

*pending*



OREGON LIQUOR CONTROL COMMISSION

# LIQUOR LICENSE APPLICATION

<p><b>LICENSE FEE:</b> Do not include the license fee with the application (the license fee will be collected at a later time).</p> <p><b>APPLICATION:</b> Application is being made for:</p> <p><input type="checkbox"/> Brewery</p> <p><input type="checkbox"/> Brewery-Public House</p> <p><input type="checkbox"/> Distillery</p> <p><input checked="" type="checkbox"/> Full On-Premises, Commercial</p> <p><input type="checkbox"/> Full On-Premises, Caterer</p> <p><input type="checkbox"/> Full On-Premises, Passenger Carrier</p> <p><input type="checkbox"/> Full On-Premises, Other Public Location</p> <p><input type="checkbox"/> Full On-Premises, Nonprofit Private Club</p> <p><input type="checkbox"/> Full On-Premises, For-Profit Private Club</p> <p><input type="checkbox"/> Grower Sales Privilege</p> <p><input type="checkbox"/> Limited On-Premises</p> <p><input checked="" type="checkbox"/> Off-Premises</p> <p><input type="checkbox"/> Off-Premises with Fuel Pumps</p> <p><input type="checkbox"/> Warehouse</p> <p><input type="checkbox"/> Wholesale Malt Beverage &amp; Wine (WMBW)</p> <p><input type="checkbox"/> Winery</p>	<p align="center"><b>CITY AND COUNTY USE ONLY</b></p> <p>Date application received _____</p> <p>Name of City or County _____</p> <p>Recommends this license be <input type="checkbox"/> Granted <input type="checkbox"/> Denied</p> <p>By _____</p> <p>Date _____</p> <hr/> <p align="center"><b>OLCC USE</b></p> <p>Application received by <u>Paty Rhodes</u></p> <p>Date <u>8-09-18</u></p> <p>License Action: <u>N/O</u></p>
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<b>1. LEGAL ENTITY (example: corporation or LLC) or INDIVIDUAL(S) applying for the license:</b>		
Applicant #1 The Hoxton (Portland) LLC	Applicant #2 Ennismore International USA, Inc.	<p><i>Rec'd by Portland Liquor Licenses</i></p> <p><b>AUG 10 2018</b></p> <p>PD \$100 CR</p> <p># 2163</p>
Applicant #3	Applicant #4	
<b>2. Trade Name of the Business (the name customers will see):</b> The Hoxton, Portland		
<b>3. Business Location: Number and Street 15 NW 4th Ave.</b>		
City Portland	County Multnomah	ZIP 97209
<b>4. Is the business at this location currently licensed by the OLCC?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>5. Mailing Address (where the OLCC will send your mail):</b>		
PO Box, Number, Street, Rural Route Hox House, Studio 204, 101 N. 10th Street		
City Brooklyn	State NY	ZIP 11249
<b>6. Phone Number of the Business Location: TBD</b>		
<b>7. Contact Person for this Application:</b>		
Name Duke Tufty	Phone Number 503-718-2310	
Mailing Address, City, State, ZIP 7521 NE Sandy Blvd., Portland, OR 97213		
Email duke@nwalcoholaw.com		
I understand that marijuana (such as use, consumption, ingestion, inhalation, samples, give-away, sale, etc.) is prohibited on the licensed premises.		
Signature of Applicant #1 <i>[Signature]</i>	Signature of Applicant #2 <i>[Signature]</i>	<p><b>RECEIVED</b></p> <p><b>JUL 16 2018</b></p>
Signature of Applicant #3	Signature of Applicant #4	



OREGON LIQUOR CONTROL COMMISSION
BUSINESS INFORMATION

Please Print or Type

Applicant Name: The Hoxton (Portland) LLC
Ennismore International USA, Inc. Phone: TBD

Trade Name (dba): The Hoxton, Portland

Business Location Address: 15 NW 4th Ave.

City: Portland ZIP Code: 97209

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday 7am to 2am
Monday 7am to 2am
Tuesday 7am to 2am
Wednesday 7am to 2am
Thursday 7am to 2am
Friday 7am to 2am
Saturday 7am to 2am

Outdoor Area Hours:

Sunday 7am to 2am
Monday 7am to 2am
Tuesday 7am to 2am
Wednesday 7am to 2am
Thursday 7am to 2am
Friday 7am to 2am
Saturday 7am to 2am

The outdoor area is used for:

Food service Hours: 7am to 2am
Alcohol service Hours: 7am to 2am
Enclosed, how Rooftop area enclosed with railing
The exterior area is adequately viewed and/or supervised by Service Permittees.
(Investigator's Initials)

Seasonal Variations: Yes No If yes, explain: Outdoor seating is weather dependent. Hours may vary depending on season, hotel occupancy and other variables.

ENTERTAINMENT

Check all that apply:

- Live Music, Recorded Music, DJ Music, Dancing, Nude Entertainers, Karaoke, Coin-operated Games, Video Lottery Machines, Social Gaming, Pool Tables, Other:

DAYS & HOURS OF LIVE OR DJ MUSIC

Variable per client request

Sunday to
Monday to
Tuesday to
Wednesday to
Thursday to
Friday to
Saturday to

SEATING COUNT

Restaurant: 178 Outdoor: 58 (on rooftop of hotel)
Lounge: 104 Other (explain):
Banquet: 66 Total Seating: 406

OLCC USE ONLY
Investigator Verified Seating: (Y) (N)
Investigator Initials:
Date:

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: LATHAM YOUNG (SECRETARY) Date: 7/13/2018

1-800-452-OLCC (6522)

www.oregon.gov/olcc

OREGON LIQUOR CONTROL COMMISSION  
LIMITED LIABILITY COMPANY QUESTIONNAIRE



1037361-95

Please Print or Type

LLC Name: The Hoxton (Portland) LLC Year Filed: 2014 ✓

Trade Name (dba): The Hoxton, Portland

Business Location Address: 15 NW 4th Ave.

City: Portland ZIP Code: 97209

List Members of LLC:

Percentage of Membership Interest:

- |   |                          |
|---|--------------------------|
| 1. <u>Newco 9000 LLC</u><br>(managing member) | <u>82%</u>               |
| 2. <u>AURC IV LLC</u><br>(members)            | <u>18%</u>               |
| 3. <u>Sharan Pasricha (President)</u>         | <u>0% (not a member)</u> |
| 4. <u>Timothy Griffin (Vice President)</u>    | <u>0% (not a member)</u> |
| 5. <u>Latham Young (Secretary)</u>            | <u>0% (not a member)</u> |
| 6. _____                                      | _____                    |

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: TBD DOB: TBD

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature: [Signature] (LATHAM YOUNG) SECRETARY Date: 7/2/18  
(name) (title)

OREGON LIQUOR CONTROL COMMISSION  
LIMITED LIABILITY COMPANY QUESTIONNAIRE



Please Print or Type

LLC Name: Newco 9000 LLC Year Filed: 2017

Trade Name (dba): \_\_\_\_\_

Business Location Address: 15 NW 4th Ave.

City: Portland ZIP Code: 97209

List Members of LLC:

Percentage of Membership Interest:

- |  |                          |
|--|--------------------------|
| 1. <u>Newco UK 9000 Limited</u><br>(managing member) | <u>100%</u>              |
| 2. _____<br>(members)                                | _____                    |
| 3. <u>Sharan Pasricha (President)</u>                | <u>0% (not a member)</u> |
| 4. <u>Latham Young (Secretary)</u>                   | <u>0% (not a member)</u> |
| 5. <u>Sonal Kapasi (Treasurer)</u>                   | <u>0% (not a member)</u> |
| 6. _____   | _____                    |

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: N/A DOB: N/A

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature: Latham Young John Secretary Date: 7/2/19  
(name) (title)

OREGON LIQUOR CONTROL COMMISSION  
 LIMITED LIABILITY COMPANY QUESTIONNAIRE



Please Print or Type

LLC Name: AURC IV LLC Year Filed 2015

Trade Name (dba): The Hoxton, Portland

Business Location Address: 15 NW 4th Ave.

City: Portland ZIP Code: 97209

List Members of LLC:	Percentage of Membership Interest:
1. <u>OMC IV, LLC</u> <del>managing member</del> <u>(now-member manager)</u>	<u>0% (Manager)</u>
2. <u>11 investors via EB-5 Immigrant Investor Program</u> <u>(members)</u>	<u>100%</u>
3. <u>Each with a 9.09% interest in the LLC with no ability</u>	
4. <u>to manage or control the business.</u>	
5. _____	
6. _____	

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: N/A DOB: N/A

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature: [Handwritten Signature] Date: 06/20/2018  
(name) (title)



OREGON LIQUOR CONTROL COMMISSION  
CORPORATION QUESTIONNAIRE

Please Print or Type

Corporation Name: Ennismore International USA Inc. Year Incorporated: 2015

Trade Name (dba): The Hoxton, Portland

Business Location Address: 15 NW 4th Ave.

City: Portland ZIP Code: 97209

**List Corporate Officers:**

<u>Sharan Pasricha</u>	<u>President</u>
(name)	(title)
<u>Timothy Griffin</u>	<u>Vice President</u>

**List Board of Directors:**

Sharan Pasricha, Timothy Griffin

(name)

\_\_\_\_\_

\_\_\_\_\_

**List Stockholders:** (Note: If any stockholder is another legal entity, that entity may also need to complete another Corporation Questionnaire. See Liquor License Application Guide for more information.)

<u>Stockholders:</u>	<u>Number of Shares Held:</u>	<b>Number of Stock Shares:</b>
<u>Ennismore International (USA) Holdings Limited</u>	<u>100</u>	Issued: <u>100</u>
_____	_____	Unissued: <u>0</u>
_____	_____	Total Shares Authorized to Issue: <u>100</u>
_____	_____	

Server Education Designee: Christopher Handford DOB: 11/26/1972  
(See Liquor License Application Guide for more information)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Officer's Signature: [Signature] DIRECTOR Date: 6/28/2018  
(name) (title)



# OREGON LIQUOR CONTROL COMMISSION CORPORATION QUESTIONNAIRE

Please Print or Type

Corporation Name: Ennismore International USA Holdings Limited Year Incorporated: 2015

Trade Name (dba): The Hoxton, Portland

Business Location Address: 15 NW 4th Ave.

City: Portland ZIP Code: 97209

### List Corporate Officers:

<u>Sharan Pasricha</u> (name)	<u>CEO/Founder</u> (title)
_____	_____
_____	_____
_____	_____

### List Board of Directors:

<u>Sharan Pasricha</u> (name)
_____
_____
_____

### List Stockholders: (Note: If any stockholder is another legal entity, that entity may also need to complete another Corporation Questionnaire. See Liquor License Application Guide for more information.)

<u>Stockholders:</u>	<u>Number of Shares Held:</u>	<b>Number of Stock Shares:</b>
<u>Ennismore International Management Limited</u>	<u>1</u>	Issued: <u>1</u>
_____	_____	Unissued: <u>0</u>
_____	_____	Total Shares Authorized to Issue: <u>1</u>
_____	_____	

Server Education Designee: N/A DOB: N/A  
(See Liquor License Application Guide for more information)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Officer's Signature: [Signature] (name) DIRECTOR (title) Date: 6/28/2018

# CITY OF PORTLAND LIQUOR OUTLET INFORMATION FORM

PLEASE SUBMIT TO: Mike Boyer, Office of Neighborhood Involvement, 1221 SW 4<sup>th</sup> Avenue, Suite #110, Portland OR 97204 - (503) 823-3092

On New Outlet applications, property owners within 300 feet of the location, the Portland Police Bureau and all interested parties are notified by mail (with a copy of this form) and given an opportunity to comment on your application. The OLCC allows the City at least 45 days to complete the recommendation process. Submission of a complete operating plan can expedite the time required to process. A City liquor endorsement is not a confirmation that the property is properly zoned. Call (503) - 823-7526 to confirm that the property is properly zoned.

On submission of this form, you must also include the following:

- OLCC Liquor Application Form, initialed by your OLCC License Investigator
- OLCC Individual History Forms (all persons anticipated to have a financial interest, or key personnel are required)
- City Endorsement Fees

City Endorsement Fees are payable at the beginning of the application process (please make checks payable to City of Portland): New outlets are \$100.00, all others are \$75.00. All blank sections must be filled in. If the question does not apply, write "N/A" in the space.

LEGAL NAME OF BUSINESS: The Hoxton (Portland) LLC / Ennismore International USA, Inc.

DBA OR TRADE NAME: The Hoxton, Portland PHONE: TBD FAX: \_\_\_\_\_

BUSINESS ADDRESS (Including ZIP Code): 15 NW 4th Ave., Portland, OR 97209

WHAT TYPE OF LIQUOR ARE YOU APPLYING FOR? (Change of owner, new outlet, beer & wine, etc.): F-Com / Off-Premises

CONTACT PERSON: Duke Tufty (No Solicitations) PHONE: 503-718-2310 EMAIL: duke@nwalcohollaw.com

## DESCRIPTION OF OUTLET

TYPE OF OPERATION (CHECK ALL THAT APPLY)

- |  |   |
|--|---|
| <input type="checkbox"/> Food Cart             | <input type="checkbox"/> Night Club                     |
| <input checked="" type="checkbox"/> Restaurant | <input type="checkbox"/> Sports Bar                     |
| <input type="checkbox"/> Convenience Store     | <input checked="" type="checkbox"/> Other: <u>Hotel</u> |

SIZE OF SERVICE AREA: ~6,400 square feet

EXISTING BUILDING:  Yes  No

ZONING: CX--Central Commercial

STRUCTURAL CHANGES (DESCRIBE): New construction

RESTAURANT SEATING CAPACITY: 244 LOUNGE SEATING CAPACITY: 104 OUTSIDE SEATING CAPACITY: 58 (rooftop)

DESCRIBE SECURITY: On-premises management and staffing

HAS AN APPLICATION FOR A LIQUOR LICENSE AT THIS LOCATION BEEN RECEIVED BY THE CITY OF PORTLAND IN THE LAST TWO (2) YEARS?  
 Yes  No  Don't Know

## HOURS OF OPERATION

SUNDAY - THURSDAY OPEN: 6am CLOSE: 2am FRIDAY & SATURDAY OPEN: 6am CLOSE: 2am

HOW LATE WILL THERE BE OUTSIDE SEATING? 2am HOW LATE WILL THERE BE ENTERTAINMENT? 2am

## HISTORY OF LOCATION

PREVIOUS BUSINESS NAME OF THIS LOCATION: New construction

NAME & ADDRESS OF PROPERTY OWNER: The Hoxton (Portland) LLC

## ENTERTAINMENT

TYPE OF ENTERTAINMENT (CHECK ALL THAT APPLY)

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Dancing                       | <input type="checkbox"/> Video Poker   | <input checked="" type="checkbox"/> Live Music     | <input type="checkbox"/> Nude Dancers                |
| <input type="checkbox"/> Karaoke                       | <input type="checkbox"/> Video Games/Pinball                                     | <input checked="" type="checkbox"/> Recorded Music | <input checked="" type="checkbox"/> DJ Entertainment |
| <input type="checkbox"/> Pool Tables (How Many): _____ | <input checked="" type="checkbox"/> Events (Describe): <u>Per client request</u> | <input type="checkbox"/> Other: _____              |  |

The City requires an Amusement Location Permit for all locations with amusement devices or pool tables. Contact the Revenue Bureau for rules and an Amusement Location Permit application form now. Permits are non-transferable from one owner to another and must be paid before games are placed on the premises. Contact Anne Holm at 503-865-2488. The City of Portland will notify affected nearby neighbors and a copy of this form will be included in our mailing.

Use this area to provide any additional information that you wish to be considered on this liquor application

A false answer or omission of any requested information may result in an unfavorable City recommendation.

SIGNATURE: [Signature] LATNAM YOUNG (SECRETARY) DATE: 7/13/2018





# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



## ZONING VERIFICATION

Address: 15 NW 4TH AVE

R#: R140421

State ID: 1N1E34CA 11000

**Zone: CXd**

**Plan District: CENTRAL CITY, RIVER DISTRICT**

**Proposed Use: RETAIL SALES AND SERVICE**

RETAIL SALES AND SERVICE is an ALLOWED use in the CXd zone

### Additional Comments:

Retail Sales and Service is an allowed use in the CX zone per Table 130-1.

**Laura Lehman**

Name of City Official

**City Planner**

Title

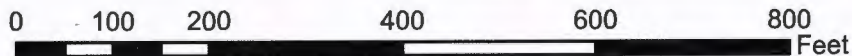
**503-823-7391**

Contact Number

Signature of Official

**6 /27 /2018**

Date



1 inch = 200 feet

