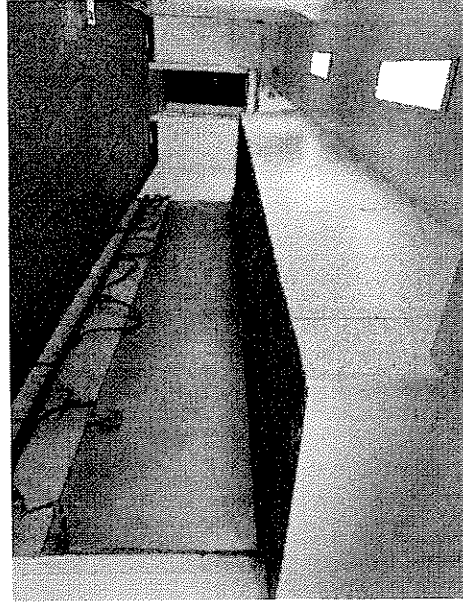
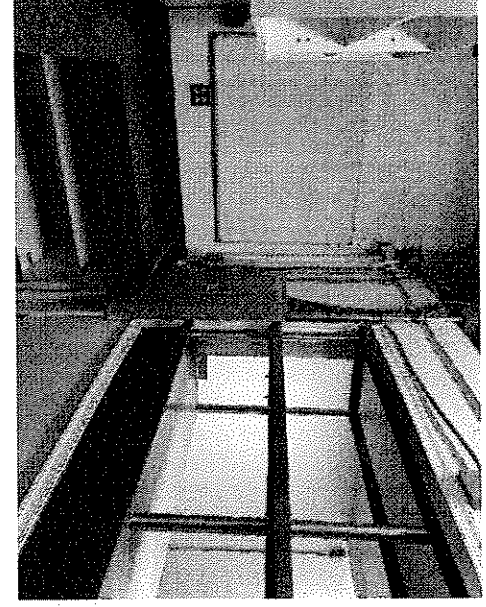
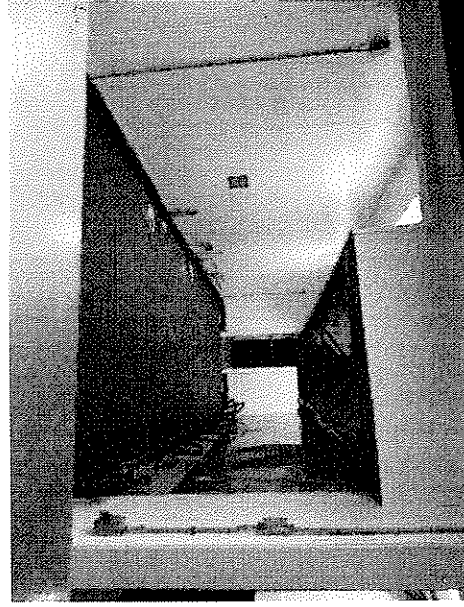
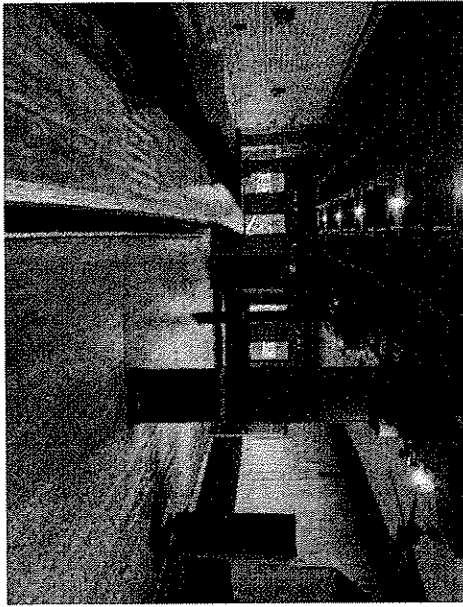
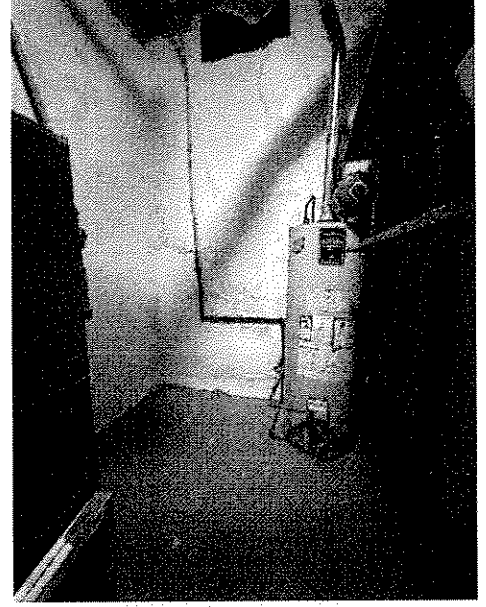
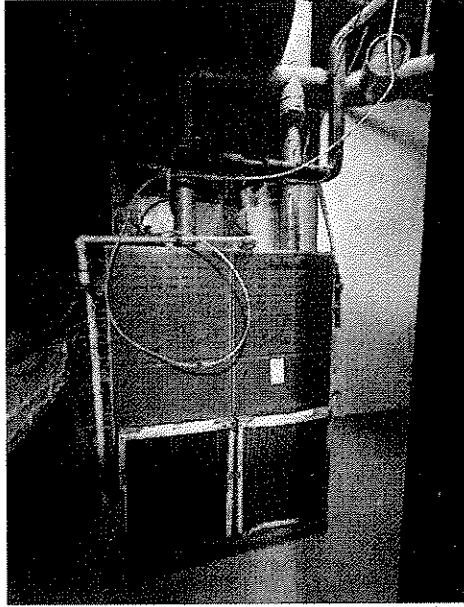
I certify that, to the best of my knowledge and belief:

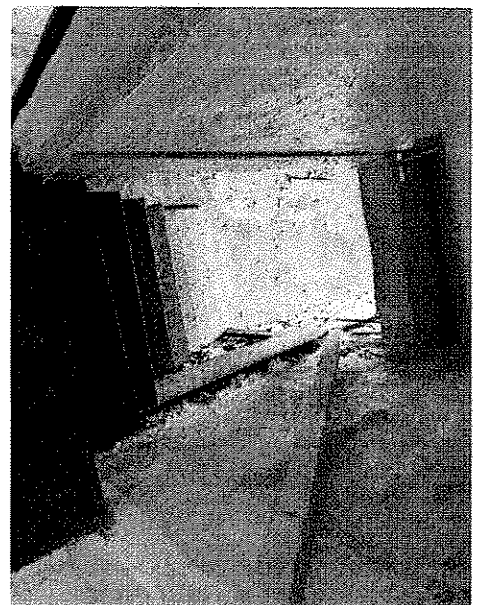
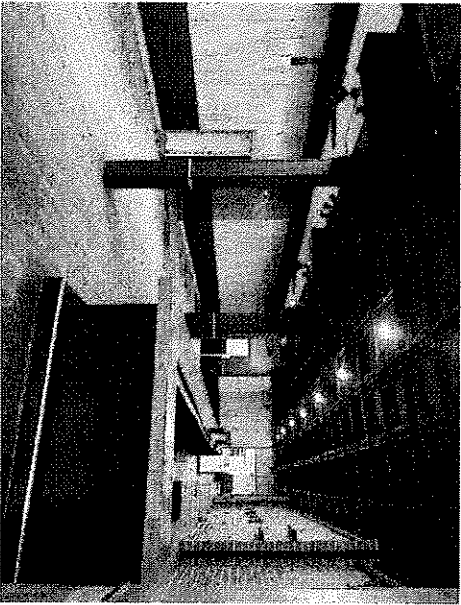
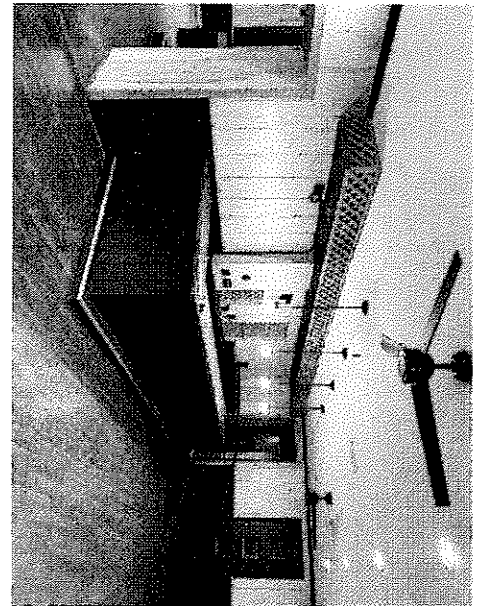
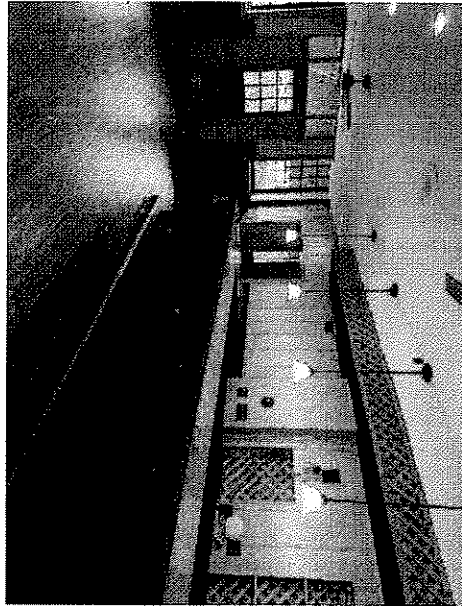
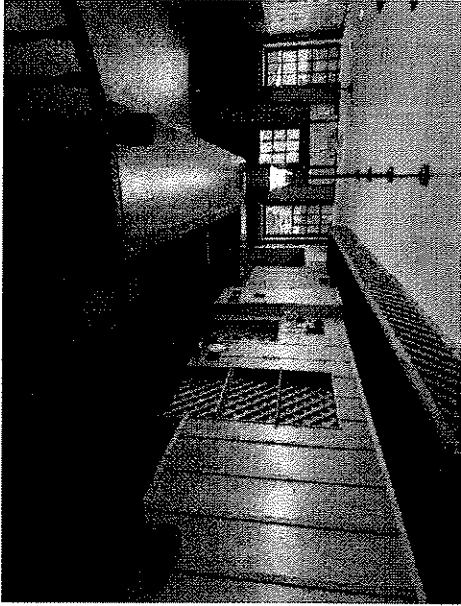
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- This report has not been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.



Jonathan A. Melnick, C.A.I.







LIQUOR

PREMIUM

1800 Blanco
Absolut
Bacardi Superior
Bombay Sapphire
Bulleit
Captain Morgan
Cedar's
Fireball
Jack Daniel's
Jameson
Kraken
Maker's Mark
Malibu
Tanqueray
Tito's

TOP SHELF

818 Blanco
818 Reposado
Angel's Envy
Bacardi Ocho
Casamigos Blanco
Casamigos Reposado
Crown Royal
Don Julio Blanco
Gran Coramino
Grey Goose
Hendrick's
Hennessy
Johnnie Walker Black
Patron Silver
Woodford Reserve

LUXURY

Don Julio 1942
Clase Azul
Macallan 12
D'USSE XO

FROZEN COMBOS

Floater not included in cup pricing

LIL HENNY

190 Oxtane Original & Cat 5 Hurricane
+ 1 floater of Hennessy

MALIBU VICE

Strawberry & Pine Colada + 1 floater of Malibu

BERRY LIT

Strawberry & Mango + 1 floater of Grey Goose

CADILLAC MARGARITA

Margarita & 190 Oxtane Original
+ 1 floater of Patron

TROPI-COLADA

Pine Colada & Mango + 1 floater of
Bacardi Ocho + a dunked Red Bull Tropical

THE DON

190 Oxtane Blue Razz & Cat 5 Hurricane
+ 1 floater of Don Julio 1942

THE D'USSE

Cat 5 Hurricane & Mango + 1 floater of
D'USSE XO

SIGNATURE COCKTAILS

MADE WITH OUR WORLD-FAMOUS DAIQUIRIS

MANGO RUM RIVER

Bacardi Mango Chik, Triple Sec, Sour
Mix, Owen's Lemonade & Mango Daiquiri
with Tajin rim

190 BLUE LEMONADE

Tito's, Sour Mix, Owen's Lemonade
& 190 Blue Razz Daiquiri

SURFSIDE SIP

Malibu, Tito's, Pineapple Juice, Orange
Juice, Pine Colada Daiquiri & Mango
Daiquiri

PATRÓN DAIQUIRITA

Patrón, Triple Sec, Sour Mix & your
choice of Daiquiri

WATERMELON SPLASH

Absolut, Owen's Lemonade & a dunked
Red Bull Watermelon

HENNY WITH WINGS

Hennessy, Owen's Lemonade & a
dunked Red Bull Tropical

CHARM CITY SUNRISE

Patrón, Orange Juice, Grenadine & a
dunked Red Bull Original

LONG ISLAND ICED TEA

Tito's, Bacardi Superior, 818 Blanco,
Tanqueray, Triple Sec, Sour Mix & Coke

ADIOS MF

Tito's, Bacardi Superior, 818 Blanco,
Tanqueray, Blue Curacao, Sour Mix
& Lemon-Lime Soda

GREEN TEA

Jameson, Owen's Lemonade & Peach
Schnapps

CUCUMBER MOJITO

Bacardi Superior & Owen's Cucumber
Mint

MOSCOW MULE

Absolut, Ginger Beer & Lime

BEER

DOMESTIC \$7

DRAFT

10-45 to Denver IPA
2 Towns Blueberry Cider
AleSmith 394 Pale Ale
Blue Moon
Coors Light
Firestone 805

BOTTLED

Ballaist Point Sculptin IPA
Bud Light
Budweiser
Michelob Ultra
Miller High Life
Miller Lite

SELTZERS

\$8

HIGH NOON

Watermelon
Pineapple

WHITE CLAW

Black Cherry
Mango

BUCKETS

Five bottles or cans of your choice

DOMESTIC

\$30

IMPORT

\$35

SELTZER

\$35

WINE

SUTTER HOME \$8 J. ROGET \$10

JUST ENOUGH \$8

SPECIALTY SHOTS

SPECIALTY \$10

Green Tea
Jager Bomb
Lemon Drop
White Tea
Vegas Bomb

JELLO SHOTS

Jello Shot (1) \$3
Party Pack (4) \$10

CHOOSE YOURCUP

REGULAR LARGE SPORTS BOTTLE MUG
\$12 \$14 \$17 \$20 \$28
 \$12 REFILL \$13 REFILL \$14 REFILL

FROZEN FLAVORS

Our Famous
190 OXTANE
 ORIGINAL BLUE RAZZ
 CAT 5 HURRICANE STRAWBERRY PINEA COLADA

ADD A FLOATER

Of Your Favorite Liquor!

FAT TUESDAY

Baltimore

 @fattuesdaybaltimore
 @FatTuesdayDaiquiris
 fattuesdays.com

STARTERS


CLASSIC WINGS  \$14

Eight seasoned classic wings, tossed with choice of sauce or dry rub (1100 cal)

CHICKEN TENDERS \$14


Five tenders tossed with choice of sauce or dry rub (1200 cal)

<p>SAUCES Buffalo Chipotle BBQ Jala-Mango Lemon Pepper Hot Sweet Red Chili</p>	<p>DRY RUBS Lemon Pepper Cajun</p>
--	---

LOADED NACHOS  \$12

Tortilla chips covered with queso blanco, cheddar jack cheese, lettuce, onions, tomatoes, jalapeños, guacamole, sour cream & chipotle aioli drizzle (1840 cal)

Add ons: grilled chicken (\$4), crispy chicken (\$4), ground beef* (\$3)

LOADED TOTCHOS  \$12

Crispy tater tots covered with queso blanco, cheddar jack cheese, lettuce, onions, tomatoes, jalapeños, guacamole, sour cream & chipotle aioli drizzle (1610 cal)

Add ons: grilled chicken (\$4), crispy chicken (\$4), ground beef* (\$3)

MOZZARELLA STICKS \$12

Crunchy, gooey mozzarella ready to dip in marinara (600 cal)

BUFFALO CAULIFLOWER \$12

Bite sized cauliflower tossed in buffalo, served with buttermilk ranch (480 cal)

JALAPEÑO POPPERS \$12

Jalapeños stuffed with cheddar cheese, breaded & fried to perfection served with buttermilk ranch (620 cal)

CHIPS & DIP TRIO \$12


Tortilla chips served with salsa, guacamole & warm queso blanco (1500 cal)

FRIED PICKLES \$12

Tangy, crunchy pickle chips paired with chipotle aioli (800 cal)


ENTRÉES

Served with waffle fries or tater tots

GET SMASHED BURGER  \$16

Double patty with American cheese, house-made signature sauce, lettuce, tomato & onion (1470 cal)

Add ons: extra patty (\$4), bacon (\$2), guacamole (\$2), onion rings (\$2), jalapeños (\$0.50)

CRISPY CHICKEN SANDWICH  \$16

Golden crispy chicken topped with garlic aioli & pickles (1200 cal)


Add ons: bacon (\$2), cheese (\$0.50)

CALIFORNIA CHICKEN WRAP \$16

Grilled or crispy chicken with chopped romaine, cheddar jack cheese, tomato, onion, bacon, garlic aioli & guacamole (1900 cal)

BUFFALO CHICKEN WRAP \$16

Grilled or crispy chicken tossed in buffalo with shredded lettuce, cheddar jack cheese, tomato & buttermilk ranch (1800 cal)

CHICKEN CAESAR WRAP  \$16

Grilled or crispy chicken with chopped romaine, parmesan cheese, croutons & creamy Caesar dressing (1490 cal)

Add ons: bacon (\$2)

CHICKEN CAESAR SALAD* \$16

Grilled chicken, chopped romaine, parmesan cheese, croutons & creamy Caesar dressing (610 cal)

Add ons: bacon (\$2)

SIDES

ONION RINGS \$8

(620 cal)

SWEET POTATO FRIES \$8

Dusted with cinnamon sugar (250 cal)

TATER TOTS \$7

(360 cal)

WAFFLE FRIES \$7

(330 cal)

PIZZA

HOT & LOADED  \$15

Double pepperoni & Mike's Hot Honey (2200 cal)

HOT TROPIC \$15

Jala-Mango sauce base, grilled chicken, bacon, onion, jalapeños (2000 cal)

MEAT LOVERS \$15

Bacon, pepperoni & sausage (2400 cal)

BUFFALO CHICKEN \$15

Buffalo sauce base, grilled or crispy chicken & a ranch drizzle (2100 cal)

BBQ CHICKEN \$15

BBQ sauce base, red onions & grilled or crispy chicken (2250 cal)

PEPPERONI \$13

(1700 cal)

CHEESE \$12

(1650 cal)

Add ons: bacon (\$2), hot honey (\$2) pepperoni (\$2), red onions (\$1) sausage (\$2)

DESSERT

MINI CHURRO BITES \$9

Warm, bite-sized churros dusted with cinnamon sugar, drizzled with rich chocolate & buttery caramel (790 cal)

CHEESECAKE \$9

Ask about our flavor of the month (calories vary)

*These items are served raw or undercooked or may contain raw or undercooked ingredients

LIQUOR

PREMIUM

1800 Blanco
Absolut
Bacardi Superior
Bombay Sapphire
Bulleit
Capitán Morgan
Dewar's
Fireball

Jack Daniel's
Jamaican
Kraken
Maker's Mark
Malibu
Tanqueray
Tito's

TOP SHELF

918 Blanco
918 Reposado
Angel's Envy
Bacardi Ocho
Casamigos Blanco
Casamigos Reposado
Crown Royal
Don Julio Blanco

Gran Coramino
Grey Goose
Henrick's
Hennessy
Johnnie Walker Black
Patrón Silver
Woodford Reserve

LUXURY

Don Julio 1942
Clase Azul

Macallan 12
D'USSE XO

FROZEN COMBOS

Floater not included in cup pricing

LIL HENNY

190 Ocatane Original & Cat 5 Hurricane
+ 1 floater of Hennessy

MALIBU VICE

Strawberry & Piña Colada + 1 floater of Malibu

BERRY LIT

Strawberry & Mango + 1 floater of Grey Goose

CADILLAC MARGARITA

Margarita & 190 Ocatane Original
+ 1 floater of Patrón

TROPI-COLADA

Piña Colada & Mango + 1 floater of
Bacardi Ocho + a dunked Red Bull Tropical

THE DON

190 Ocatane Blue Razz & Cat 5 Hurricane
+ 1 floater of Don Julio 1942

THE D'USSE

Cat 5 Hurricane & Mango + 1 floater of
D'USSE XO

SIGNATURE COCKTAILS

MADE WITH OUR WORLD-FAMOUS DAQUIRIS

MANGO RUM RIVER \$12

Bacardi Mango Chile, Triple Sec, Sour
Mix, Owen's Lemonade & Mango Daiquiri
with Tajin rim

190 BLUE LEMONADE \$12

Tito's, Sour Mix, Owen's Lemonade
& 190 Blue Razz Daiquiri

SURFSIDE SIP \$12

Malibu, Tito's, Pineapple Juice, Orange
Juice, Piña Colada Daiquiri & Mango
Daiquiri

PATRÓN DAQUIRITA \$16

Patrón, Triple Sec, Sour Mix & your
choice of Daiquiri

WATERMELON SPLASH \$15

Absolut, Owen's Lemonade & a dunked
Red Bull Watermelon

HENNY WITH WINGS \$19

Hennessy, Owen's Lemonade & a
dunked Red Bull Tropical

CHARM CITY SUNRISE \$19

Patrón, Orange Juice, Grenadine & a
dunked Red Bull Original

LONG ISLAND ICED TEA \$16

Tito's, Bacardi Superior, 918 Blanco,
Tanqueray, Triple Sec, Sour Mix & Coke

ADIOS MF \$16

Tito's, Bacardi Superior, 918 Blanco,
Tanqueray, Blue Curaçao, Sour Mix
& Lemon-Lime Soda

GREEN TEA \$12

Jamaican, Owen's Lemonade & Peach
Schnapps

CUCUMBER MOJITO \$12

Bacardi Superior & Owen's Cucumber
Mint

MOSCOW MULE \$12

Absolut, Ginger Beer & Lime

BEER

DOMESTIC \$7

DRAFT

10-45 to Denver IPA
2 Towns Blueberry Cider
AleSmith 39.4 Pale Ale
Blue Moon
Coors Light
Firestone 805

Legunitas IPA
Corona Extra
Guinness
Modelo
Pacifico
Stella Artois

BOTTLED

Ballaist Point Sculptin IPA
Bud Light
Budweiser
Michelob Ultra
Miller High Life
Miller Lite

Carlsberg
Corona
Dos Equis
Heineken 00
Heineken
Modelo

SELTZERS

\$8

HIGH NOON

Watermelon
Pineapple

WHITE CLAW
Black Cherry
Mango

BUCKETS

Five bottles or cans of your choice

DOMESTIC

\$30

IMPORT

\$35

SELTZER

\$35

WINE

SUTTER HOME \$8

JUST ENOUGH \$8

J. ROGET \$10

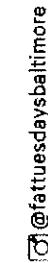
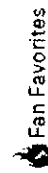
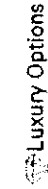
SPECIALTY SHOTS

SPECIALTY \$10

Green Tea
Jager Bomb
Lemon Drop
White Tea
Vegas Bomb

JELLO SHOTS

Jello Shot (1) \$3
Party Pack (4) \$70



A 20% GRATUITY WILL BE AUTOMATICALLY ADDED TO THE CHECK FOR PARTIES OF SIX OR MORE.

CHOOSE YOUR CUP

REGULAR LARGE SPORTS BOTTLE MUG
\$12 \$14 \$17 \$20 \$23
\$12 REFILL \$18 REFILL \$14 REFILL

FROZEN FLAVORS

Our Famous
190 OCTANE
ORIGINAL BLUE RAZZ

CAT 5 HURRICANE STRAWBERRY PINA COLLADA

Ask Your Server About Our Other Flavors

ADD A FLOATER

Of Your Favorite Liquor

FAT DAZE

Baltimore

@fattuesdaybaltimore

@FatTuesdayDaiquiris

fattuesdays.com

STARTERS

CLASSIC WINGS

Eight seasoned classic wings, tossed with choice of sauce or dry rub (1100 cal)

\$14

CHICKEN TENDERS

Five tenders tossed with choice of sauce or dry rub (1200 cal)

\$14

SAUCES

Buffalo
Chipotle BBQ
Jala-Mango
Lemon Pepper Hot
Sweet Red Chili

DRY RUBS

Lemon Pepper
Cajun

LOADED NACHOS

Tortilla chips covered with queso blanco, cheddar jack cheese, lettuce, onions, tomatoes, jalapeños, guacamole, sour cream & chipotle aioli drizzle (1840 cal)

Add ons: grilled chicken (\$4), crispy chicken (\$4), ground beef* (\$3)

\$12

LOADED TOTCHOS

Crispy tater tots covered with queso blanco, cheddar jack cheese, lettuce, onions, tomatoes, jalapeños, guacamole, sour cream & chipotle aioli drizzle (1610 cal)

Add ons: grilled chicken (\$4), crispy chicken (\$4), ground beef* (\$3)

\$12

MOZZARELLA STICKS

Crunchy, gooey mozzarella ready to dip in marinara (600 cal)

\$12

BUFFALO CAULIFLOWER

Bite sized cauliflower tossed in buffalo, served with buttermilk ranch (480 cal)

\$12

JALAPEÑO POPPERS

Jalapeños stuffed with cheddar cheese, breaded & fried to perfection served with buttermilk ranch (620 cal)

\$12

CHIPS & DIP TRIO

Tortilla chips served with salsa, guacamole & warm queso blanco (1500 cal)

\$12

FRIED PICKLES

Tangy, crunchy pickle chips paired with chipotle aioli (800 cal)

\$12

ENTRÉES

Served with waffle fries or tater tots

GET SMASHED BURGER*

Double patty with American cheese, house-made signature sauce, lettuce, tomato & onion (1470 cal)

Add ons: extra patty (\$4), bacon (\$2), guacamole (\$2), onion rings (\$2), jalapeños (\$0.50)

\$16

CRISPY CHICKEN SANDWICH

Golden crispy chicken topped with garlic aioli & pickles (1200 cal)

Add ons: bacon (\$2), cheese (\$0.50)

\$16

CALIFORNIA CHICKEN WRAP

Grilled or crispy chicken with chopped romaine, cheddar jack cheese, tomato, onion, bacon, garlic aioli & guacamole (1900 cal)

\$16

BUFFALO CHICKEN WRAP

Grilled or crispy chicken tossed in buffalo with shredded lettuce, cheddar jack cheese, tomato & buttermilk ranch (1500 cal)

\$16

CHICKEN CAESAR WRAP*

Grilled or crispy chicken with chopped romaine, parmesan cheese, croutons & creamy Caesar dressing (1480 cal)

Add ons: bacon (\$2)

\$16

CHICKEN CAESAR SALAD*

Grilled chicken, chopped romaine, parmesan cheese, croutons & creamy Caesar dressing (610 cal)

Add ons: bacon (\$2)

\$16

SIDES

ONION RINGS

(620 cal)

\$8

SWEET POTATO FRIES

Dusted with cinnamon sugar* (250 cal)

\$8

TATER TOTS

(360 cal)

\$7

WAFFLE FRIES

(330 cal)

\$7

PIZZA

HOT & LOADED

Double pepperoni & Mike's Hot Honey (2200 cal)

\$15

HOT TROPIC

Jala-Mango sauce base, grilled chicken, bacon, onion, jalapeños (2000 cal)

\$15

MEAT LOVERS

Bacon, pepperoni & sausage (2400 cal)

\$15

BUFFALO CHICKEN

Buffalo sauce base, grilled or crispy chicken & ranch drizzle (2100 cal)

\$15

BBQ CHICKEN

BBQ sauce base, red onions & grilled or crispy chicken (2250 cal)

\$15

PEPPERONI

(1700 cal)

\$13

CHEESE

(1610 cal)

\$12

Add ons: bacon (\$2), hot honey (\$2) pepperoni (\$2), red onions (\$1) sausage (\$2)

DESSERT

MINI CHURRO BITES

Warm, bite-sized churros dusted with cinnamon sugar, drizzled with rich chocolate & buttery caramel (710 cal)

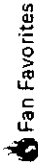
\$9

CHEESECAKE

Ask about our flavor of the month (Calories vary)

\$9

*These items are served raw or undercooked or may contain raw or undercooked ingredients



Fan Favorites

190 OCTANE NORTH LLC: W26071241

Department ID Number: W26071241

Business Name: 190 OCTANE NORTH LLC

Principal Office:  718 S BROADWAY
BALTIMORE MD 21231

Resident Agent:  ROBERT GEORGE
718 S BROADWAY
BALTIMORE MD 21231

Status: ACTIVE

Good Standing: THIS BUSINESS IS IN GOOD
STANDING

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration: 05/19/2025

State of Formation: MD

Stock Status: N/A

Close Status: N/A

PROPOSED LOCATION: 718-22 BROADWAY SOUTH

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 38

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 18

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 16

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: R. Jordan DATE: 05/16/2026

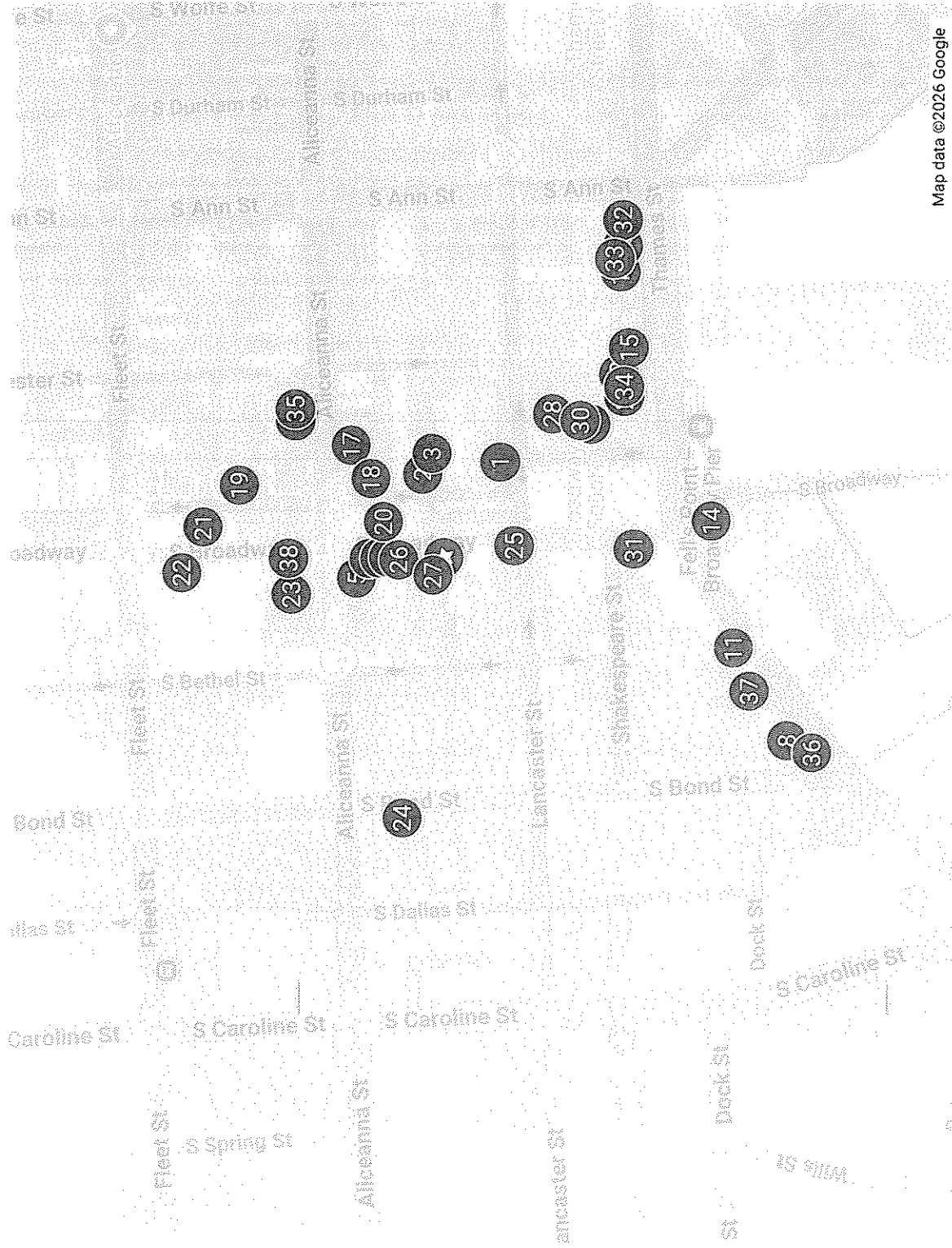
718-22 BROADWAY SOUTH 21231

Proposed Location

- ★ FAT TUESDAY LB

Licensed Locations

- 1 Max's Taphouse LBD7
- 2 Rodos Bar LBD7
- 3 Moby Dick's LBD7
- 4 Full Moon Saloon LBD7
- 5 Todd Connors LBD7
- 6 The Rockwell LBD7
- 7 Blarney Pub LBD7
- 8 Fells Point Tavern LBD7
- 9 Lil Phils LBD7
- 10 The Undefeated LBD7
- 11 Horse You Came In LBD7
- 12 Prima Dopo LBD7
- 13 Comedy Club LBD7
- 14 Admiral's Cup LBD7
- 15 Waterfront Hotel LBD7
- 16 Cat's Eye LBD7
- 17 Papi's Tacos LB
- 18 DogWatch Tavern LB
- 19 La Calle LB
- 20 The Choptank LB
- 21 Broadway Market LB
- 22 Kippo Ramen LB



- 23 Sticky Rice LB
- 24 One-Eyed Mike's LB
- 25 Bertha's LB
- 26 Alexanders Tavern LB
- 27 Pie in the Sky LB
- 28 Jimmy's LB
- 29 Slainte LB
- 30 Abbey Burger LB
- 31 William Fell LB
- 32 The Point LB
- 33 Thames Street Oyster LB
- 34 Kooper's Tavern LB
- 35 Birds of a Feather LD
- 36 Duda's LD
- 37 AREPI WD
- 38 Broadway Liquors LA

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name) FAT TUESDAY	Corporation Name 190 Octane North, LLC	Location Address 718-22 BROADWAY SOUTH 21231
---	--	--

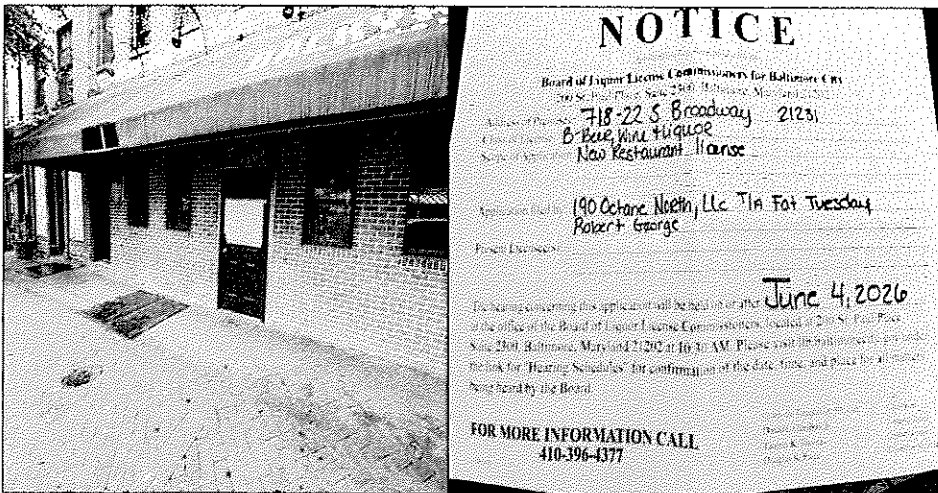
License Type Class "B" Beer, Wine and Liquor	Date Posted? 05/06/2026	Estimated Date of Removal? 05/16/2026
--	-----------------------------------	---

Is the location within 300 feet of Church and/or School? No	Are there any other licensed establishments within a two block radius? Yes	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING) No
---	--	---

Other licensed locations - Describe/Note Refer to attached map for other licensed establishments within a two-block radius.	Comments and Follow-up Items(s) Explanation of Request: Application for Class B restaurant license Location is closed
---	--

Licensee Name New License	Inspector Name rosalba.jordan
-------------------------------------	---

Photo(s) Taken Choose Files No file chosen	Submission Date 05/16/2026 06:00 PM
--	---



Posting Sign Report

Applicants Name

ROBERT GEORGE

Premises Address

718-22 BROADWAY SOUTH 21231

Inspector Name

Rosalba.Jordan@baltimorecity.gov

Posted Date/Time

05/06/2026 11:00 AM

Rechecked Date/Time

05/16/2026 06:00 PM

Manager

CLOSED

Posted Summary

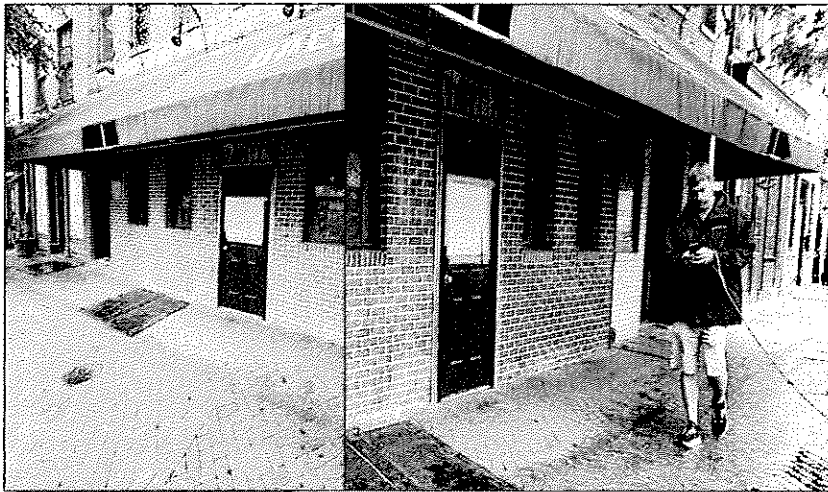
Notice was posted on the front of building.

Rechecked Summary

Notice remained as posted on the front of building.

Photo(s) Taken

Choose File



Cancel

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City
200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202

Address of Premises: 718-22 S. Broadway 21231

Class of License: B-Beer, Wine & Liqueor

Scope of Application: New Restaurant license

Application filed by: 190 Octane North, LLC T/A Fat Tuesday
Robert George

Present Licensee(s):


June 4, 2026

The hearing concerning this application will be held on or after
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,
Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under
the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters
being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Granville Templeton, III, Esq. *Chairman*
Donald L. Chambers, Jr. *Commissioner*
Taueret K. Thomas *Commissioner*
Douglas K. Paige *Executive Secretary*



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Collections (0)  Cart (0) Account Management Logout

Logged in as:Stephan Fogleman

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Record BUSE-25-002392:
Use and Occupancy Permit
Record Status: In Review
Expiration Date: 05/29/2025

Add to cart
Add to collection

Record Info 

Payments 

Work Location

718 S BROADWAY, 21231- 3406 *

June 4, 2026

Applicant(s): Ki Jeong Lee
70 Liquors, Inc., T/a L & M Liquors
1148 E. North Avenue 21202

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Ki Jeong Lee was born in South Korea in June of 1958. He lives in Baltimore, MD. Mr. Jeong was previously a licensee at: 1) 1813 Pennsylvania Avenue t/a Melroy's Liquors from March 2017 – January 2025; 2) 4300 Belair Road t/a Shamrock Liquors from February 2018 – January 2019; 3) 1807 Baker Street t/a Whispers from August 2013 – June 2015; 4) 3716 W. Belvedere Street t/a MK Liquors from September 2011 – August 2013; 5) 1301 W. Baltimore Street t/a Shuster's Liquors from June 2010 - April 2011; and 6) 1300 Laurens Street t/a Club Paradise from September 2007 – 2009.

(b) **Ownership Breakdown:** (1) Ki Jeong Lee (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$50,000 to be paid at settlement. Down payment of \$5,000 was paid. Remaining balance of \$45,000 is to be paid at closing.

(d) **Qualified Voters:** Rodney Williams, Darline Williams, and Ann McRae are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor for business.

(f) **Corporate Standing:** 70 Liquors, Inc., is an MD Corporation and as of 5/19/2026 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/8/2026 and checked on 5/18/2026. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "B" BWL1; "C" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** Jay Yoo

(i) **Timeline:** On 2/6/26, BLLC staff received a transfer application. Establishment was open and operating when inspected on 2/13/26 and 10/9/25.

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

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

Board's Decision

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Change of ownership CLASS TYPE: A

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1148 E. North Ave., Balto., MD 21202

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 70 LIQUORS, Inc. TRADE NAME: L & M LIQUORS

BUSINESS PHONE NUMBER: 410-235-1033 BUSINESS EMAIL ADDRESS: None

ATTORNEY FOR THE APPLICANT: Jay S. Yoo ADDRESS: 3440 Eliott Ctr. Dr. #202
Eliott City, MD 21043 PHONE: 410-465-3606

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl. for Business Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

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

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

1. Applicant A

(Full name) Ki Jeong Lee (Telephone no.) 410-949-5227 E-mail (Required) 9777H.HS@gmail.com

(Residence) Street 1148 E. North Ave., City Balto., State MD Zip Code 21202 (period of residency in Baltimore City) 9 yrs

(Month/Year of Birth) 6/1958 (Sex: Male or Female) male (Place of Birth) S. Korea

Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: WLC
FEB 06 2025 10:19

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

[Redacted area]

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

6/9/11 Sale to MINOR 1301 W. Front St.
1/29/15 Sale to MINOR 1807 Baker St.

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

[Redacted area]

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

Whisper 1807 Baker St. 8/13-6/15 / 3776 W. Belvedere St. 9/10-2/13
1301 W. Front St. 6/10-9/11 / 1300 Laurens St. 9/07-9/09 / 4300 Belair Rd. 2/12-1/19
1813 Pennsylvania Ave 8/19-1/25

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email
Ki Jeong Lee	1148 E. North Ave.	410-949-5227	97700Hills@gmail.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Ki Jeong Lee ADDRESS: 1148 E. North Ave TITLE: President % OF STOCK HELD: 100%
 2) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

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

Ki Jeong Lee
 Signature of Applicant A

I hereby certify that on the 1st day of Feb., 2026, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Ki Jeong Lee the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jay S. Yoo
 Printed Name: Jay S. Yoo

(Notary Seal) My Commission expires _____
 Jay S. Yoo
 NOTARY PUBLIC
 Howard County, Maryland
 My Commission Expires 04/30/2029

Signature of Applicant B

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

Signature: _____
 Printed Name: _____

(Notary Seal) My Commission expires _____

Signature of Applicant C

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

Signature: _____
 Printed Name: _____

(Notary Seal) My Commission expires _____

HAK Jun Lee

Name and Address of the owners of the premise/landlord: 1572 MARLB AVE Phone Number: 410-235-1333
Pasadena, MD 21122

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

(I, WE) HAK Jun Lee HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1148 E. NORTH AVE., Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

HAK Jun Lee
 Signature of Owner of the Property

I hereby certify that on the 1st day of Feb., 2026, before me, the subscriber, a notary public of the State of Maryland, in and for HO. CO., personally appeared HAK Jun Lee the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jay S. Yoo

[Notary Seal] My Commission expires

Jay S. Yoo
 NOTARY PUBLIC
 Howard County, Maryland
 My Commission Expires 04/30/2029

Notary Printed Name: Jay S. Yoo

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

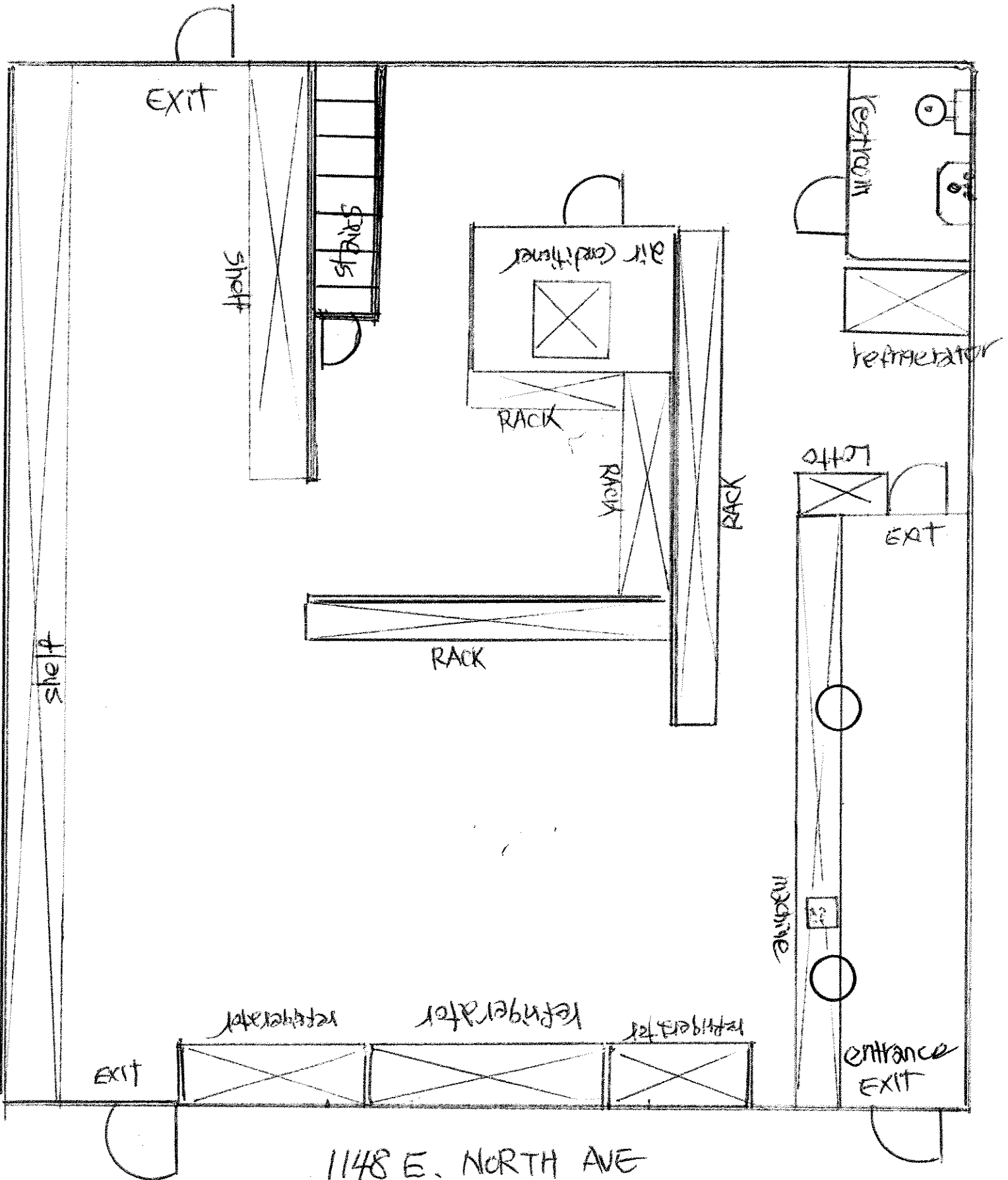
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Rodney Williams	710 Glenwood Ave	Rodney Williams	1-61	5 years
Darlene Williams	710 Glenwood Ave Baltimore Maryland 21202	Darlene Williams	04/1962	5 years
Ann McFue	21239 5618 powder	Ann McFue	2-1944	10 yrs
Brian Knight	21213 2023 N Washington	Brian Knight	12/58	10 yrs

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-396-4377 Fax: 410-396-4382

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

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



1148 E. NORTH AVE
BALTIMORE. MD 21202



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LA 114** Cert Num: **0673** Fee: **\$2,060.00** Status: **Renewed**
License Date: 5/1/2026 License Year: 2026
CR Number: 12804489
Payment Date: ****

2025 - 2026 TPP Paid
2026 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **LEE L & M, INC.**
Trade Name: **L & M LIQUORS**
Zone Code: 16
Phone: 410-235-1333

Block Num: 1148 Street: NORTH AVENUE EAST
City: BALTIMORE State: MD Zip: 21202

CR Number: 12804489

Portion of Business Used:
FIRST FLOOR FOR BUSINESS & GARAGE FOR STORAGE

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
HAK JUN	LEE	1572 MARCO DRIVE	PASADENA	MD	21122	443-765-4355	HAK.JUN.LEE@GMAIL.COM	Edit	Remove Owner

ROOSEVELT TYLER	3915 CALLAWAY AVE #712	BALTIMORE MD	21215	667- 320- 7751	ROOSEVELTTYLER369@GMAIL.COM	Edit	Remove Owner
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Sunday License

License Num: _____ Cert Num: _____ Fee: _____
 License Dates: _____

Comments

Date	Comment	Action
05/20/2026	Sent final email reminding licensee not to sell alcohol until they receive their renewed license. MW	Delete
05/11/2026	Sent email reminding licensee not to sell alcohol until they receive their renewed license. MW	Delete
05/04/2026	Received personal property tax clearance letter for years 2025/2026.... /ZB	Delete
04/13/2026	AFFIDAVIT OF COMPLIANCE FOR CLASS "A" LICENSES WAS SUBMITTED WITH 2026-2027 RENEWAL APPLICATION..../jr	Delete
03/06/2026	Application for transfer of ownership filed on behalf of 70 Liquors, Inc. T/a L & M Liquors, Ki Jeong Lee on 2/6/2026 /kk	Delete
03/05/2026	On 2/6/26, BLLC staff received a transfer application. Establishment was open and operating when inspected on 2/13/26 and 10/9/25. License is viable. MW	Delete
02/25/2026	**Personal Property tax hold letter returned .../SRM	Delete
02/12/2026	**** STATE OF MD TAX HOLD, letter sent to the business address on February 12,2026. .../SRM	Delete
02/09/2026	***Personal Property Tax owed to City of Baltimore. Letter Sent to Licensee(s) Business address on February 06,2026. /SRM	Delete
06/05/2025	***RELEASED STATE OF MD TAX HOLD***.../SRM	Delete
04/01/2025	Client submitted camera surveillance video affidavit of compliance form with 2025 renewal application...k/r	Delete
01/28/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
10/30/2024	Received Personal Property Tax Clearance...../sb	Delete
05/14/2024	PAID IN FULL \$125.00 for Violation hearing dated 5/9/2024; invoice# 134592. k/r	Delete
05/10/2024	5/9/2024 - Public Hearing Re: Violation of Rule 3.05(a) – Alcoholic Awareness Certification - Guilty - Rule 3.05(a)-No Fined assessed; \$125 admin fee = \$125 total fine, 30 days to pay + License suspended 3 days commencing immediately (3-0 vote)..../jr	Delete
05/09/2024	Received the 2024-2025 Alcohol Beverage license that was suspended during today's Violation Hearing from Agent Steve Han. Agent Han states establishment cannot come pick-up their license until Monday (May 13, 2024)..../jr	Delete
04/15/2024	Per DES Wirzberger, calculation of deadline is in accordance with Md. General Provisions Code Ann. § 1-302(b)(1). As such, late fees will be assessed for applications received after April 1, 2024.	Delete
02/08/2023	90 Day pending Transfer letter sent to all listed applicant's and attorneys on 02/08/2023..k/r	Delete
03/22/2022	PAID IN FULL \$3,125.00 for Violation Hearing dated February 17, 2022; Invoice # 124187..../sb	Delete
03/04/2022	Given an Invoice to Chief Inspector John Chrissomallis for Violation Hearing fee dated on February 17, 2022; Fine Fee to be paid \$3,125.00.... /mb.	Delete
02/18/2022	2/17/2022 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-fined \$3,000; \$3,000 + \$125 admin fee = \$3,125 total fine + 7 day suspension to commence immediately, 30 days to pay (3-0 vote)..../jr	Delete
01/06/2020	PAID IN FULLL \$3,125.00 for Violation Hearing dated December 05, 2019; Invoice #118516.... /sb	Delete
12/20/2019	Given an Invoice to Acting Chief Inspector John Chrissomallis for Violation Hearing fee dated on December 05 2019; Fine Fee to be paid \$3,125.00.... /sb	Delete
12/06/2019	12/5/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$3,000; \$3,000 + \$125 admin fee; \$3,125 total fine, 30 days to pay + **3-day suspension to commence immediately** (3-0 vote)..../jr	Delete
08/15/2019	****PAID IN FULL PLEASE CHECK INOVICE# 117759** Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$2,000; \$2,000 + \$125 admin fee;	Delete

	\$2,125 total fine, 30 days to pay, *2 day suspension to begin on 7/15/2019...k/r 117759	
08/12/2019	The License informed that the check for \$2,125.00 for payment of violation fee was sent on August 3,2019 but we didn't received until today August 12,2019.../mb	Delete
07/30/2019	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on July 11, 2019; Fine Fee to be paid \$2,125.00.... /mb.	Delete
07/12/2019	7/11/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$2,000; \$2,000 + \$125 admin fee; \$2,125 total fine, 30 days to pay, *2 day suspension to begin on 7/15/2019 (2-1 vote)...../jr	Delete
04/08/2019	Alcohol Awareness expires on 04/07/23 by A.C.E. Program (Hak J. Lee).... /sb	Delete
11/29/2018	PAID IN FULL \$1,625.00 for Violation Hearing Dated November 08, 2018; Invoice #113805.... /sb	Delete
11/09/2018	11/8/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,500; \$1,500 + \$125 admin fee; \$1,625 total fine, 30 days to pay (2-1 vote)...../jr	Delete
03/28/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/07/2018	PAID IN FULL \$875.00 for Violation Hearing dated March 01, 2018; Invoice #109682.... /sb	Delete
03/05/2018	3/1/2018 - Public Hearing RE: Violation of Rule 4.01(a) - GUILTY ADMISSION OF GUILT: Rule 4.01(a) Fined \$750 +\$125 admin fee, \$875 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
10/30/2017	Holiday Special Sundays: 12/24/17 & 12/31/17; Invoice #108960.... /sb	Delete
04/28/2017	****RELEASED STATE OF MD TAX HOLD****/sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
03/15/2016	RELEASED STATE OF MD TAX HOLD... /sb	Delete
02/09/2016	LICENSEE CAME IN AND BROUGHT PROOF OF PAYMENT....PAID \$375.00 FROM HEARING DATED ON FEBRUARY 05, 2015. INVOICE #95733.... /sb	Delete
01/20/2016	Sent Invoice statement to licensee for fine of \$375.00.... /sb	Delete
01/19/2016	*****State of MD Tax Hold, letter sent... /sb	Delete
05/06/2015	Alcohol Awareness expires 3/30/2019 (Hak Lee)	Delete
02/13/2015	02/5/2015 Public Hearing re: Violation of Rule 4.01(a) (Admission of Guilt) \$375 Total Fine	Delete
01/30/2009	01/29/09 \$500 (SALE TO MINOR) PAID IN LIEU OF 2/19/09 HEARING #65667	Delete
11/21/2008	08/19/08 \$100 COMPLIANCE CONF.PAID IN FULL #64679	Delete

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

License num: LA 114
Trade Name: L & M LIQUORS

Address: 1148 NORTH AVENUE EAST

Comment:

[Add Comment](#)

Hold Info

Powered by:



70 LIQUORS INC: D26787879

Department ID Number: D26787879

Business Name: 70 LIQUORS INC

Principal Office: ⓘ 2607 GREENMOUNT AVE
BALTIMORE MD 21218

Resident Agent: ⓘ KI LEE
2607 GREENMOUNT AVE
BALTIMORE MD 21218

Status: INCORPORATED

Good Standing: THIS BUSINESS IS IN GOOD
STANDING

Business Type: CORPORATION

Business Code: 03 ORDINARY BUSINESS -
STOCK

Date of Formation/ Registration: 01/05/2026

State of Formation: MD

Stock Status: STOCK

Close Status: YES

PROPOSED LOCATION: 1148 E. North Ave.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR

"BD7" BEER, WINE & LIQUOR 2

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: Chase DATE: 5/13/26

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

L & M Liquors

Corporation Name

70 Liquors, Inc.

Location Address

1148 E. North Ave.

License Type

Class "A" Beer, Wine and Liquor

Date Posted?

05/08/2026

Estimated Date of Removal?

05/18/2026

Is the location within 300 feet of Church and/or School?

Yes

Are there any other licensed establishments within a two block radius?

Yes

Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)

No

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application for a transfer of ownership.

Licensee Name

Hak Lee

Inspector Name

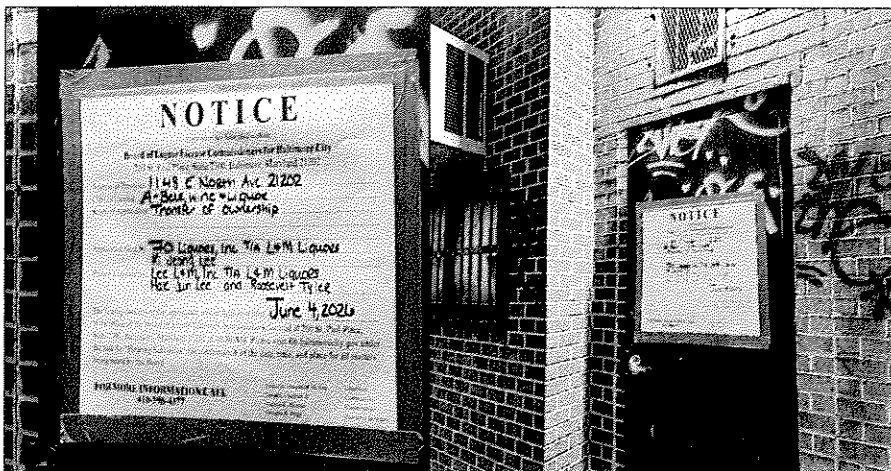
terri chase

Photo(s) Taken

Choose Files No file chosen

Submission Date

05/12/2026 01:56 PM



1/10

Cancel

Posting Sign Report

Applicants Name

Ki Jeong Lee

Premises Address

1148 E. North Ave.

Inspector Name

BALTIMORE\Terri Chase

Posted Date/Time

05/08/2026

08:01 PM

Rechecked Date/Time

05/18/2026

11:30 AM

Manager

Hak Lee

Posted Summary

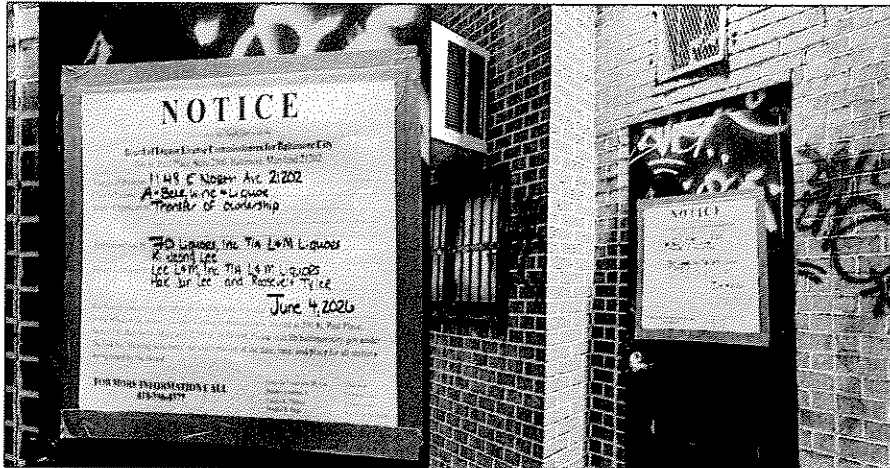
The sign is posted on the front door.

Rechecked Summary

The sign is still posted on the front door.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City
200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202

Address of Premises: 1148 E. NORTH AVE. 21202
Class of License: A-BEER, WINE & LIQUOR
Scope of Application: Transfer of Ownership

Application filed by: FJO Liquores, Inc. T/A L+M Liquores
Ki Jeong Lee
Present Licensee(s): Lee L+M, Inc. T/A L+M Liquores
Hak Jun Lee and Roosevelt Tyler

The hearing concerning this application will be held on or after **June 4, 2020** at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

1206-32-4

Granville Templeton, III, Esq. *Chairman*
Donald L. Chambers, Jr. *Commissioner*
Tanneret K. Thomas *Commissioner*
Douglas K. Paige *Executive Secretary*

BLLC Routine Inspection

Address	Trade Name	Corporation Name
1148 NORTH AVENUE EAST 21202 ▼	L & M LIQUORS	LEE L & M, INC.
Type of License	Inspection Date/Time	Manager/Licensee
Class "A" Beer, Wine and Liquor ▼	04/22/2026 01:12 PM	hak lee
Open/Closed	Closed Date	Clean and Free of Debris
Open ▼	mm/dd/yyyy	Satisfactory ▼
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
N/A ▼		Satisfactory ▼
Hot Water	Disinfectant Solution	Three Compartment/Washer
N/A ▼	N/A ▼	N/A ▼
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
Yes ▼	N/A ▼	Yes ▼
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
N/A ▼	N/A ▼	
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
	N/A ▼	N/A ▼
Menu	Traders License	Alcohol Awareness Certification Date Issued
N/A ▼	Yes ▼	05/22/2024
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes ▼	Chesapeake In# 4625473	04/17/2026

Inspector Kitchen Comments

Inspector Restroom Comments

N/A

N/A

Exits Marked, Unobstructed

Yes

Fire Capacity

▼

Outdoor Seating Capacity

License is Valid

No

Dancers Present 18 and older

▼

N/A

Cleanliness of Dressing Room

▼

N/A

▼

Live Entertainment (Describe)

N/A

Outdoor Table Service

N/A

▼

Violations Noted

Violation Issued

N/A

▼

Instructions Given to Licensee

Inspector's Comments

Inspected on 4/22/26 by Chase.

Photo(s) Taken

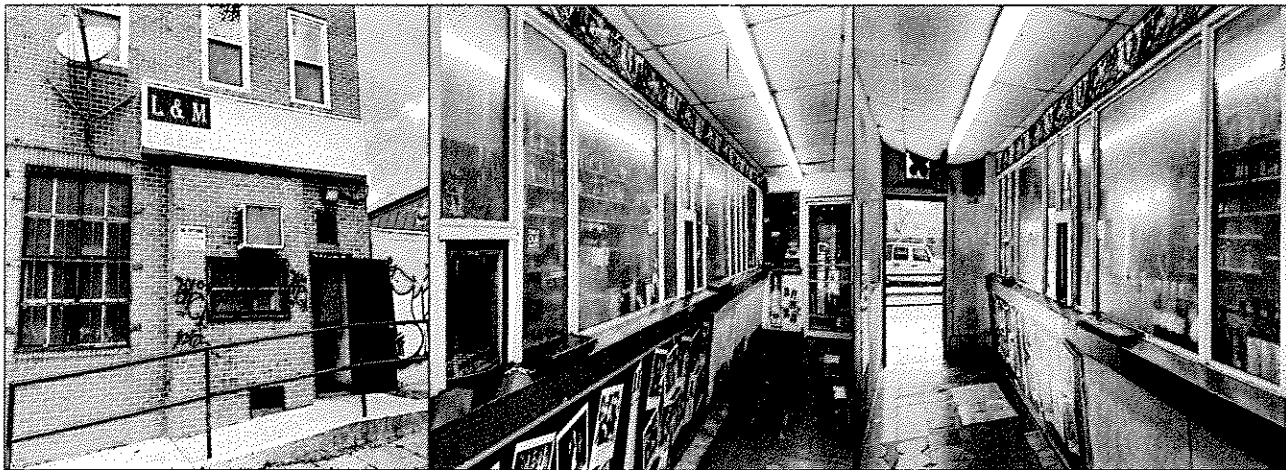
Choose Files No file chosen

Owner Email

hak.jun.lee@gmail.com

Submitted by Inspector

terri.chase





OK

Cancel

Select Language 

Powered by Google Translate

Logged in as: Ki Jeong Lee Collections (0)  Cart (0) Account Management Logout 

NOTICE - E-Permits Customer Portal Accessibility - For the best experience, use microsoft edge or google chrome when you use the portal. Public users are encountering difficulties submitting permitting applications when using Firefox.

Search... 

[Home](#) [Permits and Inspections](#) [Licensed Contractors](#)

[Create an Application](#) [Search Applications](#) [Schedule an Inspection](#)

1 Select item to pay

2 Payment information

3 Receipt/Record issuance

Step 3: Receipt/Record issuance

Submission Successful

Successfully submitted.
Please print your record(s) and retain a copy for your records.

1148 E NORTH AVE, 21202- 5828

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