

DISTRICT OF COLUMBIA  
+ + + + +  
ALCOHOLIC BEVERAGE CONTROL BOARD  
+ + + + +  
MEETING

p-----»  
IN THE MATTER OF: :  
 :  
Bouzid, Inc. :  
t/a Marrakesh Palace Pasha :  
Lounge : Fact Finding  
2147 P Street, NW : Hearing  
Retailer CT :  
License No. 60695 :  
ANC 2B :  
Involuntary Transfer :  
p-----¼

JUNE 20, 2012

The Alcoholic Beverage Control Board met in the Alcoholic Beverage Control Hearing Room, Reeves Building, 2000 14th Street, N.W., Washington, D.C., Ruthanne

Miller, Chairperson, presiding.

PRESENT

RUTHANNE MILLER, Chairperson

NICK ALBERTI, Member

DONALD BROOKS, Member

CALVIN NOPHLIN, Member

MIKE SILVERSTEIN, Member

1 P-R-O-C-E-E-D-I-N-G-S

2 1:31 p.m.

3 CHAIRPERSON MILLER: Okay. Back  
4 on the agenda for the afternoon hearing, which  
5 is a fact finding hearing for -- the  
6 establishment's known as Marrakesh Palace  
7 Pasha Lounge located at 2147 P Street, N.W.,  
8 License No. 60695 in ANC 2B. And this  
9 involves an involuntary transfer request.

10 MR. KLINE: Good afternoon.  
11 Andrew Kline on behalf of the owner of the  
12 property Jimmy and Zoey Moshovitis. To my  
13 left is Harry Moshovitis, who is the son of  
14 Jimmy and Zoey and their representative here  
15 today.

16 CHAIRPERSON MILLER: Okay. So we  
17 do have in our files a court order granting  
18 plaintiff's motion for transfer of liquor  
19 license in the case of James Moshovitis vs.  
20 Bouzid, Inc. However, before -- oh, we have  
21 a request May 9th, 2012 from Korin Bizlapi,  
22 LLC also requesting an involuntary transfer of

1 P Street Marrakesh Palace's liquor license to  
2 the landlord, which is Mr. James Moshovitis.  
3 However, there does seem to be a lot of  
4 questions around this. There's been an  
5 involuntary transfer request and different  
6 tenants and leases. So if you want to address  
7 the situation --

8 MR. KLINE: Sure.

9 CHAIRPERSON MILLER: -- Mr. Kline,  
10 before we rule on this, that would be great.

11 MR. KLINE: Yes, if I might I'll  
12 give an overview and then whatever questions  
13 the Board has, I'll try to answer.

14 CHAIRPERSON MILLER: Okay.

15 MR. KLINE: Originally with  
16 respect to this --

17 CHAIRPERSON MILLER: Okay. Could  
18 you could one second? I'm sorry.

19 Sir, do you want to come forward  
20 and identify yourself? Do you have something  
21 to do with this case?

22 MR. JOBRI: Yes, ma'am. I'm

1 the --

2 CHAIRPERSON MILLER: Okay. Then  
3 you can come sit at the table And if you'd  
4 just identify yourself?

5 MR. JOBRI: Amine Jobri.

6 CHAIRPERSON MILLER: What's your  
7 name?

8 MR. JOBRI: Amine Jobri, president  
9 of MAD, LLC.

10 CHAIRPERSON MILLER: Okay.

11 MEMBER ALBERTI: Could you sign  
12 that piece of paper so we have the correct  
13 spelling of your name, sir?

14 MR. JOBRI: Sure.

15 MEMBER ALBERTI: Could you spell  
16 your name? I'm sorry.

17 MR. JOBRI: A-M-I-N-E.

18 CHAIRPERSON MILLER: And could you  
19 tell us your relation to this case?

20 MR. JOBRI: I am the leaseholder  
21 and I'm the new license --

22 CHAIRPERSON MILLER: You're the

1 new --

2 MR. JOBRI: Yes, the license is  
3 transferring to my name.

4 CHAIRPERSON MILLER: And you're  
5 the tenant?

6 MR. JOBRI: Correct. Yes, ma'am.

7 CHAIRPERSON MILLER: Okay. All  
8 right. Thank you.

9 MR. JOBRI: You're welcome.

10 CHAIRPERSON MILLER: We're going  
11 to get back to you.

12 Okay. Mr. Kline?

13 MR. KLINE: Yes, so this property  
14 was occupied by MAD, LLC pursuant to -- I'm  
15 sorry, got myself mixed up -- by Bouzid, Inc.  
16 pursuant to a lease dated February 28, 2003,  
17 and Bouzid, Inc. was the holder of a retailer  
18 license class C that had been issued and  
19 approved by the Board.

20 At some point last year Bouzid,  
21 Inc. apparently had some difficulties. The  
22 landlord ended up suing Bouzid, Inc. There

1 was a nonredeemable judgment entered in  
2 landlord/tenant court.

3 On August 22nd of 2011, in  
4 addition to the nonredeemable judgment for  
5 possession, there was also a money judgment  
6 that was entered in the amount of \$172,465.25  
7 with interest accruing at 3 percent interest.

8 After that, Bouzid entered into an  
9 agreement with MAD, LLC to transfer the assets  
10 and what have you. And as a result of that,  
11 there was a subsequent lease that was entered  
12 into between the landlord and MAD, LLC.

13 Now in the original lease  
14 agreement, the one that I've referenced  
15 between the landlord and Bouzid, there was a  
16 provision that said that at expiration or  
17 termination of the lease that the license  
18 would revert to the landlord and that the  
19 tenant would execute required documentation,  
20 etcetera. The landlord was certainly prepared  
21 to cooperate in any transfer of the license to  
22 the new tenant, however, that transfer never

1 occurred.

2 Now where we find ourselves is  
3 MAD, LLC is in default and owes the landlord  
4 \$74,000 in back rent, having not paid the rent  
5 for several months. There's a landlord/tenant  
6 proceeding that's pending. And as a result of  
7 all of this, the landlord went to court and  
8 got an order, which I believe you have in your  
9 files and you've referenced, ordering that the  
10 license be transferred to the landlord.

11 Now the landlord's position is if  
12 that the tenant were to come current and were  
13 to pay all the rent and get current, then the  
14 landlord doesn't have any opposition to the  
15 license being transferred to the tenant for  
16 its use in the premises. But given the  
17 arrearage that we have at this point, we think  
18 we're a long ways from that.

19 So that's the background. I see  
20 some puzzled looks, and happy to try to answer  
21 any questions.

22 CHAIRPERSON MILLER: Did you say

1 that Bouzid transferred the license at one  
2 time to MAD?

3 MR. KLINE: No.

4 CHAIRPERSON MILLER: You didn't  
5 say that?

6 MR. KLINE: Never did.

7 CHAIRPERSON MILLER: Okay. Never  
8 did? Okay.

9 MR. KLINE: If I did, I misspoke  
10 and didn't mean to say that.

11 CHAIRPERSON MILLER: Okay. Good.  
12 Because that was puzzling me. I didn't think  
13 that that had happened.

14 MR. KLINE: No, no.

15 CHAIRPERSON MILLER: Okay.

16 MR. KLINE: In all fairness, I  
17 think that may have been contemplated at some  
18 point, but I don't think it ever happened.

19 MEMBER ALBERTI: It's not in your  
20 records?

21 MR. KLINE: Not in my records, no.  
22 So given the court order, it would seem that,

1 you know, that would answer the question. But  
2 again, if the Board has other questions, we're  
3 happy to try to answer them.

4 CHAIRPERSON MILLER: Well, so as  
5 far as what's going on now with the current  
6 tenant -- that's you, sir?

7 MR. JOBRI: Yes, ma'am.

8 CHAIRPERSON MILLER: Are you  
9 operating -- you're operating a restaurant, or  
10 what are you doing there?

11 MR. JOBRI: Yes, I am operating.

12 CHAIRPERSON MILLER: Are you  
13 selling liquor?

14 MR. JOBRI: Yes, ma'am.

15 CHAIRPERSON MILLER: But do you  
16 have the license?

17 MR. JOBRI: Yes, I do, Your Honor.

18 CHAIRPERSON MILLER: Where is the  
19 license?

20 MR. KLINE: Um --

21 MR. JOBRI: At the establishment.

22 CHAIRPERSON MILLER: I'm sorry.

1 Okay, Mr. Kline?

2 MR. KLINE: I mean in terms of --  
3 there may be a physical piece of paper at the  
4 establishment, but the license has never been  
5 transferred. Any authority under the license  
6 would have to be exercised by Bouzid, Inc.,  
7 which has no control over the premises, has  
8 not right to occupy the premises, has been --  
9 wasn't evicted, but there was a nonredeemable  
10 judgment for possession and Bouzid, Inc.  
11 surrendered possession of the premises by  
12 turning possession over to the new tenant,  
13 MAD, LLC.

14 So, I mean, our position would be  
15 if service is happening there, it shouldn't be  
16 because there isn't anyone with authority to  
17 exercise rights under the only license that  
18 we're aware of that's in effect.

19 MEMBER ALBERTI: May I ask a  
20 question?

21 CHAIRPERSON MILLER: Yes, sure.

22 MEMBER ALBERTI: Mr. Jobri?

1 MR. JOBRI: Yes, sir.

2 MEMBER ALBERTI: You at one time a  
3 signed a lease agreement with Mr. Moshovitis?

4 MR. JOBRI: Yes, sir.

5 MEMBER ALBERTI: Do you know when  
6 you signed that lease agreement?

7 MR. JOBRI: Yes, Your Honor. It  
8 was back on September 2011.

9 MEMBER ALBERTI: Okay. September  
10 2011? Okay.

11 And, Mr. Kline, you're telling us  
12 that the court order vacated the lease  
13 agreement between Mr. Moshovitis and Mr.  
14 Bouzid on August 27th of 2011?

15 MR. KLINE: Correct. Yes, that's  
16 correct. Yes.

17 MEMBER ALBERTI: As part of that  
18 judgment?

19 MR. KLINE: They didn't vacate the  
20 lease, no.

21 MEMBER ALBERTI: Okay.

22 MR. KLINE: What they did was they

1 granted possession to the landlord in a non-  
2 redeemable judgment, which means that the  
3 tenant had no right to cure and come back  
4 after them.

5 MEMBER ALBERTI: Thank you. Thank  
6 you. I just didn't have the terminology. But  
7 thank you. I appreciate that.

8 MR. KLINE: Sure.

9 MEMBER ALBERTI: Okay. All right.  
10 Very good. All right. Thank you. That's  
11 what I need to know. Thank you.

12 CHAIRPERSON MILLER: And so are  
13 you saying that -- you're Mr. Amine, right?

14 MR. JOBRI: Yes, Amine.

15 CHAIRPERSON MILLER: Is the  
16 tenancy legally -- he's in arrears, correct?

17 MR. KLINE: Correct.

18 CHAIRPERSON MILLER: But is he  
19 supposed -- is his tenancy there still legal?

20 MR. KLINE: Well --

21 CHAIRPERSON MILLER: He hasn't  
22 been evicted?

1 MR. KLINE: No, he's not.

2 CHAIRPERSON MILLER: Okay. He's  
3 just in arrears?

4 MR. KLINE: Correct. And then  
5 there's a landlord/tenant action pending.

6 CHAIRPERSON MILLER: Okay. So if  
7 he's legally operating a restaurant -- but it  
8 sounds like you're not legally selling alcohol  
9 because --

10 MR. JOBRI: I am legally selling  
11 alcohol because I --

12 CHAIRPERSON MILLER: You think  
13 you're legally selling alcohol because you  
14 think you have a license?

15 MR. JOBRI: I got the license.  
16 The license was in safekeeping. It was issued  
17 to me from ABC.

18 CHAIRPERSON MILLER: You have an  
19 ABC-issued license? When was that?

20 MR. JOBRI: It was in the  
21 safekeeping from the previous -- from the  
22 Licensee and the Licensee pull from

1 safekeeping and give it to us because it's in  
2 the transfer.

3 MEMBER ALBERTI: May I ask a quick  
4 question?

5 MR. JOBRI: Yes, sir.

6 MEMBER ALBERTI: Mr. Jobri --

7 MR. JOBRI: Yes, sir?

8 MEMBER ALBERTI: -- did you ever  
9 apply for a transfer of that license, apply to  
10 this Agency for a transfer of that license?

11 MR. JOBRI: Yes, sir.

12 MEMBER ALBERTI: And when did you  
13 apply to this Agency for a transfer of that  
14 license?

15 MR. JOBRI: The first time, it was  
16 back on December 2011 and it was issues from  
17 the last -- from the Licensee. And the last  
18 time was about a month ago. The licensee  
19 authorized --

20 MEMBER ALBERTI: Were you granted  
21 that transfer?

22 MR. JOBRI: Not yet, sir.

1 CHAIRPERSON MILLER: Okay.

2 MR. JOBRI: That's why we're here  
3 today.

4 MEMBER ALBERTI: So you haven't  
5 been transferred the license?

6 MR. JOBRI: Correct. Yes, sir.

7 MEMBER ALBERTI: Thank you. So  
8 just so you understand where we're at.

9 MR. JOBRI: Yes, sir. Thank you.

10 MEMBER ALBERTI: I think Mr.  
11 Brooks had a question.

12 CHAIRPERSON MILLER: Yes, Mr.  
13 Brooks, you have a question?

14 MEMBER BROOKS: Yes, I just want  
15 to be clear. Mr. Jobri --

16 MR. JOBRI: Yes, sir?

17 MEMBER BROOKS: -- are you  
18 operating a restaurant?

19 MR. JOBRI: Yes, Your Honor. Yes,  
20 sir.

21 MEMBER BROOKS: And are you  
22 serving alcohol?

1 MR. JOBRI: Yes, sir.

2 MEMBER BROOKS: And how long have  
3 you been doing that?

4 MR. JOBRI: Since I got the  
5 license on May 12th.

6 MEMBER BROOKS: May 12th?

7 MR. JOBRI: Yes, sir.

8 MEMBER BROOKS: And so the license  
9 was issued to you on May 12th by ABRA?

10 MR. JOBRI: By -- yes, Your Honor.

11 MEMBER BROOKS: So ABRA sent you a  
12 license, or you came in and picked up a  
13 license?

14 MR. JOBRI: The Licensee brought  
15 me license. It came in -- the license holder  
16 got the license from ABRA and handed to me.

17 MEMBER BROOKS: Okay. Mr.  
18 Bouzard?

19 MR. JOBRI: Correct. Bouzid.

20 MEMBER BROOKS: Bouzid? Okay.

21 MR. JOBRI: Correct.

22 MEMBER BROOKS: So he got the

1 license from ABRA?

2 MR. JOBRI: Yes, sir.

3 MEMBER BROOKS: And gave it to  
4 you?

5 MR. JOBRI: Correct.

6 MEMBER BROOKS: Okay. Thank you,  
7 Madam Chair.

8 MR. KLINE: Madam Chair?

9 CHAIRPERSON MILLER: Yes?

10 MR. KLINE: If I may? I mean, our  
11 understanding -- I mean, the two parties seem  
12 to be playing a bit of a shell game with this  
13 license. They come in alternately and say it  
14 should be transferred, it shouldn't be  
15 transferred. In the meantime, between the two  
16 of them they are indebted to this landlord for  
17 almost a quarter of a million dollars while  
18 this is going on.

19 Now there is a court order with  
20 respect to Bouzid, Inc. ordering that the  
21 license be transferred to the landlord. The  
22 new lease has a security interest provision in

1       it which grants the landlord a security  
2       interest in the license.  And the only reason  
3       that they have not acted on that at this point  
4       is because MAD, LLC has had no license issues.  
5       And certainly if that were to happen, that's  
6       immediately going to be the landlord's next  
7       step -- is that they will exercise the rights  
8       under the Uniform Commercial Code and seize  
9       the license and do a sale of it because  
10      they're owed \$74,000 at this point.

11                 So we're asking that the Board put  
12      an end to this.  This tenant has not been  
13      approved for transfer of the license.  They  
14      don't have authority to exercise privileges  
15      under the license.  This landlord has rights  
16      to the license at least two different ways  
17      including an order from the Superior Court of  
18      the District of Columbia.

19                 CHAIRPERSON MILLER:  Okay.  I just  
20      want to ask you about something else just as  
21      a -- I understand -- it seems very clear to me  
22      this court ordered license goes to the

1 landlord.

2 MR. JOBRI: Excuse me, ma'am, can  
3 I say something?

4 CHAIRPERSON MILLER: Yes, yes.  
5 Just a minute.

6 MR. JOBRI: Okay.

7 CHAIRPERSON MILLER: I just want  
8 to follow up with Mr. Kline first.

9 And then you were saying that what  
10 was going to happen to the license next is  
11 that it would go into safekeeping. Is that  
12 correct?

13 MR. KLINE: Correct, yes.

14 CHAIRPERSON MILLER: Okay. But  
15 did you say something about the lease says  
16 that it has to be shared somehow?

17 MR. KLINE: No. Well, the first  
18 lease -- when I say the first lease, I'm  
19 referring to the Bouzid, Inc. lease.

20 CHAIRPERSON MILLER: Right.

21 MR. KLINE: The Bouzid, Inc. lease  
22 says on page 8, paragraph 10, in relevant

1 part, the assets of the property of the tenant  
2 which shall remain with the landlord at the  
3 expiration of the lease include the Alcoholic  
4 Beverage Control license which the tenant  
5 shall obtain from the Alcoholic Beverage  
6 Control Board for the operation of its  
7 business in the building. Tenant hereby  
8 agrees that it will execute any required  
9 documentation to effect transfer of the  
10 Alcoholic Beverage Control license to the  
11 landlord at the expiration of the lease.  
12 Now the lease term is ended.

13 CHAIRPERSON MILLER: Right.

14 MR. KLINE: And it was ended by  
15 virtue of the non-redeemable judgment. Bouzid  
16 did cooperate in the transfer of the license  
17 to the landlord, hence the court order  
18 ordering that Bouzid transfer the license.

19 CHAIRPERSON MILLER: Okay. Is  
20 there any issue with the lease with this  
21 tenant and the liquor license?

22 MR. KLINE: No, and perhaps I

1 shouldn't even have mentioned that because I  
2 may have confused the Board. I was only  
3 pointing out that even the lease with this  
4 tenant includes a provision that if it were  
5 issued a license, this landlord would have a  
6 security interest in that license to secure  
7 payment of rent and other amounts coming due  
8 under the lease and that we would end up in  
9 the same place likely. It's just that this  
10 shell game would continue at that point.

11 So I don't think it's terribly  
12 relevant for what the Board's looking at today  
13 because this tenant indeed does not have a  
14 license, but I just thought the Board should  
15 be aware of it because if the Board had some  
16 other thoughts in terms of what happens  
17 ultimately, I wanted to make it clear that  
18 we'd just end up in the same place.

19 CHAIRPERSON MILLER: Okay. And  
20 just to close that loop, what happens  
21 ultimately in your view is in accordance with  
22 the court order we would effectuate -- we

1 would move that you get the -- the landlord  
2 gets an involuntary transfer of the license.  
3 It would go into safekeeping and then it would  
4 be the landlord's option to sell it at some  
5 point if that's what --

6 MR. KLINE: Correct.

7 CHAIRPERSON MILLER: -- he or she  
8 chose to do? Okay. Mr. Amine, did you want  
9 to say something?

10 MR. JOBRI: Yes, Your Honor. How  
11 can the landlord can take the license and I  
12 pay for it? I pay for the license we  
13 transferred from the previous license owner to  
14 me and --

15 CHAIRPERSON MILLER: And who did  
16 you pay?

17 MR. JOBRI: The license holder.

18 CHAIRPERSON MILLER: You paid the  
19 license holder?

20 MR. JOBRI: Correct. Yes, ma'am.  
21 And on my lease it says that the landlord  
22 needs to provide me with the license. That's

1 why there is a few month of rent that it's not  
2 paid, because we did not have a license for  
3 the last three or four month, until May 12th  
4 when ABRA issued the license to us. Because  
5 it was in safekeeping because of the previous  
6 owner. The Licensee had it. He was entitled  
7 to hold it until he gets paid. And that's  
8 what I did. I paid for that license. And the  
9 landlord is getting paid as well, so I don't  
10 see -- there is no judgments, actually. The  
11 judgments was from the court. It was  
12 dismissed.

13 CHAIRPERSON MILLER: No, we have a  
14 copy of the court order. I don't know if you  
15 have that.

16 MR. JOBRI: What date, ma'am?

17 CHAIRPERSON MILLER: May 29th,  
18 2012.

19 MR. JOBRI: May 29th. Yes, ma'am,  
20 that order was dismissed on April 12th.

21 CHAIRPERSON MILLER: I don't have  
22 any copy of --

1 MR. JOBRI: Yes, ma'am, I have  
2 that. I will provide it to the Board on the  
3 next hearing. Yes, that's the one that was  
4 dismissed.

5 MR. KLINE: When was it dismissed?

6 MR. JOBRI: We had a hearing after  
7 this and the judge dismiss it because I didn't  
8 have my attorney with me. So the judge took  
9 this one up.

10 CHAIRPERSON MILLER: Do you have  
11 that?

12 MR. JOBRI: I don't have it on me.  
13 I can call -- I can have it today here.

14 MR. KLINE: For clarification, I  
15 believe that was being referred to as a  
16 hearing that occurred in connection with the  
17 lawsuit filed by the landlord against MAD,  
18 LLC. That lawsuit continues. This order was  
19 entered in the case against Bouzid, Inc.  
20 Bouzid, Inc. is the legal holder of the  
21 license, so I don't know how an order in the  
22 subsequent case could have vacated this order.

1                   CHAIRPERSON MILLER: Yes, I do  
2 understand. I don't think it could have  
3 either. And I know there are different things  
4 going on, so it may be confusing, but  
5 basically Mr. Bouzid didn't have the authority  
6 to give you the liquor license or transfer the  
7 liquor license. Only the ABRA and this Board  
8 can authorize a transfer. And that didn't  
9 happen in this case. So you may have thought  
10 that you were --

11                   MR. JOBRI: Well, actually it  
12 was --

13                   CHAIRPERSON MILLER: -- operating  
14 legally, but it didn't transfer to your name  
15 in our records.

16                   MR. JOBRI: Because it was the  
17 9th. The transfer was the 9th couple month  
18 ago because Mr. Bouzid didn't authorize that.  
19 This is what ABRA --

20                   CHAIRPERSON MILLER: But what I'm  
21 trying to tell you, he can't authorize it.  
22 ABRA has to authorize it to you.

1 MR. JOBRI: Of course. Yes,  
2 ma'am.

3 CHAIRPERSON MILLER: And if there  
4 was any authorization to anyone, it sounds  
5 like it was to Mr. Bouzid and not to you.

6 MR. JOBRI: Correct.

7 CHAIRPERSON MILLER: So you would  
8 have to have been -- the license has to be  
9 authorized by the Board or ABRA, and it  
10 wasn't.

11 MR. JOBRI: Of course.

12 CHAIRPERSON MILLER: So you didn't  
13 have a legal transfer, unfortunately for you.

14 MR. JOBRI: The transfer was  
15 placed twice. So I don't know what was the  
16 reason for the first time to be denied. It  
17 was denied by the Board the first time because  
18 the Board didn't have the proper documents for  
19 that. Because there was a stop on the  
20 transfer. That's why it was denied.

21 CHAIRPERSON MILLER: We don't have  
22 anything in our records showing that the

1 license was transferred to you.

2 MR. JOBRI: It's still not  
3 transferred yet, but it was submitted to be  
4 transferred and the Board deny it back on  
5 January because of a letter that it was sent  
6 from the previous -- from Bouzid, Inc. But  
7 Bouzid, Inc. did withdraw that letter and send  
8 the letter to ABRA to transfer the liquor  
9 license to me.

10 CHAIRPERSON MILLER: They may very  
11 well have done that. They may very well have  
12 sent a letter to ABRA and the Board, but as  
13 far as our records show; and I certainly know,  
14 the Board did not approve that transfer to  
15 you.

16 MR. JOBRI: Correct.

17 CHAIRPERSON MILLER: Okay. So  
18 that's what has to happen pursuant to our  
19 regulations. So therefore, unfortunately for  
20 you, you don't have an authorized license. So  
21 you cannot sell alcohol at this point or until  
22 you get legal authorization from this Board.

1 MR. JOBRI: But the license is on  
2 transfer, extended to be transferred. That's  
3 why we're here today, to transfer the license.

4 CHAIRPERSON MILLER: Well, there's  
5 a question about who gets the license, and  
6 based on our records; and we'll decide this  
7 shortly, I would recommend that the Board has  
8 ordered that it be transferred to the landlord  
9 at this point. Now the landlord can at a  
10 later point, you know, transfer to you with  
11 the Board's authorization, but that's not  
12 where we are at this point. We're only going  
13 to be transferring it to the landlord and then  
14 putting it in safekeeping until the landlord  
15 decides --

16 MR. JOBRI: Well, before we do  
17 that, I need to ask the Board to allow me to  
18 get an attorney for this.

19 CHAIRPERSON MILLER: You can get  
20 an attorney, but you have no right to sell  
21 alcohol pending your getting an attorney.

22 MR. JOBRI: Why not?

1 CHAIRPERSON MILLER: You don't  
2 have a license to sell -- you don't have a  
3 legal license to sell alcohol.

4 MR. JOBRI: So why did ABRA give  
5 us the license couple weeks ago?

6 MEMBER ALBERTI: ABRA didn't.

7 CHAIRPERSON MILLER: Well, I don't  
8 have that. Do you have a piece of paper  
9 showing us that?

10 MR. JOBRI: They gave us --

11 MEMBER ALBERTI: Mr. Jobri --

12 MR. JOBRI: Yes? Yes, sir?

13 MEMBER ALBERTI: -- ABRA didn't  
14 give you a license. Mr. Bouzid gave you the  
15 license.

16 MR. JOBRI: He got it from ABRA.  
17 I came with him.

18 MEMBER ALBERTI: Right. This  
19 Agency gave the license to Mr. Bouzid.

20 MR. JOBRI: Right.

21 MEMBER ALBERTI: We did not give  
22 it to you.

1 MR. JOBRI: Yes, sir.

2 MEMBER ALBERTI: We had no  
3 knowledge that he gave it to you.

4 MR. JOBRI: Okay.

5 MEMBER ALBERTI: He was not  
6 authorized to give it to you. So as far as we  
7 know, the license is still owned by Mr.  
8 Bouzid.

9 MR. JOBRI: Correct.

10 MEMBER ALBERTI: And the decision  
11 for this Board pending is to give that license  
12 to Mr. Moshovitis.

13 MR. JOBRI: Even if I pay --

14 MEMBER ALBERTI: Do you  
15 understand?

16 MR. JOBRI: No, sir. Even if I  
17 pay for it, we give it to Mr. Moshovitis?

18 MEMBER ALBERTI: Yes.

19 MR. JOBRI: Okay.

20 MEMBER ALBERTI: Yes.

21 MR. JOBRI: So what would --

22 MEMBER ALBERTI: Your transactions

1 with Mr. Bouzid are not under the purview of  
2 this Board.

3 MR. JOBRI: Okay.

4 MEMBER ALBERTI: And I will tell  
5 you that someone will be there later today to  
6 collect the license from you.

7 MR. JOBRI: Sure. No problem.

8 CHAIRPERSON MILLER: Are there  
9 other questions? Yes, Mr. Silverstein?

10 MEMBER SILVERSTEIN: I just want  
11 you to understand why you're required to do  
12 this. Anyone who applies for a license must  
13 be vetted, must be examined for a criminal  
14 record, good moral character, temperate  
15 habits, all of these things. The Board cannot  
16 give anyone a license, no one can give you a  
17 license until you have gone through this  
18 procedure.

19 MR. JOBRI: I did --

20 MEMBER SILVERSTEIN: So someone --

21 MR. JOBRI: I did all the  
22 documents. I have my file here.

1                   MEMBER SILVERSTEIN: The Board  
2 cannot approve -- the Board must approve you,  
3 and we have not approved you.

4                   MR. JOBRI: Okay.

5                   MEMBER SILVERSTEIN: And until we  
6 do, under no circumstances can you operate  
7 with a license. It's not your license because  
8 it hasn't been approved by us.

9                   MR. JOBRI: Sure, but I'm  
10 operating with that license under the previous  
11 owner with my manager's license as well. So  
12 I have that as well. But, Your Honor --

13                   MEMBER SILVERSTEIN: Well, that's  
14 fine, but that's not legal.

15                   MR. JOBRI: Okay.

16                   MEMBER SILVERSTEIN: That's  
17 like --

18                   MR. JOBRI: I didn't know that.

19                   MEMBER SILVERSTEIN: That's like  
20 you giving your driver's license to your 12-  
21 year-old son and saying you have my license to  
22 drive a car. You know, it has to be given to

1 you by us. We have to approve it, and that's  
2 not happened. So that's the legal situation.

3 MR. JOBRI: Thank you.

4 MEMBER SILVERSTEIN: Thank you,  
5 Madam Chair.

6 CHAIRPERSON MILLER: Okay. Any  
7 other comments from Board members? Questions?

8 (No audible response.)

9 CHAIRPERSON MILLER: Anything else  
10 from you, Mr. Kline?

11 MR. KLINE: No, thank you.

12 CHAIRPERSON MILLER: Mr. Amine,  
13 it's an unfortunate situation for you and, you  
14 know, you may have gotten into a bad situation  
15 with Mr. Bouzid, but as Mr. Silverstein was  
16 saying, we have to follow the regulations, and  
17 they're there for a purpose. And if you have  
18 submitted documentation and already started an  
19 application, then you know, you may be ahead  
20 of the game somewhat. But until you  
21 personally are approved for this --

22 MR. JOBRI: Can I ask you why my

1 applications is not with the Board? It's been  
2 six months since we've been trying to transfer  
3 this license and it's been delayed every time  
4 I come here. And you got pretty much -- the  
5 Board doesn't have any of my files here  
6 because -- we've done everything that we're  
7 supposed to. We have the Transfer Consent  
8 Form from the landlord. We have the transfer  
9 from the previous -- from the Licensee. We  
10 have every document that the Board asked for.  
11 And it's been since November, ma'am, of last  
12 year we're working on this transfer and it's  
13 not being done.

14 I spent about million dollar that  
15 I put to that business. I'm going to lose all  
16 of it if you take my license away today. I  
17 have employees that I pay. I have a lot of  
18 people that needs to get paid. And I did not  
19 sell alcohol for the last three months. I  
20 suffered. I borrowed money to keep my doors  
21 open and now somebody's going to come and take  
22 my license away again? I mean, it took me

1 three months without a license until the Board  
2 approve it to be pulled from safekeeping and  
3 now we're going to be in the street. I have  
4 kids and all my employees have kids. So are  
5 we going to feed our kids if we take the  
6 license away?

7 That's it. I'm done. The  
8 business is closed. I cannot open it again  
9 without the license. I did that for three  
10 months and I borrowed lot of money to keep it  
11 open. And today I'm here to put the license  
12 on my name and somebody's going to tell me  
13 we're going to take out the license? So there  
14 is people that have to pay rent and I have to  
15 pay rent myself. And I'm paying the landlord  
16 and I'm paying the license. I paid for the  
17 license as well. All my savings, all my  
18 money, and I borrowed money on top of that to  
19 pay the landlord and to pay for the license.  
20 I paid \$300,000, Your Honor, for that license.

21 CHAIRPERSON MILLER: Mr. Kline, do  
22 you have any knowledge about the Transfer

1 Consent Form that he's talking about?

2 MR. JOBRI: Yes, ma'am, I --

3 CHAIRPERSON MILLER: Wait, wait.

4 MR. KLINE: My understanding is --  
5 and it is second-hand, but my understanding is  
6 that there may have at one time been a  
7 Transfer Consent Form, but Mr. Bouzid came in  
8 and revoked the Transfer Consent Form or  
9 indicated that he hadn't signed it. I don't  
10 know exactly what happened, but that's the  
11 shell game that's been played, is Mr. Bouzid  
12 has said at one time that no, no, no, I don't  
13 authorize the transfer. And it was only  
14 recently that he may have; and I haven't seen  
15 those documents, said that he does authorize  
16 the transfer.

17 The fact of the matter is this has  
18 gone on for months and it hasn't been  
19 resolved. And it is unfortunate in terms of  
20 many times I've been before you with  
21 businesses in similar circumstances, but in  
22 the business deal the I's have to be dotted,

1 the T's have to be crossed and your processes  
2 need to be followed. And I think it's pretty  
3 clear that that didn't happen here.

4 MR. JOBRI: Ma'am?

5 CHAIRPERSON MILLER: Wait a  
6 second. And again, in your view of what will  
7 happen upon the transfer of the license back  
8 to the landlord, that it would go into  
9 safekeeping, is it likely at all that it will  
10 go to Mr. Amine or not because he's in  
11 arrears?

12 MR. KLINE: If Mr. Amine redeems  
13 under the lease and pays all the back rent,  
14 then I don't see any reason in the world why  
15 the landlord under those circumstances --

16 CHAIRPERSON MILLER: Okay.

17 MR. KLINE: -- would not allow a  
18 transfer of the license to MAD, LLC.

19 CHAIRPERSON MILLER: Okay.

20 MR. KLINE: It's just that with no  
21 payment of rent and with little security the  
22 landlord is attempting to protect itself being

1 now almost a quarter of a million in arrears.

2 CHAIRPERSON MILLER: How much in  
3 arrears?

4 MR. KLINE: Between the two  
5 tenants almost --

6 CHAIRPERSON MILLER: Oh.

7 MR. KLINE: -- \$250,000.

8 CHAIRPERSON MILLER: And with this  
9 tenant?

10 MR. KLINE: Seventy-four thousand  
11 dollars.

12 CHAIRPERSON MILLER: All right.  
13 Did you want to say something?

14 MR. JOBRI: Yes, ma'am. On the  
15 lease, if you have the lease, also I request  
16 the Board to ask for a copy of my file from  
17 ABRA, because you will have all these Transfer  
18 Consent Forms signed by Bouzid, by Mr.  
19 Moshovitis, by everybody to have that license  
20 transferred to me. So I ask the Board to get  
21 a copy of my file that we have here so you can  
22 at least have an idea what's going on with

1 this case.

2 And also on the lease; also there  
3 is a copy of the lease there as well that I  
4 signed, it says that the landlord has to  
5 provide me with the liquor license. I don't  
6 have to pay for it. It's supposed to be with  
7 the lease.

8 CHAIRPERSON MILLER: Okay.

9 MR. JOBRI: I get the lease. Two  
10 month later no liquor license. So here we  
11 have the landlord in default and we're on  
12 court with him for that.

13 CHAIRPERSON MILLER: Okay.

14 MR. JOBRI: So I did everything we  
15 can think of, ma'am --

16 CHAIRPERSON MILLER: Okay.

17 MR. JOBRI: -- to get that license  
18 on my name and I spend every penny that I have  
19 in that building to operate legal wise,  
20 because I've done everything that ABRA asked  
21 me for. I've done everything that the city  
22 asked me for. And I'm here now with nothing.

1                   CHAIRPERSON MILLER: Right. Okay.  
2                   I see you're in a tough situation, but I think  
3                   what Mr. Kline was saying was that we're all  
4                   subject to the laws and the regs and the  
5                   contracts.

6                   MR. JOBRI: Of course, ma'am. I  
7                   know everything has to stay the way it is  
8                   until it gets resolved, because I have a right  
9                   for that license because I paid for it and I'm  
10                  paying the landlord as well. So I don't think  
11                  there is anything else needs to be done. I  
12                  mean, it can be pending.

13                  CHAIRPERSON MILLER: Well, let me  
14                  just say this.

15                  MR. JOBRI: Yes, ma'am?

16                  CHAIRPERSON MILLER: Unless  
17                  somebody tells me authority otherwise, I don't  
18                  believe that you can operate because you do  
19                  not have a legal --

20                  MR. JOBRI: We've been, ma'am, and  
21                  we have investigator come in in there. Didn't  
22                  say anything. They gave it to us. They came

1 and suspended for a month and then they give  
2 it to us back.

3 CHAIRPERSON MILLER: Who's that?

4 MR. JOBRI: Oh, ABRA  
5 investigators.

6 CHAIRPERSON MILLER: Well, they  
7 may not have known that --

8 MR. JOBRI: No, ma'am, they do,  
9 because they came and they put stickers and  
10 then they came in and authorize us to do that.  
11 And also the Licensee's in his way, too, just  
12 in case if there is anymore -- any questions  
13 for him.

14 CHAIRPERSON MILLER: Okay. All  
15 right. I'm sorry. No, what I understand is  
16 that that may have been given back to Mr.  
17 Bouzid.

18 MR. JOBRI: Correct.

19 CHAIRPERSON MILLER: But you can't  
20 just step in issues. That was Mr. Bouzid and  
21 Mr. Bouzid is not entitled to -- with the  
22 license now at this point, and you just

1 aren't. So you're going to have to apply or  
2 whatever, work it out with the landlord what  
3 kind of arrangement to make, because based on  
4 the facts, the court order, I'm going to be  
5 moving that the liquor license be transferred  
6 back to the landlord in this case.

7 MR. JOBRI: We need some time  
8 before we do that, Your Honor, because I need  
9 to show you my documents.

10 CHAIRPERSON MILLER: No, it's not  
11 yours. It never was yours. That's the point.  
12 It was Mr. Bouzid's, but it was never yours.  
13 So you have been operating illegally,  
14 basically, but people didn't know. But we  
15 can't allow that to continue now that we do  
16 know.

17 MR. JOBRI: Okay. Yes, I  
18 understand, ma'am. If you buy any business,  
19 you do operate under the previous owner's  
20 license until you get yours transferred. Yes  
21 or no? So how come all these businesses that  
22 I see they're open and it's still under the

1 previous owner because the transfer takes at  
2 least 45 days and everybody's open and  
3 operating on that?

4 This is the license holder, Your  
5 Honor, just cases you have any questions of  
6 him.

7 CHAIRPERSON MILLER: Okay.

8 MR. JOBRI: This is Mr. Bouzid,  
9 the license holder.

10 CHAIRPERSON MILLER: Yes.

11 MR. JOBRI: Yes.

12 MR. BOUZID: Hello.

13 CHAIRPERSON MILLER: Hi. I don't  
14 know if there's anything more to add to  
15 this --

16 MR. JOBRI: Yes, ma'am, but just  
17 want to clear the question that you said we  
18 cannot -- we're not authorized to use it.

19 CHAIRPERSON MILLER: You're not  
20 authorized to sell alcohol.

21 MR. JOBRI: Okay. But Mr. Bouzid  
22 owns the license and he authorized us to use

1 it because of the transfer is pending.

2 CHAIRPERSON MILLER: Whatever  
3 today we will be transferring the liquor  
4 license to the landlord, so he will have no  
5 authority to -- he didn't have authority  
6 anyway, really. You had to have gotten it  
7 approved by ABRA anyway and the Board. It was  
8 always his license. It was never yours.

9 MR. JOBRI: Yes, that's -- that's  
10 why we did his -- it's his license, yes.

11 CHAIRPERSON MILLER: It's his  
12 license, not yours.

13 MR. JOBRI: So it's not the  
14 landlord's either.

15 CHAIRPERSON MILLER: No, but today  
16 it will -- it will be shortly.

17 MR. BOUZID: But the landlord  
18 authorized the new tenant --

19 CHAIRPERSON MILLER: Do you want  
20 to come to the table --

21 MR. BOUZID: Yes, ma'am.

22 CHAIRPERSON MILLER: -- and

1 identify yourself for the record?

2 MR. BOUZID: Yes, I'm Jamal Bouzid  
3 for the record. Yes, the landlord authorized  
4 the new tenant, which is Amine Jobri, and MAD,  
5 LLC, and he signed the new lease with them.  
6 And he signed kind of document to be okay to  
7 transfer liquor license to the new entity,  
8 which is MAD, LLC. And we did the small,  
9 which is -- I don't know if you can see the  
10 document in there. He signed -- matter of  
11 fact, he's the father, not him. Jimmy  
12 Moshovitis was to be here.

13 CHAIRPERSON MILLER: We know that,  
14 sir.

15 MR. BOUZID: Huh? Yes.

16 CHAIRPERSON MILLER: We know that.

17 MR. BOUZID: Yes. And he did. He  
18 signed the transfer to the MAD, LLC and then  
19 they operate under my name until the transfer  
20 -- you know, transfer new to the new entity.

21 CHAIRPERSON MILLER: Okay. Yes,  
22 we understand that, that it's been operating

1 under your name and you had the liquor  
2 license. But there --

3 MR. BOUZID: Yes, but --

4 CHAIRPERSON MILLER: -- was a  
5 court order now that --

6 MR. BOUZID: -- I called into the  
7 landlord. He agree with -- the father, you  
8 know, he agree with everything, with all the  
9 terms and he signed the new lease with him and  
10 he signed the okay transfer the liquor  
11 license. How come they came back again and  
12 they said, no, we -- you know?

13 CHAIRPERSON MILLER: Yes, exactly.  
14 I think you may have -- sounds like you have  
15 some cases in the landlord/tenant and you may  
16 have to go there if you don't resolve --

17 MR. BOUZID: Why? They've been  
18 paying them. I mean, as far as they know --

19 MR. JOBRI: We're paying the  
20 father. Maybe -- actually the landlord. My  
21 landlord is not here. He's the one who's  
22 getting paid and he's the one who's

1 authorizing me to transfer the license. So  
2 basically I think there is some mis-  
3 communication right here.

4 CHAIRPERSON MILLER: Okay. You  
5 know what, there may be and you all --

6 MR. JOBRI: Exactly, because I --

7 CHAIRPERSON MILLER: -- need to  
8 figure out. But our role is very limited.  
9 Our role at this point -- and I think I'm  
10 going to pretty much bring this to a close  
11 unless there's something --

12 MR. JOBRI: Well, actually we  
13 asked --

14 CHAIRPERSON MILLER: Our role is  
15 very limited. Our role is --

16 MR. JOBRI: I understand, ma'am,  
17 but I ask the Board to give us some time to  
18 give us some time to bring the landlord here,  
19 because we don't have the landlord here.

20 CHAIRPERSON MILLER: Doesn't  
21 matter. We don't have authority to give you  
22 time to operate without a liquor license. We

1 don't have one.

2 MR. JOBRI: You know where we're  
3 going to -- you know what's going to happen if  
4 we don't have the license, ma'am?

5 CHAIRPERSON MILLER: I'm very  
6 sorry about that and I hope that you all can  
7 work it out, because I know you have some  
8 papers in here already or whatever and you  
9 could, you know, get this going as quickly as  
10 possible if you all work it out. But that's  
11 beyond our authority. Our authority is,  
12 number one, there's a court order that's very  
13 clear that says that the license goes back to  
14 the landlord, Mr. Moshovitis. And then that  
15 means you do not have one, a license, and you  
16 cannot sell liquor without a license.

17 And I wish the best as far as, you  
18 know, expediting and trying to work things out  
19 so that you can. I know you have a family and  
20 all that. It's just that we don't have  
21 authority to waive a liquor license for  
22 someone. So I'm sorry.

1           Okay. I think at this point then  
2           it's time for the Board to take any action  
3           that it needs to take. I would then move that  
4           we approve --

5           MR. BOUZID: If we --

6           CHAIRPERSON MILLER: -- an  
7           involuntary transfer of the liquor license in  
8           this case pursuant to District of Columbia  
9           Superior Court Order in the case of James  
10          Moshovitis vs. Bouzid, Inc. in which the court  
11          ordered that plaintiff's motion is hereby  
12          granted and the Alcohol Beverage Regulation  
13          Administration liquor license No. 060695 shall  
14          be transferred to plaintiff. Plaintiff in  
15          this case is James -- I'm sorry if I'm  
16          mispronouncing it, but Moshovitis. So that's  
17          number one on my motion.

18                 And that this liquor license, I  
19                 understand, will be put into safekeeping.

20                 And third that MAD may not sell  
21                 alcohol forthwith and that enforcement will be  
22                 by to pick up the license.

1 Do I have a second?

2 MEMBER NOPHLIN: Second.

3 CHAIRPERSON MILLER: Any comments?

4 (No audible response.)

5 CHAIRPERSON MILLER: Okay.

6 There's a motion before us. All those in  
7 favor, say aye?

8 (Chorus of ayes.)

9 CHAIRPERSON MILLER: All those  
10 opposed?

11 (No audible response.)

12 CHAIRPERSON MILLER: All those  
13 abstaining?

14 (No audible response.)

15 CHAIRPERSON MILLER: The motion  
16 passes 5-0-0.

17 So that concludes this case. If  
18 you have some questions about the process, of  
19 how to proceed, Mr. Amine, you know with  
20 getting your license going, feel free to talk  
21 to our staff.

22 Okay. Thank you very much. And I

1 think that concludes our hearing for today.

2 MR. KLINE: Thank you. Have a  
3 good day.

4 CHAIRPERSON MILLER: Okay. Bye.

5 It's the 27th and the what? Don't  
6 I have to do the closing?

7 MEMBER ALBERTI: And the 22nd.

8 CHAIRPERSON MILLER: The 22nd?  
9 Right? Closing?

10 MEMBER ALBERTI: Yes.

11 CHAIRPERSON MILLER: Okay. I  
12 guess I have a quorum here.

13 As Chairperson of the Alcoholic  
14 Beverage Control Board for the District of  
15 Columbia and in accordance with Section 405 of  
16 the Open Meetings Amendment Act of 2010, I  
17 move that the ABC Board hold a closed meeting  
18 on June 27th, 2012 for the purpose of seeking  
19 legal advice from our counsel on the matters  
20 identified on the Board's agenda for June  
21 27th, 2012 as published in the D.C. Register  
22 on July 22nd, 2012. Is there a second?

1 MEMBER NOPHLIN: Second.

2 CHAIRPERSON MILLER: I'll take a  
3 roll call vote on the motion before us now  
4 that it's been seconded. Mr. Nophlin?

5 MEMBER NOPHLIN: I agree.

6 CHAIRPERSON MILLER: Mr. Brooks?

7 MEMBER BROOKS: I agree.

8 CHAIRPERSON MILLER: And Ms.

9 Miller agrees. 3-0.

10 As it appears that the motion has  
11 passed, I hereby give notice that the ABC  
12 Board will hold this aforementioned closed  
13 meeting. Pursuant to the Open Meetings  
14 Amendment Act of 2010, notice will also be  
15 posted on the ABC Board hearing room bulletin  
16 board, listed on the electronic calendar on  
17 ABRA's Web site and published in the D.C.  
18 Register in as timely a manner as practicable.

19 As Chairperson of the Alcoholic  
20 Beverage Control Board for the District of  
21 Columbia and in accordance with Section 405 of  
22 the Open Meetings Amendment Act of 2010, I

1 move that the ABC Board hold a closed meeting  
2 on June 27th, 2012 for the purpose of  
3 discussing and hearing reports concerning  
4 ongoing or planned investigations of alleged  
5 criminal or civil misconduct or violations of  
6 law or regulations and seeking legal advice  
7 from our counsel on the Board's investigative  
8 agenda for June 27th, 2012 as published in the  
9 D.C. Register on June 22nd, 2012. Is there a  
10 second?

11 MEMBER NOPHLIN: Second.

12 CHAIRPERSON MILLER: I'll call a  
13 roll call vote on the motion before us now  
14 that it has been seconded. Mr. Nophlin?

15 MEMBER NOPHLIN: I agree.

16 CHAIRPERSON MILLER: Mr. Brooks?

17 MEMBER BROOKS: I agree.

18 CHAIRPERSON MILLER: Mr. Alberti?

19 MEMBER ALBERTI: I agree.

20 CHAIRPERSON MILLER: Ms. Miller

21 agrees.

22 CHAIRPERSON MILLER: As it appears

1 that this motion has passed by a vote of 4-0-  
2 0, I hereby give notice that the ABC Board  
3 will hold this aforementioned closed meeting.  
4 Pursuant to the Open Meetings Amendment Act of  
5 2010, notice will also be posted on the ABC  
6 Board hearing room bulletin board, placed on  
7 the electronic calendar on ABRA's Web site and  
8 published in the D.C. Register in as timely a  
9 manner as practicable.

10 And that concludes our business  
11 for June 20th, 2012. Thank you.

12 (Whereupon, the hearing was  
13 concluded at 2:14 p.m.)  
14  
15  
16  
17  
18  
19  
20  
21  
22

<b>A</b>				
<b>ABC</b> 13:17 51:17 52:11,15 53:1 54:2,5	30:5,10,14,18,20 30:22 31:4 51:7 51:10 53:18,19	37:11 38:1,3 <b>asked</b> 34:10 39:20 39:22 47:13	51:14 52:20 <b>beyond</b> 48:11 <b>bit</b> 17:12	<b>business</b> 20:7 34:15 35:8 36:22 42:18 54:10
<b>ABC-issued</b> 13:19	<b>alcohol</b> 13:8,11,13 15:22 27:21 28:21	<b>asking</b> 18:11	<b>Bizlapi</b> 2:21	<b>businesses</b> 36:21 42:21
<b>ABRA</b> 16:9,11,16 17:1 23:4 25:7,19 25:22 26:9 27:8 27:12 29:4,6,13 29:16 38:17 39:20 41:4 44:7	29:3 34:19 43:20 49:12,21	<b>assets</b> 6:9 20:1	<b>board</b> 1:2,14 3:13 5:19 9:2 18:11 20:6 21:2,14,15 24:2 25:7 26:9,17 26:18 27:4,12,14 27:22 28:7,17 30:11 31:2,15 32:1,2 33:7 34:1,5 34:10 35:1 38:16 38:20 44:7 47:17 49:2 51:14,17 52:12,15,16,20 53:1 54:2,6,6	<b>buy</b> 42:18 <b>Bye</b> 51:4
<b>ABRA's</b> 52:17 54:7	<b>Alcoholic</b> 1:2,14,14 20:3,5,10 51:13 52:19	<b>attorney</b> 24:8 28:18,20,21	<b>Board's</b> 21:12 28:11 51:20 53:7	<b>C</b>
<b>abstaining</b> 50:13	<b>alleged</b> 53:4	<b>attempting</b> 37:22	<b>borrowed</b> 34:20 35:10,18	<b>C</b> 5:18
<b>accruing</b> 6:7	<b>allow</b> 28:17 37:17 42:15	<b>attorney</b> 24:8 28:18,20,21	<b>Bouard</b> 16:18	<b>calendar</b> 52:16 54:7
<b>Act</b> 51:16 52:14,22 54:4	<b>alternately</b> 17:13	<b>audible</b> 33:8 50:4 50:11,14	<b>Bouid</b> 1:6 2:20 5:15,17,20,22 6:8 6:15 8:1 10:6,10 11:14 16:19,20 17:20 19:19,21 20:15,18 24:19,20 25:5,18 26:5 27:6 27:7 29:14,19 30:8 31:1 33:15 36:7,11 38:18 41:17,20,21 43:8 43:12,21 44:17,21 45:2,2,15,17 46:3 46:6,17 49:5,10	<b>call</b> 24:13 52:3 53:12,13
<b>acted</b> 18:3	<b>Amendment</b> 51:16 52:14,22 54:4	<b>August</b> 6:3 11:14	<b>car</b> 32:22	<b>called</b> 46:6
<b>action</b> 13:5 49:2	<b>Amine</b> 4:5,8 12:13 12:14 22:8 33:12	<b>authority</b> 10:5,16 18:14 25:5 40:17 44:5,5 47:21 48:11,11,21	<b>case</b> 2:19 3:21 4:19 24:19,22 25:9 39:1 41:12 42:6 49:8,9,15 50:17	<b>CALVIN</b> 1:20
<b>add</b> 43:14	<b>amount</b> 6:6	<b>authorization</b> 26:4 27:22 28:11	<b>cases</b> 43:5 46:15	<b>car</b> 32:22
<b>addition</b> 6:4	<b>amounts</b> 21:7	<b>authorize</b> 25:8,18 25:21,22 36:13,15 41:10	<b>certainly</b> 6:20 18:5 27:13	<b>Chair</b> 17:7,8 33:5
<b>address</b> 3:6	<b>ANC</b> 1:10 2:8	<b>authorized</b> 14:19 26:9 27:20 30:6 43:18,20,22 44:18 45:3	<b>Chairperson</b> 1:16 1:18 2:3,16 3:9,14 3:17 4:2,6,10,18 4:22 5:4,7,10 7:22 8:4,7,11,15 9:4,8 9:12,15,18,22 10:21 12:12,15,18 12:21 13:2,6,12 13:18 15:1,12 17:9 18:19 19:4,7 19:14,20 20:13,19 21:19 22:7,15,18 23:13,17,21 24:10 25:1,13,20 26:3,7 26:12,21 27:10,17 28:4,19 29:1,7 31:8 33:6,9,12 35:21 36:3 37:5 37:16,19 38:2,6,8 38:12 39:8,13,16 40:1,13,16 41:3,6 41:14,19 42:10	<b>cases</b> 43:5 46:15
<b>Administration</b> 49:13	<b>Andrew</b> 2:11	<b>authorizing</b> 47:1		
<b>advice</b> 51:19 53:6	<b>answer</b> 3:13 7:20 9:1,3	<b>aware</b> 10:18 21:15		
<b>aforementioned</b> 52:12 54:3	<b>anymore</b> 41:12	<b>aye</b> 50:7		
<b>afternoon</b> 2:4,10	<b>anyway</b> 44:6,7	<b>eyes</b> 50:8		
<b>Agency</b> 14:10,13 29:19	<b>apparently</b> 5:21	<b>A-M-I-N-E</b> 4:17		
<b>agenda</b> 2:4 51:20 53:8	<b>appears</b> 52:10 53:22	<b>B</b>		
<b>ago</b> 14:18 25:18 29:5	<b>application</b> 33:19	<b>back</b> 2:3 5:11 7:4 11:8 12:3 14:16 27:4 37:7,13 41:2 41:16 42:6 46:11 48:13		
<b>agree</b> 46:7,8 52:5,7 53:15,17,19	<b>applications</b> 34:1	<b>background</b> 7:19		
<b>agreement</b> 6:9,14 11:3,6,13	<b>applies</b> 31:12	<b>bad</b> 33:14		
<b>agrees</b> 20:8 52:9 53:21	<b>apply</b> 14:9,9,13 42:1	<b>based</b> 28:6 42:3		
<b>ahead</b> 33:19	<b>appreciate</b> 12:7	<b>basically</b> 25:5 42:14 47:2		
<b>Alberti</b> 1:18 4:11 4:15 8:19 10:19 10:22 11:2,5,9,17 11:21 12:5,9 14:3 14:6,8,12,20 15:4 15:7,10 29:6,11 29:13,18,21 30:2	<b>approve</b> 27:14 32:2 32:2 33:1 35:2 49:4	<b>behalf</b> 2:11		
	<b>approved</b> 5:19 18:13 32:3,8 33:21 44:7	<b>believe</b> 7:8 24:15 40:18		
	<b>April</b> 23:20	<b>best</b> 48:17		
	<b>arrangement</b> 42:3	<b>Beverage</b> 1:2,14,14 20:4,5,10 49:12		
	<b>arrears</b> 12:16 13:3			

43:7,10,13,19 44:2,11,15,19,22 45:13,16,21 46:4 46:13 47:4,7,14 47:20 48:5 49:6 50:3,5,9,12,15 51:4,8,11,13 52:2 52:6,8,19 53:12 53:16,18,20,22 <b>character</b> 31:14 <b>Chorus</b> 50:8 <b>chose</b> 22:8 <b>circumstances</b> 32:6 36:21 37:15 <b>city</b> 39:21 <b>civil</b> 53:5 <b>clarification</b> 24:14 <b>class</b> 5:18 <b>clear</b> 15:15 18:21 21:17 37:3 43:17 48:13 <b>close</b> 21:20 47:10 <b>closed</b> 35:8 51:17 52:12 53:1 54:3 <b>closing</b> 51:6,9 <b>Code</b> 18:8 <b>collect</b> 31:6 <b>Columbia</b> 1:1 18:18 49:8 51:15 52:21 <b>come</b> 3:19 4:3 7:12 12:3 17:13 34:4 34:21 40:21 42:21 44:20 46:11 <b>coming</b> 21:7 <b>comments</b> 33:7 50:3 <b>Commercial</b> 18:8 <b>communication</b> 47:3 <b>concerning</b> 53:3 <b>concluded</b> 54:13 <b>concludes</b> 50:17 51:1 54:10 <b>confused</b> 21:2 <b>confusing</b> 25:4 <b>connection</b> 24:16	<b>Consent</b> 34:7 36:1 36:7,8 38:18 <b>contemplated</b> 8:17 <b>continue</b> 21:10 42:15 <b>continues</b> 24:18 <b>contracts</b> 40:5 <b>control</b> 1:2,14,14 10:7 20:4,6,10 51:14 52:20 <b>cooperate</b> 6:21 20:16 <b>copy</b> 23:14,22 38:16,21 39:3 <b>correct</b> 4:12 5:6 11:15,16 12:16,17 13:4 15:6 16:19 16:21 17:5 19:12 19:13 22:6,20 26:6 27:16 30:9 41:18 <b>counsel</b> 51:19 53:7 <b>couple</b> 25:17 29:5 <b>course</b> 26:1,11 40:6 <b>court</b> 2:17 6:2 7:7 8:22 11:12 17:19 18:17,22 20:17 21:22 23:11,14 39:12 42:4 46:5 48:12 49:9,10 <b>criminal</b> 31:13 53:5 <b>crossed</b> 37:1 <b>CT</b> 1:9 <b>cure</b> 12:3 <b>current</b> 7:12,13 9:5	<b>default</b> 7:3 39:11 <b>delayed</b> 34:3 <b>denied</b> 26:16,17,20 <b>deny</b> 27:4 <b>different</b> 3:5 18:16 25:3 <b>difficulties</b> 5:21 <b>discussing</b> 53:3 <b>dismiss</b> 24:7 <b>dismissed</b> 23:12,20 24:4,5 <b>District</b> 1:1 18:18 49:8 51:14 52:20 <b>document</b> 34:10 45:6,10 <b>documentation</b> 6:19 20:9 33:18 <b>documents</b> 26:18 31:22 36:15 42:9 <b>doing</b> 9:10 16:3 <b>dollar</b> 34:14 <b>dollars</b> 17:17 38:11 <b>DONALD</b> 1:19 <b>doors</b> 34:20 <b>dotted</b> 36:22 <b>drive</b> 32:22 <b>driver's</b> 32:20 <b>due</b> 21:7 <b>D.C</b> 1:15 51:21 52:17 53:9 54:8	10:4 <b>establishment's</b> 2:6 <b>etcetera</b> 6:20 <b>everybody</b> 38:19 <b>everybody's</b> 43:2 <b>evicted</b> 10:9 12:22 <b>exactly</b> 36:10 46:13 47:6 <b>examined</b> 31:13 <b>Excuse</b> 19:2 <b>execute</b> 6:19 20:8 <b>exercise</b> 10:17 18:7 18:14 <b>exercised</b> 10:6 <b>expediting</b> 48:18 <b>expiration</b> 6:16 20:3,11 <b>extended</b> 28:2	<b>forward</b> 3:19 <b>four</b> 23:3 <b>free</b> 50:20
				<b>G</b>
				<b>game</b> 17:12 21:10 33:20 36:11 <b>getting</b> 23:9 28:21 46:22 50:20 <b>give</b> 3:12 14:1 25:6 29:4,14,21 30:6 30:11,17 31:16,16 41:1 47:17,18,21 52:11 54:2 <b>given</b> 7:16 8:22 32:22 41:16 <b>giving</b> 32:20 <b>go</b> 19:11 22:3 37:8 37:10 46:16 <b>goes</b> 18:22 48:13 <b>going</b> 5:10 9:5 17:18 18:6 19:10 25:4 28:12 34:15 34:21 35:3,5,12 35:13 38:22 42:1 42:4 47:10 48:3,3 48:9 50:20 <b>good</b> 2:10 8:11 12:10 31:14 51:3 <b>gotten</b> 33:14 44:6 <b>granted</b> 12:1 14:20 49:12 <b>granting</b> 2:17 <b>grants</b> 18:1 <b>great</b> 3:10 <b>guess</b> 51:12
				<b>H</b>
				<b>habits</b> 31:15 <b>handed</b> 16:16 <b>happen</b> 18:5 19:10 25:9 27:18 37:3,7 48:3 <b>happened</b> 8:13,18 33:2 36:10 <b>happening</b> 10:15 <b>happens</b> 21:16,20 <b>happy</b> 7:20 9:3
	<b>D</b>			
	<b>date</b> 23:16 <b>dated</b> 5:16 <b>day</b> 51:3 <b>days</b> 43:2 <b>deal</b> 36:22 <b>December</b> 14:16 <b>decide</b> 28:6 <b>decides</b> 28:15 <b>decision</b> 30:10	<b>E</b>		
		<b>effect</b> 10:18 20:9 <b>effectuate</b> 21:22 <b>either</b> 25:3 44:14 <b>electronic</b> 52:16 54:7 <b>employees</b> 34:17 35:4 <b>ended</b> 5:22 20:12 20:14 <b>enforcement</b> 49:21 <b>entered</b> 6:1,6,8,11 24:19 <b>entitled</b> 23:6 41:21 <b>entity</b> 45:7,20 <b>establishment</b> 9:21	<b>F</b>	
			<b>fact</b> 1:8 2:5 36:17 45:11 <b>facts</b> 42:4 <b>fairness</b> 8:16 <b>family</b> 48:19 <b>far</b> 9:5 27:13 30:6 46:18 48:17 <b>father</b> 45:11 46:7 46:20 <b>favor</b> 50:7 <b>February</b> 5:16 <b>feed</b> 35:5 <b>feel</b> 50:20 <b>figure</b> 47:8 <b>file</b> 31:22 38:16,21 <b>filed</b> 24:17 <b>files</b> 2:17 7:9 34:5 <b>find</b> 7:2 <b>finding</b> 1:8 2:5 <b>fine</b> 32:14 <b>first</b> 14:15 19:8,17 19:18 26:16,17 <b>follow</b> 19:8 33:16 <b>followed</b> 37:2 <b>Form</b> 34:8 36:1,7,8 <b>Forms</b> 38:18 <b>forthwith</b> 49:21	

**Harry** 2:13  
**hearing** 1:8,15 2:4  
 2:5 24:3,6,16 51:1  
 52:15 53:3 54:6  
 54:12  
**Hello** 43:12  
**Hi** 43:13  
**hold** 23:7 51:17  
 52:12 53:1 54:3  
**holder** 5:17 16:15  
 22:17,19 24:20  
 43:4,9  
**Honor** 9:17 11:7  
 15:19 16:10 22:10  
 32:12 35:20 42:8  
 43:5  
**hope** 48:6  
**Huh** 45:15

---

**I**

---

**idea** 38:22  
**identified** 51:20  
**identify** 3:20 4:4  
 45:1  
**illegally** 42:13  
**immediately** 18:6  
**include** 20:3  
**includes** 21:4  
**including** 18:17  
**indebted** 17:16  
**indicated** 36:9  
**interest** 6:7,7 17:22  
 18:2 21:6  
**investigations** 53:4  
**investigative** 53:7  
**investigator** 40:21  
**investigators** 41:5  
**involuntary** 1:10  
 2:9,22 3:5 22:2  
 49:7  
**involves** 2:9  
**issue** 20:20  
**issued** 5:18 13:16  
 16:9 21:5 23:4  
**issues** 14:16 18:4  
 41:20  
**I's** 36:22

---

**J**

---

**Jamal** 45:2  
**James** 2:19 3:2  
 49:9,15  
**January** 27:5  
**Jimmy** 2:12,14  
 45:11  
**Jobri** 3:22 4:5,5,8,8  
 4:14,17,20 5:2,6,9  
 9:7,11,14,17,21  
 10:22 11:1,4,7  
 12:14 13:10,15,20  
 14:5,6,7,11,15,22  
 15:2,6,9,15,16,19  
 16:1,4,7,10,14,19  
 16:21 17:2,5 19:2  
 19:6 22:10,17,20  
 23:16,19 24:1,6  
 24:12 25:11,16  
 26:1,6,11,14 27:2  
 27:16 28:1,16,22  
 29:4,10,11,12,16  
 29:20 30:1,4,9,13  
 30:16,19,21 31:3  
 31:7,19,21 32:4,9  
 32:15,18 33:3,22  
 36:2 37:4 38:14  
 39:9,14,17 40:6  
 40:15,20 41:4,8  
 41:18 42:7,17  
 43:8,11,16,21  
 44:9,13 45:4  
 46:19 47:6,12,16  
 48:2  
**judge** 24:7,8  
**judgment** 6:1,4,5  
 10:10 11:18 12:2  
 20:15  
**judgments** 23:10  
 23:11  
**July** 51:22  
**June** 1:13 51:18,20  
 53:2,8,9 54:11

---

**K**

---

**keep** 34:20 35:10  
**kids** 35:4,4,5

**kind** 42:3 45:6  
**Kline** 2:10,11 3:8,9  
 3:11,15 5:12,13  
 8:3,6,9,14,16,21  
 9:20 10:1,2 11:11  
 11:15,19,22 12:8  
 12:17,20 13:1,4  
 17:8,10 19:8,13  
 19:17,21 20:14,22  
 22:6 24:5,14  
 33:10,11 35:21  
 36:4 37:12,17,20  
 38:4,7,10 40:3  
 51:2  
**know** 9:1 11:5  
 12:11 23:14 24:21  
 25:3 26:15 27:13  
 28:10 30:7 32:18  
 32:22 33:14,19  
 36:10 40:7 42:14  
 42:16 43:14 45:9  
 45:13,16,20 46:8  
 46:12,18 47:5  
 48:2,3,7,9,18,19  
 50:19  
**knowledge** 30:3  
 35:22  
**known** 2:6 41:7  
**Korin** 2:21

---

**L**

---

**landlord** 3:2 5:22  
 6:12,15,18,20 7:3  
 7:7,10,14 12:1  
 17:16,21 18:1,15  
 19:1 20:2,11,17  
 21:5 22:1,11,21  
 23:9 24:17 28:8,9  
 28:13,14 34:8  
 35:15,19 37:8,15  
 37:22 39:4,11  
 40:10 42:2,6 44:4  
 44:17 45:3 46:7  
 46:20,21 47:18,19  
 48:14  
**landlord's** 7:11  
 18:6 22:4 44:14

**landlord/tenant**  
 6:2 7:5 13:5  
 46:15  
**law** 53:6  
**laws** 40:4  
**lawsuit** 24:17,18  
**lease** 5:16 6:11,13  
 6:17 11:3,6,12,20  
 17:22 19:15,18,18  
 19:19,21 20:3,11  
 20:12,20 21:3,8  
 22:21 37:13 38:15  
 38:15 39:2,3,7,9  
 45:5 46:9  
**leaseholder** 4:20  
**leases** 3:6  
**left** 2:13  
**legal** 12:19 24:20  
 26:13 27:22 29:3  
 32:14 33:2 39:19  
 40:19 51:19 53:6  
**legally** 12:16 13:7,8  
 13:10,13 25:14  
**letter** 27:5,7,8,12  
**license** 1:9 2:8,19  
 3:1 4:21 5:2,18  
 6:17,21 7:10,15  
 8:1 9:16,19 10:4,5  
 10:17 13:14,15,16  
 13:19 14:9,10,14  
 15:5 16:5,8,12,13  
 16:15,15,16 17:1  
 17:13,21 18:2,4,9  
 18:13,15,16,22  
 19:10 20:4,10,16  
 20:18,21 21:5,6  
 21:14 22:2,11,12  
 22:13,17,19,22  
 23:2,4,8 24:21  
 25:6,7 26:8 27:1,9  
 27:20 28:1,3,5  
 29:2,3,5,14,15,19  
 30:7,11 31:6,12  
 31:16,17 32:7,7  
 32:10,11,20,21  
 34:3,16,22 35:1,6  
 35:9,11,13,16,17

35:19,20 37:7,18  
 38:19 39:5,10,17  
 40:9 41:22 42:5  
 42:20 43:4,9,22  
 44:4,8,10,12 45:7  
 46:2,11 47:1,22  
 48:4,13,15,16,21  
 49:7,13,18,22  
 50:20  
**licensee** 13:22,22  
 14:17,18 16:14  
 23:6 34:9  
**Licensee's** 41:11  
**limited** 47:8,15  
**liquor** 2:18 3:1  
 9:13 20:21 25:6,7  
 27:8 39:5,10 42:5  
 44:3 45:7 46:1,10  
 47:22 48:16,21  
 49:7,13,18  
**listed** 52:16  
**little** 37:21  
**LLC** 2:22 4:9 5:14  
 6:9,12 7:3 10:13  
 18:4 24:18 37:18  
 45:5,8,18  
**located** 2:7  
**long** 7:18 16:2  
**looking** 21:12  
**looks** 7:20  
**loop** 21:20  
**lose** 34:15  
**lot** 3:3 34:17 35:10  
**Lounge** 1:8 2:7

---

**M**

---

**MAD** 4:9 5:14 6:9  
 6:12 7:3 8:2  
 10:13 18:4 24:17  
 37:18 45:4,8,18  
 49:20  
**Madam** 17:7,8 33:5  
**manager's** 32:11  
**manner** 52:18 54:9  
**Marrakesh** 1:7 2:6  
 3:1  
**matter** 1:5 36:17

45:10 47:21 <b>matters</b> 51:19 <b>ma'am</b> 3:22 5:6 9:7 9:14 19:2 22:20 23:16,19 24:1 26:2 34:11 36:2 37:4 38:14 39:15 40:6,15,20 41:8 42:18 43:16 44:21 47:16 48:4 <b>mean</b> 8:10 10:2,14 17:10,11 34:22 40:12 46:18 <b>means</b> 12:2 48:15 <b>meeting</b> 1:3 51:17 52:13 53:1 54:3 <b>Meetings</b> 51:16 52:13,22 54:4 <b>Member</b> 1:18,19 1:20,22 4:11,15 8:19 10:19,22 11:2,5,9,17,21 12:5,9 14:3,6,8,12 14:20 15:4,7,10 15:14,17,21 16:2 16:6,8,11,17,20 16:22 17:3,6 29:6 29:11,13,18,21 30:2,5,10,14,18 30:20,22 31:4,10 31:20 32:1,5,13 32:16,19 33:4 50:2 51:7,10 52:1 52:5,7 53:11,15 53:17,19 <b>members</b> 33:7 <b>mentioned</b> 21:1 <b>met</b> 1:14 <b>MIKE</b> 1:22 <b>Miller</b> 1:16,18 2:3 2:16 3:9,14,17 4:2 4:6,10,18,22 5:4,7 5:10 7:22 8:4,7,11 8:15 9:4,8,12,15 9:18,22 10:21 12:12,15,18,21 13:2,6,12,18 15:1	15:12 17:9 18:19 19:4,7,14,20 20:13,19 21:19 22:7,15,18 23:13 23:17,21 24:10 25:1,13,20 26:3,7 26:12,21 27:10,17 28:4,19 29:1,7 31:8 33:6,9,12 35:21 36:3 37:5 37:16,19 38:2,6,8 38:12 39:8,13,16 40:1,13,16 41:3,6 41:14,19 42:10 43:7,10,13,19 44:2,11,15,19,22 45:13,16,21 46:4 46:13 47:4,7,14 47:20 48:5 49:6 50:3,5,9,12,15 51:4,8,11 52:2,6,8 52:9 53:12,16,18 53:20,20,22 <b>million</b> 17:17 34:14 38:1 <b>minute</b> 19:5 <b>mis</b> 47:2 <b>misconduct</b> 53:5 <b>mispronouncing</b> 49:16 <b>misspoke</b> 8:9 <b>mixed</b> 5:15 <b>money</b> 6:5 34:20 35:10,18,18 <b>month</b> 14:18 23:1,3 25:17 39:10 41:1 <b>months</b> 7:5 34:2,19 35:1,10 36:18 <b>moral</b> 31:14 <b>Moshovitis</b> 2:12,13 2:19 3:2 11:3,13 30:12,17 38:19 45:12 48:14 49:10 49:16 <b>motion</b> 2:18 49:11 49:17 50:6,15 52:3,10 53:13	54:1 <b>move</b> 22:1 49:3 51:17 53:1 <b>moving</b> 42:5 <hr/> <b>N</b> <hr/> <b>name</b> 4:7,13,16 5:3 25:14 35:12 39:18 45:19 46:1 <b>need</b> 12:11 28:17 37:2 42:7,8 47:7 <b>needs</b> 22:22 34:18 40:11 49:3 <b>never</b> 6:22 8:6,7 10:4 42:11,12 44:8 <b>new</b> 4:21 5:1 6:22 10:12 17:22 44:18 45:4,5,7,20,20 46:9 <b>NICK</b> 1:18 <b>non</b> 12:1 <b>nonredeemable</b> 6:1 6:4 10:9 <b>non-redeemable</b> 20:15 <b>Nophlin</b> 1:20 50:2 52:1,4,5 53:11,14 53:15 <b>notice</b> 52:11,14 54:2,5 <b>November</b> 34:11 <b>number</b> 48:12 49:17 <b>NW</b> 1:8 <b>N.W</b> 1:15 2:7 <hr/> <b>O</b> <hr/> <b>obtain</b> 20:5 <b>occupied</b> 5:14 <b>occupy</b> 10:8 <b>occurred</b> 7:1 24:16 <b>oh</b> 2:20 38:6 41:4 <b>okay</b> 2:3,16 3:14,17 4:2,10 5:7,12 8:7 8:8,11,15 10:1 11:9,10,21 12:9 13:2,6 15:1 16:17	16:20 17:6 18:19 19:6,14 20:19 21:19 22:8 27:17 30:4,19 31:3 32:4 32:15 33:6 37:16 37:19 39:8,13,16 40:1 41:14 42:17 43:7,21 45:6,21 46:10 47:4 49:1 50:5,22 51:4,11 <b>ongoing</b> 53:4 <b>open</b> 34:21 35:8,11 42:22 43:2 51:16 52:13,22 54:4 <b>operate</b> 32:6 39:19 40:18 42:19 45:19 47:22 <b>operating</b> 9:9,9,11 13:7 15:18 25:13 32:10 42:13 43:3 45:22 <b>operation</b> 20:6 <b>opposed</b> 50:10 <b>opposition</b> 7:14 <b>option</b> 22:4 <b>order</b> 2:17 7:8 8:22 11:12 17:19 18:17 20:17 21:22 23:14 23:20 24:18,21,22 42:4 46:5 48:12 49:9 <b>ordered</b> 18:22 28:8 49:11 <b>ordering</b> 7:9 17:20 20:18 <b>original</b> 6:13 <b>Originally</b> 3:15 <b>overview</b> 3:12 <b>owed</b> 18:10 <b>owes</b> 7:3 <b>owned</b> 30:7 <b>owner</b> 2:11 22:13 23:6 32:11 43:1 <b>owner's</b> 42:19 <b>owns</b> 43:22 <hr/> <b>P</b> <hr/>	<b>P</b> 1:8 2:7 3:1 <b>page</b> 19:22 <b>paid</b> 7:4 22:18 23:2 23:7,8,9 34:18 35:16,20 40:9 46:22 <b>Palace</b> 1:7 2:6 <b>Palace's</b> 3:1 <b>paper</b> 4:12 10:3 29:8 <b>papers</b> 48:8 <b>paragraph</b> 19:22 <b>part</b> 11:17 20:1 <b>parties</b> 17:11 <b>Pasha</b> 1:7 2:7 <b>passed</b> 52:11 54:1 <b>passes</b> 50:16 <b>pay</b> 7:13 22:12,12 22:16 30:13,17 34:17 35:14,15,19 35:19 39:6 <b>paying</b> 35:15,16 40:10 46:18,19 <b>payment</b> 21:7 37:21 <b>pays</b> 37:13 <b>pending</b> 7:6 13:5 28:21 30:11 40:12 44:1 <b>penny</b> 39:18 <b>people</b> 34:18 35:14 42:14 <b>percent</b> 6:7 <b>personally</b> 33:21 <b>physical</b> 10:3 <b>pick</b> 49:22 <b>picked</b> 16:12 <b>piece</b> 4:12 10:3 29:8 <b>place</b> 21:9,18 <b>placed</b> 26:15 54:6 <b>plaintiff</b> 49:14,14 <b>plaintiff's</b> 2:18 49:11 <b>planned</b> 53:4 <b>played</b> 36:11 <b>playing</b> 17:12
---	---	---	--	--

<b>point</b> 5:20 7:17 8:18 18:3,10 21:10 22:5 27:21 28:9,10,12 41:22 42:11 47:9 49:1	27:18 49:8 52:13 54:4	21:12	<b>says</b> 19:15,22 22:21 39:4 48:13	11:1,4 14:5,7,11 14:22 15:6,9,16 15:20 16:1,7 17:2 29:12 30:1,16 45:14
<b>pointing</b> 21:3	<b>purview</b> 31:1	<b>remain</b> 20:2	<b>second</b> 3:18 37:6 50:1,2 51:22 52:1 53:10,11	<b>sit</b> 4:3
<b>position</b> 7:11 10:14	<b>put</b> 18:11 34:15 35:11 41:9 49:19	<b>rent</b> 7:4,4,13 21:7 23:1 35:14,15 37:13,21	<b>seconded</b> 52:4 53:14	<b>site</b> 52:17 54:7
<b>possession</b> 6:5 10:10,11,12 12:1	<b>putting</b> 28:14	<b>reports</b> 53:3	<b>second-hand</b> 36:5	<b>situation</b> 3:7 33:2 33:13,14 40:2
<b>possible</b> 48:10	<b>puzzled</b> 7:20	<b>representative</b> 2:14	<b>Section</b> 51:15 52:21	<b>six</b> 34:2
<b>posted</b> 52:15 54:5	<b>puzzling</b> 8:12	<b>request</b> 2:9,21 3:5 38:15	<b>secure</b> 21:6	<b>small</b> 45:8
<b>practicable</b> 52:18 54:9	<b>P-R-O-C-E-E-D-...</b> 2:1	<b>requesting</b> 2:22	<b>security</b> 17:22 18:1 21:6 37:21	<b>somebody</b> 40:17
<b>premises</b> 7:16 10:7 10:8,11	<b>p.m</b> 2:2 54:13	<b>required</b> 6:19 20:8 31:11	<b>see</b> 7:19 23:10 37:14 40:2 42:22 45:9	<b>somebody's</b> 34:21 35:12
<b>prepared</b> 6:20	<b>Q</b>	<b>resolve</b> 46:16	<b>seeking</b> 51:18 53:6	<b>somewhat</b> 33:20
<b>PRESENT</b> 1:17	<b>quarter</b> 17:17 38:1	<b>resolved</b> 36:19 40:8	<b>seen</b> 36:14	<b>son</b> 2:13 32:21
<b>president</b> 4:8	<b>question</b> 9:1 10:20 14:4 15:11,13 28:5 43:17	<b>respect</b> 3:16 17:20	<b>sell</b> 22:4 27:21 28:20 29:2,3 34:19 43:20 48:16 49:20	<b>sorry</b> 3:18 4:16 5:15 9:22 41:15 48:6,22 49:15
<b>presiding</b> 1:16	<b>questions</b> 3:4,12 7:21 9:2 31:9 33:7 41:12 43:5 50:18	<b>response</b> 33:8 50:4 50:11,14	<b>selling</b> 9:13 13:8,10 13:13	<b>sounds</b> 13:8 26:4 46:14
<b>pretty</b> 34:4 37:2 47:10	<b>quick</b> 14:3	<b>restaurant</b> 9:9 13:7 15:18	<b>send</b> 27:7	<b>spell</b> 4:15
<b>previous</b> 13:21 22:13 23:5 27:6 32:10 34:9 42:19 43:1	<b>quickly</b> 48:9	<b>result</b> 6:10 7:6	<b>sent</b> 16:11 27:5,12	<b>spelling</b> 4:13
<b>privileges</b> 18:14	<b>quorum</b> 51:12	<b>retailer</b> 1:9 5:17	<b>September</b> 11:8,9	<b>spend</b> 39:18
<b>problem</b> 31:7	<b>R</b>	<b>revert</b> 6:18	<b>service</b> 10:15	<b>spent</b> 34:14
<b>procedure</b> 31:18	<b>really</b> 44:6	<b>revoked</b> 36:8	<b>servicing</b> 15:22	<b>staff</b> 50:21
<b>proceed</b> 50:19	<b>reason</b> 18:2 26:16 37:14	<b>right</b> 5:8 10:8 12:3 12:9,10,13 19:20 20:13 28:20 29:18 29:20 38:12 40:1 40:8 41:15 47:3 51:9	<b>Seventy-four</b> 38:10	<b>started</b> 33:18
<b>proceeding</b> 7:6	<b>recommend</b> 28:7	<b>rights</b> 10:17 18:7 18:15	<b>shared</b> 19:16	<b>stay</b> 40:7
<b>process</b> 50:18	<b>record</b> 31:14 45:1,3	<b>role</b> 47:8,9,14,15	<b>shell</b> 17:12 21:10 36:11	<b>step</b> 18:7 41:20
<b>processes</b> 37:1	<b>records</b> 8:20,21 25:15 26:22 27:13 28:6	<b>roll</b> 52:3 53:13	<b>show</b> 27:13 42:9	<b>stickers</b> 41:9
<b>proper</b> 26:18	<b>redeemable</b> 12:2	<b>room</b> 1:15 52:15 54:6	<b>showing</b> 26:22 29:9	<b>stop</b> 26:19
<b>property</b> 2:12 5:13 20:1	<b>redeems</b> 37:12	<b>rule</b> 3:10	<b>sign</b> 4:11	<b>street</b> 1:8,15 2:7 3:1 35:3
<b>protect</b> 37:22	<b>Reeves</b> 1:15	<b>Ruthanne</b> 1:15,18	<b>signed</b> 11:3,6 36:9 38:18 39:4 45:5,6 45:10,18 46:9,10	<b>subject</b> 40:4
<b>provide</b> 22:22 24:2 39:5	<b>referenced</b> 6:14 7:9	<b>S</b>	<b>Silverstein</b> 1:22 31:9,10,20 32:1,5 32:13,16,19 33:4 33:15	<b>submitted</b> 27:3 33:18
<b>provision</b> 6:16 17:22 21:4	<b>referred</b> 24:15	<b>safekeeping</b> 13:16 13:21 14:1 19:11 22:3 23:5 28:14 35:2 37:9 49:19	<b>showing</b> 26:22 29:9	<b>subsequent</b> 6:11 24:22
<b>published</b> 51:21 52:17 53:8 54:8	<b>referring</b> 19:19	<b>sale</b> 18:9	<b>signing</b> 4:11	<b>suffered</b> 34:20
<b>pull</b> 13:22	<b>Register</b> 51:21 52:18 53:9 54:8	<b>savings</b> 35:17	<b>signed</b> 11:3,6 36:9 38:18 39:4 45:5,6 45:10,18 46:9,10	<b>suing</b> 5:22
<b>pulled</b> 35:2	<b>regs</b> 40:4	<b>saying</b> 12:13 19:9 32:21 33:16 40:3	<b>similar</b> 36:21	<b>Superior</b> 18:17 49:9
<b>purpose</b> 33:17 51:18 53:2	<b>Regulation</b> 49:12		<b>sir</b> 3:19 4:13 9:6	<b>supposed</b> 12:19 34:7 39:6
<b>pursuant</b> 5:14,16	<b>regulations</b> 27:19 33:16 53:6			<b>sure</b> 3:8 4:14 10:21 12:8 31:7 32:9
	<b>relation</b> 4:19			<b>surrendered</b> 10:11
	<b>relevant</b> 19:22			

<b>suspended</b> 41:1	14:18 26:16,17 34:3 36:6,12 42:7 47:17,18,22 49:2	<b>understand</b> 15:8 18:21 25:2 30:15 31:11 41:15 42:18 45:22 47:16 49:19	<b>we've</b> 34:2,6 40:20 <b>wise</b> 39:19 <b>wish</b> 48:17 <b>withdraw</b> 27:7 <b>work</b> 42:2 48:7,10 48:18 <b>working</b> 34:12 <b>world</b> 37:14	<b>2012</b> 1:13 2:21 23:18 51:18,21,22 53:2,8,9 54:11 <b>2147</b> 1:8 2:7 <b>22nd</b> 6:3 51:7,8,22 53:9 <b>27th</b> 11:14 51:5,18 51:21 53:2,8 <b>28</b> 5:16 <b>29th</b> 23:17,19
<hr/> <b>T</b> <hr/>	<b>timely</b> 52:18 54:8 <b>times</b> 36:20 <b>today</b> 2:15 15:3 21:12 24:13 28:3 31:5 34:16 35:11 44:3,15 51:1	<b>understanding</b> 17:11 36:4,5 <b>unfortunate</b> 33:13 36:19 <b>unfortunately</b> 26:13 27:19 <b>Uniform</b> 18:8 <b>use</b> 7:16 43:18,22	<hr/> <b>Y</b> <hr/>	<hr/> <b>3</b> <hr/>
<b>table</b> 4:3 44:20	<b>transfer</b> 1:10 2:9 2:18,22 3:5 6:9,21 6:22 14:2,9,10,13 14:21 18:13 20:9 20:16,18 22:2 25:6,8,14,17 26:13,14,20 27:8 27:14 28:2,3,10 34:2,7,8,12 35:22 36:7,8,13,16 37:7 37:18 38:17 43:1 44:1 45:7,18,19 45:20 46:10 47:1 49:7	<hr/> <b>V</b> <hr/>	<hr/> <b>Z</b> <hr/>	<b>3 6:7</b>
<b>take</b> 22:11 34:16,21 35:5,13 49:2,3 52:2	<b>transferred</b> 7:10 7:15 8:1 10:5 15:5 17:14,15,21 22:13 27:1,3,4 28:2,8 38:20 42:5 42:20 49:14	<b>vacate</b> 11:19 <b>vacated</b> 11:12 24:22 <b>vatted</b> 31:13 <b>view</b> 21:21 37:6 <b>violations</b> 53:5 <b>virtue</b> 20:15 <b>vote</b> 52:3 53:13 54:1 <b>vs</b> 2:19 49:10	<b>year</b> 5:20 34:12 <b>year-old</b> 32:21	<b>3-0</b> 52:9
<b>takes</b> 43:1	<b>transferring</b> 5:3 28:13 44:3	<hr/> <b>W</b> <hr/>	<hr/> <b>P</b> <hr/>	<hr/> <b>4</b> <hr/>
<b>talk</b> 50:20	<b>try</b> 3:13 7:20 9:3 48:18	<b>wait</b> 36:3,3 37:5 <b>waive</b> 48:21 <b>want</b> 3:6,19 15:14 18:20 19:7 22:8 31:10 38:13 43:17 44:19 <b>wanted</b> 21:17 <b>Washington</b> 1:15 <b>wasn't</b> 10:9 26:10 <b>way</b> 40:7 41:11 <b>ways</b> 7:18 18:16 <b>Web</b> 52:17 54:7 <b>weeks</b> 29:5 <b>welcome</b> 5:9 <b>went</b> 7:7 <b>we'll</b> 28:6 <b>we're</b> 5:10 7:18 9:2 10:18 15:2,8 18:11 28:3,12 34:6,12 35:3,13 39:11 40:3 43:18 46:19 48:2	<b>po</b> 1:5,11	<b>4-0</b> 54:1 <b>405</b> 51:15 52:21 <b>45</b> 43:2
<b>talking</b> 36:1	<b>turning</b> 10:12	<hr/> <b>0</b> <hr/>	<hr/> <b>\$</b> <hr/>	<hr/> <b>5</b> <hr/>
<b>tell</b> 4:19 25:21 31:4 35:12	<b>twice</b> 26:15 <b>two</b> 17:11,15 18:16 38:4 39:9	<b>0 54:2</b>	<b>\$172,465.25</b> 6:6 <b>\$250,000</b> 38:7 <b>\$300,000</b> 35:20 <b>\$74,000</b> 7:4 18:10	<b>5-0-0</b> 50:16
<b>telling</b> 11:11	<b>T's</b> 37:1	<b>060695</b> 49:13	<hr/> <b>1</b> <hr/>	<hr/> <b>6</b> <hr/>
<b>tells</b> 40:17	<b>t/a</b> 1:7	<hr/> <b>1</b> <hr/>	<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<b>60695</b> 1:9 2:8
<b>temperate</b> 31:14	<hr/> <b>U</b> <hr/>	<b>1 54:2</b>	<hr/> <b>2</b> <hr/>	<hr/> <b>8</b> <hr/>
<b>tenancy</b> 12:16,19	<b>ultimately</b> 21:17,21	<b>060695</b> 49:13	<b>2B</b> 1:10 2:8 <b>2:14</b> 54:13 <b>20</b> 1:13 <b>20th</b> 54:11 <b>2000</b> 1:15 <b>2003</b> 5:16 <b>2010</b> 51:16 52:14 52:22 54:5 <b>2011</b> 6:3 11:8,10,14 14:16	<b>8 19:22</b>
<b>tenant</b> 5:5 6:19,22 7:12,15 9:6 10:12 12:3 18:12 20:1,4 20:7,21 21:4,13 38:9 44:18 45:4	<b>Um</b> 9:20	<hr/> <b>1</b> <hr/>	<hr/> <b>2</b> <hr/>	<hr/> <b>9</b> <hr/>
<b>tenants</b> 3:6 38:5		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	<b>9th</b> 2:21 25:17,17
<b>term</b> 20:12		<hr/> <b>1</b> <hr/>	<hr/> <b>3</b> <hr/>	
<b>termination</b> 6:17		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>terminology</b> 12:6		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>terms</b> 10:2 21:16 36:19 46:9		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>terribly</b> 21:11		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>thank</b> 5:8 12:5,5,7 12:10,11 15:7,9 17:6 33:3,4,11 50:22 51:2 54:11		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>things</b> 25:3 31:15 48:18		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>think</b> 7:17 8:12,17 8:18 13:12,14 15:10 21:11 25:2 37:2 39:15 40:2 40:10 46:14 47:2 47:9 49:1 51:1		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>third</b> 49:20		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>thought</b> 21:14 25:9		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>thoughts</b> 21:16		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>thousand</b> 38:10		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>three</b> 23:3 34:19 35:1,9		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	
<b>time</b> 8:2 11:2 14:15		<b>1:31</b> 2:2 <b>10</b> 19:22 <b>12</b> 32:20 <b>12th</b> 16:5,6,9 23:3 23:20 <b>14th</b> 1:15	<hr/> <b>3</b> <hr/>	