



OREGON LIQUOR CONTROL COMMISSION LIQUOR LICENSE APPLICATION

DM

Application is being made for:

LICENSE TYPES

- Full On-Premises Sales (\$402.60/yr)
- Commercial Establishment
- Caterer
- Passenger Carrier
- Other Public Location (w/catering pre-approval)
- Private Club
- Limited On-Premises Sales (\$202.60/yr)
- Off-Premises Sales (\$100/yr)
 - with Fuel Pumps
- Brewery Public House (\$252.60)
- Winery (\$250/yr)
- Other: _____

ACTIONS

- Change Ownership
- New Outlet
- Greater Privilege
- Additional Privilege
- Other _____

Rec'd by Portland Liquor Licenses

SEP 25 2017

PD \$100 ck
1002

90-DAY AUTHORITY

Check here if you are applying for a change of ownership at a business that has a current liquor license, or if you are applying for an Off-Premises Sales license and are requesting a 90-Day Temporary Authority

APPLYING AS:

- Limited Partnership
- Corporation
- Limited Liability Company
- Individuals

CITY AND COUNTY USE ONLY

Date application received: _____

The City Council or County Commission:

(name of city or county)

recommends that this license be:

- Granted
- Denied

By: _____ (signature) _____ (date)

Name: _____

Title: _____

OLCC USE ONLY

Application Rec'd by: *[Signature]*

Date: 8-25-17

90-day authority: Yes No

1. Entity or Individuals applying for the license: [See SECTION 1 of the Guide]

① Lydia R. Spanswick → soon to be Lydia R. Parstey

① Tenderbar LLC

② Urban Roots POX LLC

2. Trade Name (dba): Tender BAR

3. Business Location: 3131 SE 12th Ave Portland, Multnomah, OR 97202
(number, street, rural route) (city) (county) (state) (ZIP code)

4. Business Mailing Address: PO Box 14015 Portland OR 97293
(PO box, number, street, rural route) (city) (state) (ZIP code)

5. Business Numbers: 917-670-6226 (phone) (fax)

6. Is the business at this location currently licensed by OLCC? Yes No

7. If yes to whom: _____ Type of License: _____

8. Former Business Name: _____

9. Will you have a manager? Yes No Name: _____ (manager must fill out an Individual History form)

10. What is the local governing body where your business is located? Portland, Multnomah
(name of city or county)

11. Contact person for this application: Lydia R. Spanswick 917-670-6226
(name) (phone number(s))

PO Box 14015 Portland 97293 lydia@tenderbarpdx.com
(address) (fax number) (e-mail address)

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

Applicant(s) Signature(s) and Date:

① *[Signature]* Date 8/17/17 ③

② *[Signature]* Date 8/22/17 ④

RECEIVED
Date

AUG 28 2017

Initials: *[Signature]*
Oregon Liquor Control Commission



OREGON LIQUOR CONTROL COMMISSION
BUSINESS INFORMATION

Please Print or Type

Applicant Name: Tender BAR LLC Phone: 917-670-6226

Trade Name (dba): Tender BAR

Business Location Address: 3131 SE 12th Ave.

City: Portland ZIP Code: 97202

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday to
Monday to
Tuesday to
Wednesday to
Thursday to
Friday 6pm to 11pm
Saturday 6pm to 11pm

Outdoor Area Hours:

Sunday to
Monday to
Tuesday to
Wednesday to
Thursday to
Friday 6pm to 11pm
Saturday 6pm to 11pm

The outdoor area is used for:

- Food service Hours: 6pm to 11pm
Alcohol service Hours: 6pm to 11pm
Enclosed, how by a fence

The exterior area is adequately viewed and/or supervised by Service Permittees.

(Investigator's Initials)

Seasonal Variations: Yes No If yes, explain: the outdoor patio will not be open during inclement weather, nor all winter NOV-May

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

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

SEATING COUNT

Restaurant: 35 Outdoor: 20
Lounge: 4 Other (explain):
Banquet: Total Seating: 59

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: Date: 8/17/17



OREGON LIQUOR CONTROL COMMISSION
LIMITED LIABILITY COMPANY QUESTIONNAIRE

1087359-9

Please Print or Type

LLC Name: TenderBAR LLC Year Filed: 2015
2017

Trade Name (dba): TenderBAR

Business Location Address: 3131 SE 12th Ave.

City: Portland ZIP Code: 97202

List Members of LLC:

Percentage of Membership Interest:

- | | |
|---|-------------|
| 1. <u>Lydia R. Spanswick</u>
(managing member) | <u>100%</u> |
| 2. _____
(members) | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 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: Lydia Spanswick DOB: 12-26-79

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

Signature: [Signature] (name) Owner (title) Date: 5/18/17

OREGON LIQUOR CONTROL COMMISSION
LIMITED LIABILITY COMPANY QUESTIONNAIRE



1275581-95

Please Print or Type

LLC Name: Urban Roots PDX, LLC Year Filed: 2016 ✓

Trade Name (dba): Tender Bar

Business Location Address: ~~9550 SE Dundee Dr.~~ 3131 SE 12th Ave.

City: ~~Happy Valley~~ Portland ZIP Code: ~~97086~~ 97202

List Members of LLC:

Percentage of Membership Interest:

1. Ryan Abitz
(managing member)

100%

2. _____
(members)

3. _____

4. _____

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: Lydia R. Spanswick DOB: 12-26-79

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

Signature: Ryan Abitz (name) Owner/Managing Member (title) Date: 8/22/17

CITY OF PORTLAND LIQUOR OUTLET INFORMATION FORM

PLEASE SUBMIT TO: Liquor Licensing Notification Program, 1221 SW 4th Avenue, Suite #110, Portland OR 97204

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: Tender BAR LLC & Urban Roots LLC

DBA OR TRADE NAME: Tender BAR / Urban Roots LLC PHONE: 917.670.6226 FAX: _____

BUSINESS ADDRESS (Including ZIP Code): 3131 SE 12th Ave. Portland, OR 97202

WHAT TYPE OF LIQUOR ARE YOU APPLYING FOR? (Change of owner, new outlet, beer & wine, etc.): Full-on premise for new outlet

CONTACT PERSON: Lydia Spanswick PHONE: 917.670.6226 EMAIL: lydia@tenderbarpdx.com

DESCRIPTION OF OUTLET

TYPE OF OPERATION (CHECK ALL THAT APPLY)

- Food Cart
- Night Club
- Restaurant
- Sports Bar
- Convenience Store
- Other: Catering

SIZE OF SERVICE AREA: approximately 500^{sq}ft + 300^{sq}ft outside

EXISTING BUILDING: Yes No

ZONING: General Commercial

STRUCTURAL CHANGES (DESCRIBE): -

RESTAURANT SEATING CAPACITY: 35 LOUNGE SEATING CAPACITY: 4 OUTSIDE SEATING CAPACITY: 20

DESCRIBE SECURITY: I am getting my security guard license (unarmed) and will be attending dinners.

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 I Don't Know

HOURS OF OPERATION

SUNDAY - THURSDAY OPEN: _____ CLOSE: _____ FRIDAY & SATURDAY OPEN: 6 pm CLOSE: 11 pm

HOW LATE WILL THERE BE OUTSIDE SEATING? 10:45 pm HOW LATE WILL THERE BE ENTERTAINMENT? _____

HISTORY OF LOCATION

PREVIOUS BUSINESS NAME OF THIS LOCATION: The Brooklyn House

NAME & ADDRESS OF PROPERTY OWNER: George Baier P.O. Box 160 Dundee, OR 97115

ENTERTAINMENT

TYPE OF ENTERTAINMENT (CHECK ALL THAT APPLY)

- Dancing
- Video Poker
- Live Music
- Nude Dancers
- Karaoke
- Video Games/Pinball
- Recorded Music
- DJ Entertainment
- Pool Tables (How Many): _____
- Events (Describe): _____
- 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.

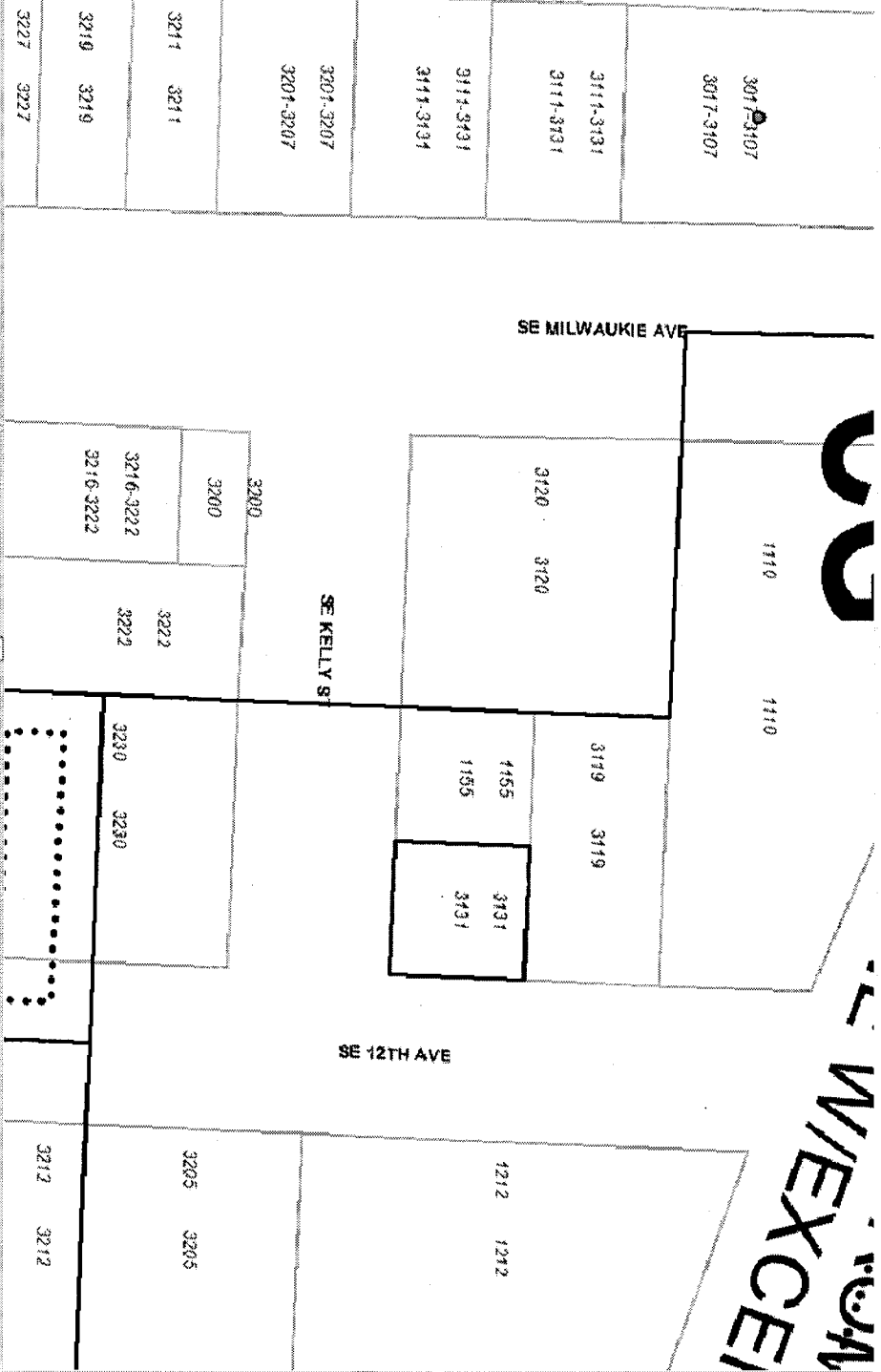
SIGNATURE: [Signature] DATE: 9/31/17

Owner: NARR, BATER, GEORGE E TR (MAR)
 Site Address: 3131 SE 12TH AVE
 State ID: ISLE11BD 1100
 Account #: R137044

- Geocode Address When Taxlot Not
- Search is Based on Active Field Only
- Hide Personal Property Accounts
- Display Taxlot Detail Window

Owner: BATER, GEORGE... 3131 SE 12TH AVE... ISLE11BD

*General Commercial
 Zone (CG)
 Retail sales and
 service allowed
 by right per
 Table R30-1 and
 R30,100,
 J. Breukling
 9/10/17*



Taxlot Details

Lot Size: 2500 sqft
 Building Size: 2020 sqft
 Map Number: 3331
 Zoning Code: OG
 Legal Description: COLES ADD, BLOCK 1, LOT 3 EXC N 50'

1/4 Section: _____
 Tax Map: _____
 Zoning Map: _____
 Plan District: _____
 Subdistrict: _____
 LUR Case Hist (3 Cases): LU 03-158629, MP 54-82, VZ 153-82