



OREGON LIQUOR CONTROL COMMISSION

# LIQUOR LICENSE APPLICATION

RECEIVED APR 30 2018

DM

**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

L# 273387

## 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 M. Joub

Rec'd by Portland Liquor Licenses

Date 5/3/2018

MAY 11 2018

License Action: Add/priv

PD # 7500 CK # 1024

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

Applicant #1

Ardor Wines LLC

Applicant #2

Brookes Boswell LTD

Applicant #3

Ryan

Applicant #4

### 2. Trade Name of the Business (the name customers will see):

Ardor Natural Wines

### 3. Business Location: Number and Street 729 SE Morrison St

City Portland

County Multnomah

ZIP 97214

### 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 729 SE Morrison St

City Portland

State OR

ZIP 97214

### 6. Phone Number of the Business Location: 503 852 1125

### 7. Contact Person for this Application:

Name Victor Martinez

Phone Number 818 645 8595

Mailing Address, City, State, ZIP

7025 N. Mississippi Ave, Portland, OR 97217

Email victor@ardornaturalwines.com or victordmartinez@gmail.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

Signature of Applicant #2

Signature of Applicant #3

Signature of Applicant #4

RECEIVED

OLCC Liquor License Application (Rev. 06/2017)

APR 30 2018

Initials: DM



# OREGON LIQUOR CONTROL COMMISSION BUSINESS INFORMATION

Please Print or Type

Applicant Name: Ardor Wines LLC Phone: 503 852 1125

Trade Name (dba): Ardor Natural Wines

Business Location Address: 729 SE Morrison St

City: Portland ZIP Code: 97214

### DAYS AND HOURS OF OPERATION

#### Business Hours:

Sunday	<u>12</u>	to	<u>8</u>
Monday	<u>12</u>	to	<u>8</u>
Tuesday	<u>12</u>	to	<u>8</u>
Wednesday	<u>12</u>	to	<u>8</u>
Thursday	<u>12</u>	to	<u>8</u>
Friday	<u>12</u>	to	<u>8</u>
Saturday	<u>12</u>	to	<u>8</u>

#### Outdoor Area Hours:

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

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: \_\_\_\_\_

### 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: \_\_\_\_\_ Outdoor: \_\_\_\_\_  
 Lounge: \_\_\_\_\_ Other (explain): Tabletop inside shop 6  
 Banquet: \_\_\_\_\_ Total Seating: 6

#### 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: Victor Martinez Date: April 30, 2018

1-800-452-OLCC (6522)

www.oregon.gov/olcc

(rev. 12/07)



# OREGON LIQUOR CONTROL COMMISSION CORPORATION QUESTIONNAIRE

Reg # 1176047-93

Please Print or Type

Corporation Name: Brookes Boswell, LTD Year Incorporated: 2016

Trade Name (dba): Brookes Boswell, Shop Boswell

Business Location Address: 729 SE Morrison St.

City: Portland ZIP Code: 97214

### List Corporate Officers:

<u>Brookes Boswell</u> (name)	<u>President / Secretary</u> (title)
_____	_____
_____	_____
_____	_____

### List Board of Directors:

Brookes Boswell  
(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:	<table border="1"> <tr><td colspan="2">Number of Stock Shares:</td></tr> <tr><td>Issued: <u>200 B.B.</u></td></tr> <tr><td>Unissued: <u>0</u></td></tr> <tr><td>Total Shares Authorized to Issue: <u>200 B.B.</u></td></tr> </table>	Number of Stock Shares:		Issued: <u>200 B.B.</u>	Unissued: <u>0</u>	Total Shares Authorized to Issue: <u>200 B.B.</u>
Number of Stock Shares:							
Issued: <u>200 B.B.</u>							
Unissued: <u>0</u>							
Total Shares Authorized to Issue: <u>200 B.B.</u>							
<u>Brookes Boswell</u>	<u>200</u>						
_____	_____						
_____	_____						

Server Education Designee: \_\_\_\_\_ DOB: \_\_\_\_\_  
(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: Brookes Boswell President Date: 3/17/18  
(name) (title)



OREGON LIQUOR CONTROL COMMISSION  
LIMITED LIABILITY COMPANY QUESTIONNAIRE

Reg # 116-1180-99

Please Print or Type

LLC Name: Ardor Wines LLC Year Filed: 2016

Trade Name (dba): Ardor Natural Wines

Business Location Address: 729 SE Morrison St

City: Portland ZIP Code: 97203

List Members of LLC:

Percentage of Membership Interest:

- |  |           |
|--|-----------|
| 1. <u>Ryan Jones (James Ryan Jones)</u><br>(managing member) | <u>50</u> |
| 2. <u>Victor Martinez</u><br>(members)                       | <u>50</u> |
| 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: Ryan Jones DOB: 06/07/1986

SE 3/7/14 exp. 3/7/21

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

Signature: [Signature] owner Date: 02/12/18  
(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: Ardor Wines LLC

DBA OR TRADE NAME: Ardor Natural Wines PHONE: 919 389 6098 FAX: N/A

BUSINESS ADDRESS (Including ZIP Code): 729 SE Morrison St., Portland, OR 97214

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

CONTACT PERSON: Victor Martinez PHONE: 818 645 8595 EMAIL: victordmartinez@gmail.com  
Ryan Jones 919 389 6098 ryan@ardornaturalwines.com

## DESCRIPTION OF OUTLET

TYPE OF OPERATION (CHECK ALL THAT APPLY)

Food Cart  Night Club

Restaurant  Sports Bar

Convenience Store  Other: Retail Wine Shop

SIZE OF SERVICE AREA: 200 SF

EXISTING BUILDING:  Yes  No

ZONING: EX-Central Employment-Zone

STRUCTURAL CHANGES (DESCRIBE): N/A

RESTAURANT SEATING CAPACITY: N/A LOUNGE SEATING CAPACITY: N/A OUTSIDE SEATING CAPACITY: N/A

DESCRIBE SECURITY: Locked Door with ADT Alarm System.

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: 12 PM CLOSE: 8 PM FRIDAY & SATURDAY OPEN: 12 PM CLOSE: 8 PM

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

## HISTORY OF LOCATION

PREVIOUS BUSINESS NAME OF THIS LOCATION: Currently "Shop Boswell"

NAME & ADDRESS OF PROPERTY OWNER: Hara PDX LLC, Joe Mayer, Professional Group  
3400 SW Huber St., Portland, OR 97219

## 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: Victor Martinez

DATE: 5 March 2018

Property Search

Owner Name HARAPDX LLC %JOE MAYER, PRC  
 Site Address 717-735 SE MORRISON ST  
 State ID JS1E0288 4100  
 Account # R1J0337

Search Clear PortlandMaps

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

Navigate Query Results

Owner HARAPDX LLC Site Address 717-735 SE NO. STATE ID JS1E0288 4100

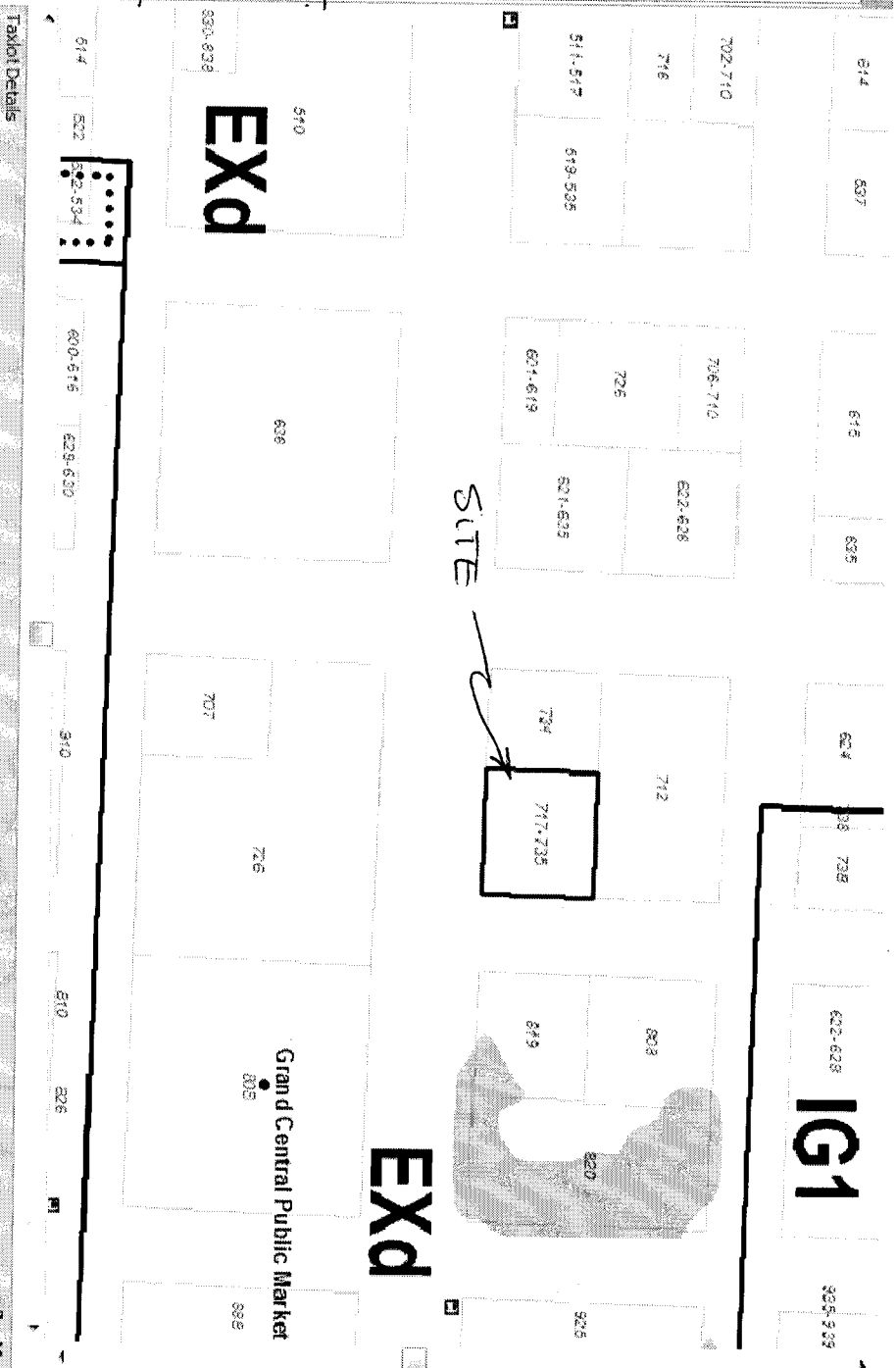
*Site is Zoned EXD - CENTRAL EMPLOYMENT. RETAIL SALES AND SERVICE IS ALLOWED BY RIGHT, ONLY BY RIGHT CITY HANDBOOK I 503.823.7919 5/10/18*

**City of Portland**  
 Bureau of Development Services  
 Land Use Service Division  
 1900 SW 4th Ave, Suite 5000  
 Portland, OR 97201

Search Legend Add Data Selection

Scale: 1" = 125'

BES Unit ID



Taxlot Details

Lot Size: 8800 sqft Building Size: 21199 sqft Map Number: 3131 Zoning Code(s): EXD  
 Legal Description: EAST PORTLAND, BLOCK 164, LOT 5 EXC PT IN ST, LOT 6 Lot & Block: 5/6  
 Mailing Information: HARAPDX LLC %JOE MAYER, PROFESSIONAL GRO 3400 SW HUBER ST Jurisdiction: Portland

Historic District: \*ERROR\*  
 Conservation District: \*ERROR\*  
 1/4 Section Map Tax Map Zoning Map  
 Plan District: CENTRAL CITY  
 Subdistrict: CENTRAL EASTSIDE  
 SubArea: LUR Case History:

NRMP: \*ERROR\* Draw LURS LUR Search