



OREGON LIQUOR CONTROL COMMISSION

# LIQUOR LICENSE APPLICATION

*Pending*

**LICENSE FEE:** Do not include the license fee with the application (the license fee will be collected at a later time).

**APPLICATION:** Application is being made for:

- Brewery
- Brewery-Public House
- Distillery
- Full On-Premises, Commercial
- Full On-Premises, Caterer
- Full On-Premises, Passenger Carrier
- Full On-Premises, Other Public Location
- Full On-Premises, Nonprofit Private Club
- Full On-Premises, For-Profit Private Club
- Grower Sales Privilege
- Limited On-Premises
- Off-Premises
- Off-Premises with Fuel Pumps
- Warehouse
- Wholesale Malt Beverage & Wine (WMBW)
- Winery \***ADDING SECOND TASTING ROOM LOCATION**

**CITY AND COUNTY USE ONLY**

Date application received \_\_\_\_\_

Name of City or County \_\_\_\_\_

Recommends this license be \_\_\_ Granted \_\_\_ Denied

By \_\_\_\_\_

Date \_\_\_\_\_

**OLCC USE**

Application received by *[Signature]*

Date 2-8-18

License Action: n/o 3rd location

Rec'd by Portland  
Liquor Licenses  
**FEB 27 2018**  
013599

**1. LEGAL ENTITY (example: corporation or LLC) or INDIVIDUAL(S) applying for the license:**

Applicant #1 <b>Domaine Serene Vineyards and Winery, Inc.</b>	Applicant #2
Applicant #3	Applicant #4

**2. Trade Name of the Business (the name customers will see):**  
**Domaine Serene; Rockblock Cellars**

**3. Business Location: Number and Street .** 1038 SW Alder Street

City <b>Portland</b>	County <b>Multnomah</b>	ZIP <b>97205</b>
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**4. Is the business at this location currently licensed by the OLCC?**  Yes  No

**5. Mailing Address (where the OLCC will send your mail):**

PO Box, Number, Street, Rural Route **6555 Hilltop Lane**

City <b>Dayton</b>	State <b>OR</b>	ZIP <b>97114</b>
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**6. Phone Number of the Business Location: 503.864.4600**

**7. Contact Person for this Application:**

Name <b>Evan Karp</b>	Phone Number <b>503.864.4600</b>
Mailing Address, City, State, ZIP <b>655 Hilltop Lane, Dayton, OR 97114</b>	
Email <b>evan@domaineserene.com</b>	

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 <b>RECEIVED</b>
Signature of Applicant #3	Signature of Applicant #4 <b>DEC 1 2017</b> Initials: <i>[Signature]</i> Oregon Liquor Control Commission



OREGON LIQUOR CONTROL COMMISSION  
BUSINESS INFORMATION

Please Print or Type

Applicant Name: Domaine Serene Vineyards and Winery, Inc. Phone: 503-864-4600

Trade Name (dba): Domaine Serene; Rockblock Cellars 1038 SW Alder Street

Business Location Address: ~~24500 Hopewell Road~~

City: Salem Portland ZIP Code: 97304-9617 97205

**DAYS AND HOURS OF OPERATION**

Business Hours:

Sunday	<u>2 pm</u>	to	<u>10 pm</u>
Monday	<u>2 pm</u>	to	<u>10 pm</u>
Tuesday	<u>2 pm</u>	to	<u>10 pm</u>
Wednesday	<u>2 pm</u>	to	<u>10 pm</u>
Thursday	<u>2 pm</u>	to	<u>10 pm</u>
Friday	<u>2 pm</u>	to	<u>10 pm</u>
Saturday	<u>2 pm</u>	to	<u>10 pm</u>

Outdoor Area Hours:

Sunday	<u>N/A</u>	to	<u>N/A</u>
Monday	<u>N/A</u>	to	<u>N/A</u>
Tuesday	<u>N/A</u>	to	<u>N/A</u>
Wednesday	<u>N/A</u>	to	<u>N/A</u>
Thursday	<u>N/A</u>	to	<u>N/A</u>
Friday	<u>N/A</u>	to	<u>N/A</u>
Saturday	<u>N/A</u>	to	<u>N/A</u>

The outdoor area is used for:

- Food service Hours: \_\_\_\_\_ to \_\_\_\_\_
- Alcohol service Hours: \_\_\_\_\_ to \_\_\_\_\_
- Enclosed, how \_\_\_\_\_

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

\_\_\_\_\_  
(Investigator's Initials)

Seasonal Variations:  Yes  No If yes, explain: This is a tasting room and will be open to the public.

**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: N/A Outdoor: N/A  
 Lounge: N/A Other (explain): N/A  
 Banquet: N/A Total Seating: N/A

**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: [Signature] Date: 12/18/17

1-800-452-OLCC (6522)

www.oregon.gov/olcc

(rev. 12/07)



# OREGON LIQUOR CONTROL COMMISSION CORPORATION QUESTIONNAIRE

413745-88

Please Print or Type

Corporation Name: Domaine Serene Vineyards and Winery, Inc. Year Incorporated: 1994 ✓

Trade Name (dba): Domaine Serene; Rockblock Cellars

Business Location Address: 24500 Hopewell Road 1038 SW Alder Street

City: Salem Portland ZIP Code: 97304-9617

97205

### List Corporate Officers:

<u>Ryan R. Harris</u> (name)	<u>President</u> (title)
<u>Grace B. Evenstad</u>	<u>Secretary</u>
<u>Evan T. Karp</u>	<u>CFO</u>
<u>Kenneth L Evenstad</u>	<u>CEO</u>

### List Board of Directors:

The entity is an S corporation, and does not have a Board of Directors.

(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.)

Stockholders:	Number of Shares Held:	Number of Stock Shares:			
<u>Grace B. Evenstad</u>	<u>5,000</u>	<table border="1"> <tr><td>Issued: <u>10,000</u></td></tr> <tr><td>Unissued: <u>0</u></td></tr> <tr><td>Total Shares Authorized to Issue: <u>10,000</u></td></tr> </table>	Issued: <u>10,000</u>	Unissued: <u>0</u>	Total Shares Authorized to Issue: <u>10,000</u>
Issued: <u>10,000</u>					
Unissued: <u>0</u>					
Total Shares Authorized to Issue: <u>10,000</u>					
<u>Kenneth Evenstad</u>	<u>5,000</u>				
_____	_____				
_____	_____				

Server Education Designee: Anthony Rostock DOB: 10/09/1978  
(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] Date: 12/18/17  
(name) (title)

# CITY OF PORTLAND LIQUOR OUTLET INFORMATION FORM

PLEASE SUBMIT TO: Liquor Licensing Notification Program, 1221 SW 4<sup>th</sup> 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: Domaine Ferene Vineyards Winery Inc.

DBA OR TRADE NAME: Domaine Ferene PHONE: (503) 804-4600 FAX: (503) 804-4500

BUSINESS ADDRESS (including ZIP Code): 1038 SW Alder St. Portland, OR 97205

WHAT TYPE OF LIQUOR ARE YOU APPLYING FOR? (Change of owner, new outlet, beer & wine, etc.): New Outlet -> Wine

CONTACT PERSON: EVAN T. KARP PHONE: (503) 804-4600 EMAIL: evan@domaineferene.com

## DESCRIPTION OF OUTLET

TYPE OF OPERATION (CHECK ALL THAT APPLY)

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

SIZE OF SERVICE AREA: 1450 sq ft

EXISTING BUILDING:  Yes       No

ZONING: COMMERCIAL

STRUCTURAL CHANGES (DESCRIBE): N/A

~~TOTAL OCCUPANCY~~ RESTAURANT SEATING CAPACITY: 75 LOUNGE SEATING CAPACITY: N/A OUTSIDE SEATING CAPACITY: N/A

DESCRIBE SECURITY: No Formal Security personnel

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: 2pm CLOSE: 10pm FRIDAY & SATURDAY OPEN: 2pm CLOSE: 10pm

HOW LATE WILL THERE BE OUTSIDE SEATING? N/A HOW LATE WILL THERE BE ENTERTAINMENT? until close

## HISTORY OF LOCATION

PREVIOUS BUSINESS NAME OF THIS LOCATION: N/A (part of the Sentinel Hotel)

NAME & ADDRESS OF PROPERTY OWNER: Portland Governor Hotel Acquisition, LLC

808 SW Alder St. Suite 300  
Portland, OR 97205

## ENTERTAINMENT

TYPE OF ENTERTAINMENT (CHECK ALL THAT APPLY)

- Dancing       Video Poker       Live Music (on occasion)       Nude Dancers  
 Karaoke       Video Games/Pinball       Recorded Music       DJ Entertainment  
 Pool Tables (How Many): \_\_\_\_\_  Events (Describe): Private customer events  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.

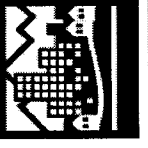
Use this area to provide any additional information that you wish to be considered on this liquor application

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

SIGNATURE: [Signature] DATE: 2-22-18



**City of Portland, Oregon - Bureau of Development Services**  
 1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)



**ZONING VERIFICATION**

Address: 614 SW 11TH AVE  
 R#: R246583  
 State ID: 1N1E33DD 4300

**Zone: CXd**  
**Plan District: CENTRAL CITY, DOWNTOWN, WEST END**  
**Proposed Use: RETAIL SALES AND SERVICE**  
 RETAIL SALES AND SERVICE is an ALLOWED use in the CXd zone

**Additional Comments:**

Per 33.130.100 and Table 130-1, Retail Sales and Service Uses are allowed by right. The use is not restricted by the Plan District.

**Gina Tynan**  
 Name of City Official

**City Planner**  
 Title

**503-823-7271**  
 Contact Number

*[Signature]*  
 Signature of Official

**2 / 27 / 2018**  
 Date

