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

(11:08 a.m.)

CHAIRPERSON MILLER: Okay. The next case on our agenda is a Fact-Finding Hearing. It is Shaw's Tavern at 520 Florida Avenue, N.W. in ANC-2C, License No. 88569.

Hi, have a seat. And would you introduce yourself for the record, please?

MR. SADEGHI: My name is Siyamak Sadeghi.

CHAIRPERSON MILLER: Could you spell that? Oh, Sadeghi, I got it. Okay. I have it.

MR. SADEGHI: Yes.

CHAIRPERSON MILLER: So I just first want to tell you that this is a Fact-Finding Hearing. It's non-contested. We just want to have a dialogue with you to find some information out. No sworn testimony, no cross-examination.

Okay. Okay. Do you have any questions or we will just --

1 MR. SADEGHI: You guys have?

2 CHAIRPERSON MILLER: We will have
3 some questions. All right. Board Members,
4 I'm going to defer. Mr. Alberti, did you have
5 some questions?

6 MEMBER ALBERTI: Yes, I'll start
7 off.

8 CHAIRPERSON MILLER: Okay.

9 MEMBER ALBERTI: I may have some
10 additional questions. Okay. Let's start with
11 the basics, Mr. Sadeghi. How did you come
12 about to be interested in this location and
13 opening -- well, what are your plans for this
14 location?

15 MR. SADEGHI: First of all, I have
16 to introduce myself and this is my job, right?
17 Opening restaurants, building restaurants and
18 remodel buildings in D.C. and buildings
19 restore it and all these construction
20 components and building the restaurants.

21 I have to give you my background.
22 I built -- in '94, I built, for example, Cafe

1 Grumman in Mount Pleasant now is a Haydee's
2 Restaurant that I built by the corner across
3 the street Tabaq Restaurant and I had Axis
4 Restaurant. Now, it changed, I sold it and it
5 changed to Cafe La Bonne, right here across
6 the street you can see from there.

7 And actually lots of people know
8 around here where I come from, because I deal
9 with people in the restaurant business. And
10 I have restaurants.

11 For this matter by ABRA, a friend
12 of mine, who I deal with him, that's my lawyer
13 for real estate and settlement offers or to
14 sell, he introduced me to this gentleman, Mr.
15 Fathi and he said, you know, they have a
16 problem and since I know them.

17 And I was going to buy a
18 restaurant on 9th Street. It's a restaurant
19 that's for sale at 1926 9th Street and it
20 didn't go through. And it was buying a
21 certain, you know, Hunter, Ben Hunter I think
22 you guys should -- might know him. And he was

1 my agent at that moment.

2 It didn't go through and then I
3 heard the license, the liquor moved to Shaw
4 Tavern and they told me then it was a
5 coincidence of time. I make an offer to take
6 over. And they were okay with it, because
7 they couldn't get it -- and to work it out.

8 MEMBER ALBERTI: Mr. Sadeghi, so
9 have you operated a restaurant in the past?

10 MR. SADEGHI: Yes, sir, I have. I
11 said I had Axis Restaurant at the corner.

12 MEMBER ALBERTI: And that wasn't--
13 okay. You're talking about restaurants that
14 you have built.

15 MR. SADEGHI: No. That's why I
16 operated, too. I built it and operated it
17 myself.

18 MEMBER ALBERTI: Okay.

19 MR. SADEGHI: And then I sold it
20 to Mr. Sahri, the owner of the Utopia.

21 MEMBER ALBERTI: Okay.

22 MR. SADEGHI: That's again on the

1 corner.

2 MEMBER ALBERTI: Right. Okay.
3 Now, so what are your plans? What type of
4 restaurant? I mean, describe for me your
5 plans for this restaurant.

6 MR. SADEGHI: My plan is mostly
7 based on kind of neighborhood restaurant.
8 It's not going to be such -- you know, it's
9 going to be really a relaxed atmosphere. And
10 the price range for that neighborhood is not
11 going to exceed more than \$20-some, that's my
12 plan. And let's see what happens.

13 I am the oldest resident in that
14 neighborhood. I have seen things over there,
15 you know, for 26 years ago. Even I been moved
16 over in that neighborhood. And I really like
17 it. I mean really I like that protection now.
18 And I think that neighborhood deserve
19 something. And I have a plan to open another
20 one in that neighborhood actually close to my
21 house 4th and New Jersey. I live on 4th Street
22 like two blocks away from -- if it works, same

1 person looks like has lots of open spots.

2 And as far as I find out, he just
3 let things go and try to just rent them out
4 now. Some people, they have a fancy about
5 being a restaurant owner, I don't know why.
6 I like this situation.

7 MEMBER ALBERTI: What's your
8 projected time for opening?

9 MR. SADEGHI: I don't know how you
10 familiar you are with the Shaw Tavern
11 situation. Everything is ready.

12 MEMBER ALBERTI: Yes.

13 MR. SADEGHI: Kitchen is ready.

14 MEMBER ALBERTI: Yes.

15 MR. SADEGHI: Equipments are
16 ready.

17 MEMBER ALBERTI: Yes.

18 MR. SADEGHI: And brand new
19 actually over what we have right now. I know
20 the previous owner paid the full price. It's
21 not like, you know, you can lease it.

22 MEMBER ALBERTI: We're aware of

1 that.

2 MR. SADEGHI: Very good situation.
3 We have training and maybe I start two weeks,
4 10 days.

5 MEMBER ALBERTI: 10 days?

6 MR. SADEGHI: 10 days, because
7 everything is ready to go. It's not something
8 that one has to work on.

9 MEMBER ALBERTI: Okay. Have you
10 hired staff?

11 MR. SADEGHI: We are in the
12 process. I have a manager, he is going there.
13 And just waiting for a liquor license and then
14 after that, then I have already picked a chef.

15 MEMBER ALBERTI: So you have a
16 chef and a manager already?

17 MR. SADEGHI: We already have.

18 MEMBER ALBERTI: And --

19 MR. SADEGHI: I introduced them to
20 the ANC.

21 MEMBER ALBERTI: And their names?

22 MR. SADEGHI: I'm sorry?

1 MEMBER ALBERTI: The names of the
2 manager and the chef?

3 MR. SADEGHI: My mother's, Maria,
4 close friend, a very good guy.

5 MEMBER ALBERTI: What's his name?

6 MR. SADEGHI: Reza Akhavan.

7 MEMBER ALBERTI: Okay.

8 MR. SADEGHI: And I hired him. He
9 is in process of getting, you know, all the
10 hiring, chef, staff.

11 MEMBER ALBERTI: And the chef?

12 MR. SADEGHI: Joel. He works -- I
13 picked and trained, introduce him to ANC and
14 he got some, you know, ideas about the place.

15 MEMBER ALBERTI: Joe? What's his
16 last name?

17 MR. SADEGHI: Joel Harold or
18 something like that.

19 MEMBER ALBERTI: Pardon?

20 MR. SADEGHI: Joel Harold. I
21 haven't hired him, you know.

22 MEMBER ALBERTI: What's -- okay.

1 You are negotiating with him.

2 MR. SADEGHI: Yes.

3 MEMBER ALBERTI: What's his
4 experience?

5 MR. SADEGHI: His experience has
6 been working in Georgetown in a few
7 restaurants. Two or three restaurants he
8 work. He is really good and I --

9 MEMBER ALBERTI: Do you know which
10 restaurants he has worked at?

11 MR. SADEGHI: I know he has been
12 out in California Pizza. I went there. I
13 have a bad memory for names.

14 MEMBER ALBERTI: So you are
15 looking to open within you said 10 days to
16 three weeks?

17 MR. SADEGHI: 10 days to two
18 weeks.

19 MEMBER ALBERTI: Two weeks. Okay.
20 Do you have a menu?

21 MR. SADEGHI: We have a menu.

22 MEMBER ALBERTI: Did you bring it

1 with you today?

2 MR. SADEGHI: No, I didn't. I
3 should have. I didn't know you guys might
4 have.

5 MEMBER ALBERTI: Do we have one?

6 MR. SADEGHI: I believe you guys
7 have one.

8 MEMBER ALBERTI: Okay. Okay. I
9 didn't go that far back in my packet. Okay.
10 I see it here.

11 MR. SADEGHI: I don't know. I
12 have it in my --

13 MEMBER ALBERTI: No, I have it. I
14 have it here. We have it in our packet.

15 MR. SADEGHI: I didn't know.

16 MEMBER ALBERTI: I didn't go back
17 that far. My apologies.

18 MR. SADEGHI: No problem.

19 MEMBER ALBERTI: Okay. Mr.
20 Sadeghi?

21 MR. SADEGHI: Sadeghi.

22 MEMBER ALBERTI: I can't help but

1 notice --

2 CHAIRPERSON MILLER: Oh.

3 MEMBER ALBERTI: That's the mike
4 there you are --

5 MR. SADEGHI: Oh.

6 MEMBER ALBERTI: Please.

7 MR. SADEGHI: Excuse me.

8 MEMBER ALBERTI: So I can't but
9 noticing that Shaw's Tavern, LLC is the LLC of
10 -- well, okay. Formerly, Mr. Fathi was a
11 principal in that LLC under -- and applied for
12 a license here. So what's the relationship
13 between you and this LLC? Who are the members
14 of this LLC?

15 MR. SADEGHI: Just me.

16 MEMBER ALBERTI: Just you. Okay.
17 So how did you come about to acquire this LLC?

18 MR. SADEGHI: What do you mean by
19 that?

20 MEMBER ALBERTI: Did Mr. Fathi
21 dissolve Shaw's Tavern, LLC?

22 MR. SADEGHI: That's why I'm going

1 to take over, yes.

2 MEMBER ALBERTI: Pardon?

3 MR. SADEGHI: Yes, sir.

4 MEMBER ALBERTI: He did dissolve
5 it?

6 MR. SADEGHI: Yes, it's mine now.
7 After we go through -- we have an agreement.
8 As soon as I get the liquor license, I have
9 time and I took over the Shaw Tavern, but
10 dissolving the tavern is going to take -- the
11 reason I could not like remain that -- it's
12 just the thing is everything is set up.

13 He is transferring it to me.
14 That's going to happen.

15 MEMBER ALBERTI: I'm just a little
16 curious why.

17 MR. SADEGHI: Why?

18 MEMBER ALBERTI: Why that
19 arrangement? Why not just start your own LLC?

20 MR. SADEGHI: Because he already
21 have all these things. He already have a Tax
22 ID number. He already have bank and holders.

1 MEMBER ALBERTI: He already has a
2 what?

3 MR. SADEGHI: All the -- this is
4 easier to transfer. The same thing I did when
5 I sold Axis to Mr. Chen, I just sold it for
6 money. It's easier to transfer.

7 MEMBER ALBERTI: Okay.

8 MR. SADEGHI: You know, that was
9 the reason.

10 MEMBER ALBERTI: So you sold the
11 company. What gets sold when you sell the
12 company, Mr. Sadeghi? What did you buy when
13 you bought? Okay. Are you going to own the
14 building and the equipment?

15 MR. SADEGHI: Only the building is
16 required. They wanted to sell the building in
17 nine months. Upstairs tells me things to be
18 finished and that's what I'm doing. The
19 important thing was --

20 MEMBER ALBERTI: Are you leasing
21 the building or are you going to own it?

22 MR. SADEGHI: I'm leasing it.

1 MEMBER ALBERTI: You're leasing
2 it. What about the equipment?

3 MR. SADEGHI: Well, the same
4 thing. All the equipment and the building are
5 included in the lease.

6 MEMBER ALBERTI: Okay. So when
7 you acquired this LLC, did you pay for it?

8 MR. SADEGHI: I'm sorry?

9 MEMBER ALBERTI: Well --

10 MR. SADEGHI: Yes, it's --

11 MEMBER ALBERTI: -- did you pay
12 for it?

13 MR. SADEGHI: -- \$50,000, yes,
14 sir.

15 MEMBER ALBERTI: You bought it
16 from Mr. Fathi?

17 MR. SADEGHI: \$50,000.

18 MEMBER ALBERTI: Well, what --

19 MR. SADEGHI: I owe, so that's why
20 I'm paying first after March.

21 MEMBER ALBERTI: Okay. What were
22 the assets when you bought this? I mean, what

1 are you buying when you buy the LLC?

2 MR. SADEGHI: The equipment.

3 MEMBER ALBERTI: Pardon?

4 MR. SADEGHI: All the equipment
5 over there, I'm going to use it.

6 MEMBER ALBERTI: No, no. I asked
7 you if you were leasing it or owning it and
8 you said you were leasing the equipment.

9 MR. SADEGHI: I did say.

10 MEMBER ALBERTI: Okay. So let's
11 get back to you are leasing. I'm sorry, let's
12 go back to basics. Are you going to buy that
13 building?

14 MR. SADEGHI: I'm going to buy the
15 building later on, yes.

16 MEMBER ALBERTI: Okay. Okay. You
17 are going to lease -- currently, initially,
18 you're going to lease the building?

19 MR. SADEGHI: I'm leasing, yes.

20 MEMBER ALBERTI: What about the
21 equipment in it?

22 MR. SADEGHI: All that included.

1 And it's included with the tax, too, and plus
2 the owner pays the water bill. That's a good
3 deal.

4 MEMBER ALBERTI: So the owner is
5 going to -- the landlord will own the
6 equipment, right? You will be leasing it.
7 You are leasing the equipment as part of your
8 lease. You will be using the equipment.

9 MR. SADEGHI: That's correct.

10 MEMBER ALBERTI: And he will pay
11 the water bill?

12 MR. SADEGHI: Yes, sir.

13 MEMBER ALBERTI: Okay.

14 MR. SADEGHI: That's what it would
15 be like for the restaurant, it's like \$400 or
16 \$500.

17 MEMBER ALBERTI: Oh, I understand.
18 I see. But you will pay the other utilities?

19 MR. SADEGHI: Only the gas and
20 electric, sir.

21 MEMBER ALBERTI: Okay. So my
22 question is when you bought the LLC, what

1 assets did you acquire with the LLC?

2 MR. SADEGHI: I just bought the
3 business. I just bought their name. Okay?
4 All these things are in it, you know,
5 equipment, building and all this.

6 MEMBER ALBERTI: The equipment
7 that is in the building are not part of that.
8 They are still owned by the landlord.

9 MR. SADEGHI: Yes, I'm just saying
10 that everything ties --

11 MEMBER ALBERTI: You are leasing
12 it.

13 MR. SADEGHI: Yes.

14 MEMBER ALBERTI: You bought the
15 LLC.

16 MR. SADEGHI: Yes.

17 MEMBER ALBERTI: What did you
18 acquire when you bought the LLC?

19 MR. SADEGHI: I bought the name.
20 I bought the location. I bought the
21 opportunity.

22 MEMBER ALBERTI: Okay.

1 MR. SADEGHI: You know, it's
2 already -- they are building another
3 restaurant right now on 913 U Street, okay?

4 MEMBER ALBERTI: Okay.

5 MR. SADEGHI: For somebody else as
6 a client. I know how hard it is opening the
7 restaurant and how far you have to go through.
8 It's tough. My time is money. And I didn't
9 pay much to be honest with you. For this
10 thing, I think it's a great deal, because if
11 I get open two months, in three months, any
12 time, I make my money back.

13 MEMBER ALBERTI: What did you pay?

14 MR. SADEGHI: \$50,000.

15 MEMBER ALBERTI: For the LLC?

16 MR. SADEGHI: Yes.

17 MEMBER ALBERTI: Okay. Now, can
18 you provide -- would you be willing to provide
19 us with a copy of your lease agreement with
20 the landlord?

21 MR. SADEGHI: It's right in front
22 of you, sir.

1 MEMBER ALBERTI: It's where?

2 MR. SADEGHI: It should be.

3 MEMBER ALBERTI: Well, let me ask,
4 do we know if that's there, the lease
5 agreement? We are checking to see if we have
6 that as part of our record.

7 MR. SADEGHI: You should, yes,
8 because that was part.

9 MEMBER ALBERTI: In the interim,
10 I'm looking at -- we have, in our package, a
11 basic business license. Okay. So --

12 MR. SADEGHI: Yes, sir.

13 MEMBER ALBERTI: This one. Just
14 one moment, please. Okay. I'm looking at the
15 basic business license, Mr. Sadeghi. So I can
16 tell you we're in an area that I'm not
17 familiar with here. I'll be quite honest with
18 you.

19 So when you bought the LLC, do you
20 acquire the business? You acquire the
21 licensing of the business? Is that what you
22 acquired or do you have to apply for your own

1 basic business license?

2 MR. SADEGHI: No.

3 MEMBER ALBERTI: The LLC has it?

4 MR. SADEGHI: Yes, the LLC has.

5 MEMBER ALBERTI: Okay.

6 MR. SADEGHI: This process is very
7 important for handling the supplier.

8 MEMBER ALBERTI: I understand.

9 MR. SADEGHI: You should realize I
10 don't you guys really don't go through DCRA's
11 lines.

12 MEMBER ALBERTI: I understand. I
13 understand the implication for that. So Steve
14 May is listed here as the agent.

15 MR. SADEGHI: Yes.

16 MEMBER ALBERTI: Is he still?

17 MR. SADEGHI: No such --

18 MEMBER ALBERTI: Pardon?

19 MR. SADEGHI: No, no. Usually
20 takes until July to take this off.

21 MEMBER ALBERTI: Okay.

22 MR. SADEGHI: I know.

1 MEMBER ALBERTI: So when will Mr.
2 May --

3 MR. SADEGHI: We have no
4 association.

5 MEMBER ALBERTI: You have no
6 association. He does not work for you or
7 represent you in any way?

8 MR. SADEGHI: He doesn't represent
9 me. He doesn't -- not Mr. Fathi now.

10 MEMBER ALBERTI: Okay.

11 MR. SADEGHI: We are just from --
12 me and Mr. Fathi from same country, that's it.

13 MEMBER ALBERTI: Okay. Thank you.
14 I mean --

15 MR. SADEGHI: Five or six months
16 ago.

17 MEMBER ALBERTI: Okay.

18 MR. SADEGHI: That's what it is.

19 MEMBER ALBERTI: I have no further
20 questions of him.

21 CHAIRPERSON MILLER: Others? Mr.
22 Brooks?

1 MEMBER BROOKS: Yes, just one
2 question. Thank you, Madam Chair.

3 Mr. May, do you know him?

4 MR. SADEGHI: Not personally. I
5 met him a couple times, yes.

6 MEMBER BROOKS: And where did you
7 meet him?

8 MR. SADEGHI: He is assisting
9 Fathi with some work around.

10 MEMBER BROOKS: I see.

11 MR. SADEGHI: I don't know him
12 that well.

13 MEMBER BROOKS: Thank you, Madam
14 Chair.

15 CHAIRPERSON MILLER: Others? Mr.
16 Jones?

17 MEMBER JONES: Thank you, Madam
18 Chair. So you say you purchased the business
19 from the previous owner?

20 MR. SADEGHI: Yes, sir.

21 MEMBER JONES: So you purchased
22 Shaw's Tavern, LLC?

1 MR. SADEGHI: That's correct.

2 MEMBER JONES: Okay. Are you the
3 owner of record, for lack of a better
4 expression, associated with the LLC?

5 MR. SADEGHI: Should be, yes, sir.

6 MEMBER JONES: You should be?

7 MR. SADEGHI: Yes.

8 MEMBER JONES: What does that
9 mean?

10 MR. SADEGHI: It means --

11 MEMBER JONES: Do you have a
12 document that states that you are the owner of
13 record associated with Shaw's Tavern, LLC?

14 MR. SADEGHI: I have the document
15 here that's signed the LLC to me. It's right
16 here.

17 MEMBER JONES: What is that
18 document?

19 MR. SADEGHI: You should have it.

20 MEMBER JONES: I'm asking you.
21 What is that document that you are saying --

22 MR. SADEGHI: The document is

1 sales of the LLC agreement.

2 MEMBER JONES: The sale of the LLC
3 agreement?

4 MR. SADEGHI: Yes, sir.

5 MEMBER JONES: Okay. Do you have
6 any Government documents that note you as now
7 either a managing member, a full owner of the
8 LLC?

9 MR. SADEGHI: As soon as -- this
10 was the agreement between me and Shaw's
11 Tavern.

12 MEMBER JONES: So right now,
13 Shaw's Tavern, LLC, who is, in terms of the
14 governing, the managing member? Who is the
15 owner? Who is the equity, whatever you want
16 to call it, who has equity interest in Shaw's
17 -- by the Government? So what Government
18 document do you have that reflects that?

19 MR. SADEGHI: This is --

20 MEMBER JONES: Not a document
21 between you and the owner.

22 MR. SADEGHI: But the thing is I

1 have to explain this for selling the business
2 or buying the business. It's not like, you
3 know, I run and get these things together.
4 This is like I'm selling the house or selling
5 the car.

6 You go to the settlement company
7 and you have to pay tax on it. And --

8 MEMBER JONES: So are you
9 explaining to me the process of transferring
10 ownership of --

11 MR. SADEGHI: Yes, I am. Yes,
12 yes.

13 MEMBER JONES: -- a business?

14 MR. SADEGHI: I am.

15 MEMBER JONES: You're explaining
16 to me the process of transferring ownership of
17 a business?

18 MR. SADEGHI: Yes, sir.

19 MEMBER JONES: Okay.

20 MR. SADEGHI: And I have time
21 until March 1st after this process, we go to
22 settlement office.

1 MEMBER JONES: So you're saying go
2 to --

3 MR. SADEGHI: And everything --

4 MEMBER JONES: When you say to go
5 the settlement office, what is the settlement
6 office?

7 CHAIRPERSON MILLER: I don't think
8 that's what he said. Did you say that?

9 MR. SADEGHI: Yes. I said --

10 CHAIRPERSON MILLER: Settlement
11 office?

12 MR. SADEGHI: -- I have to settle
13 this. Yes. I have a lawyer --

14 CHAIRPERSON MILLER: Sorry.

15 MR. SADEGHI: -- who get the
16 money. As soon as we go process this matter,
17 it's going to be transferred and then it
18 transferred to me.

19 MEMBER JONES: Okay. But as of
20 right now, that does not exist? As of right
21 now, you haven't executed that process, so
22 legally, you are not the owner of Shaw's

1 Tavern, LLC as of today, based on how I
2 understood what you just told me. Can you
3 help clarify that for me?

4 MR. SADEGHI: As far as I know, I
5 am the owner of it.

6 MEMBER JONES: Help me understand
7 how it is you are the owner of it legally that
8 is recognized by a Government entity.

9 MR. SADEGHI: Well, I'm taking
10 over the whole company. And that takes -- I'm
11 taking over the company. And I have a
12 notarized agreement.

13 CHAIRPERSON MILLER: It's an
14 agreement.

15 MR. SADEGHI: At this moment, I am
16 here and I filed everything under my name.
17 And on top of that, I have the lease for the
18 building there.

19 MEMBER JONES: Is the lease in
20 your name or is the lease in the name of
21 Shaw's Tavern, LLC?

22 MR. SADEGHI: This is -- the lease

1 has my signature and on it Shaw's Tavern.

2 MEMBER JONES: Is it -- listen to
3 what I'm saying. Is the lease in your name as
4 an individual or is the lease in the name of
5 Shaw's Tavern, LLC?

6 MR. SADEGHI: It should be under
7 the Shaw Tavern.

8 MEMBER JONES: Well --

9 MR. SADEGHI: I never signed any
10 lease under my name as a businessman.

11 MEMBER JONES: So you --

12 MR. SADEGHI: I have never done
13 that in my life.

14 MEMBER JONES: Are you -- you
15 signed the document, the lease --

16 MR. SADEGHI: Yes.

17 MEMBER JONES: -- as the owner of
18 Shaw's Tavern, LLC?

19 MR. SADEGHI: Yes, I have.

20 MEMBER JONES: What organizational
21 documents do you have that came from a filing
22 with a Government entity that shows you as the

1 now the owner of Shaw's Tavern, LLC? Not a
2 document that was signed between you and the
3 other party.

4 How did you transfer the ownership
5 and it's recognized as you being the member of
6 Shaw's Tavern, LLC with the Government?

7 MR. SADEGHI: I have Shaw's
8 Tavern, LLC is under my name transferred to
9 me.

10 MEMBER JONES: How did it get
11 transferred? So Shaw's Tavern, LLC has a Tax
12 ID number.

13 MR. SADEGHI: Yes.

14 MEMBER JONES: Right? It's
15 recognized by the Federal Government.

16 MR. SADEGHI: It's right here.

17 MEMBER JONES: Right?

18 MR. SADEGHI: It's right here.

19 MEMBER JONES: No. I know, that's
20 in the package. So, yes, it has a Tax ID
21 number.

22 MR. SADEGHI: That's correct.

1 MEMBER JONES: Right? When you
2 file for incorporation of an entity, right,
3 you usually file with the individuals that are
4 either the officers or the members and so
5 forth and so on. So right now, as a matter of
6 record, Shaw's Tavern, LLC still has the
7 previous owner as the managing member or the
8 president or -- as far as the Government is
9 concerned.

10 And if not, then how did you
11 execute that change? How did you change it
12 from what it was to what it is now?

13 MR. SADEGHI: It was first I had
14 transferred totally to me.

15 MEMBER JONES: How? What legal
16 document did you execute that by?

17 MR. SADEGHI: I have a signed
18 agreement. How do you mean how?

19 CHAIRPERSON MILLER: I think part
20 of the problem is we haven't been given the
21 settlement agreement to look at.

22 MR. SADEGHI: Oh.

1 CHAIRPERSON MILLER: I think
2 that's part of -- I didn't have it in my file.
3 It might be in like the official file.

4 MR. SADEGHI: Okay.

5 CHAIRPERSON MILLER: So that's
6 what actually we were looking for.

7 MR. SADEGHI: I started to put --
8 here is a valid thing for that. The thing
9 is --

10 CHAIRPERSON MILLER: Do you have
11 that with you right now?

12 MR. SADEGHI: This one?

13 CHAIRPERSON MILLER: I mean, would
14 you like to -- maybe we should take one copy
15 now, so we can look.

16 MR. SADEGHI: Absolutely.

17 CHAIRPERSON MILLER: Okay.

18 MEMBER SILVERSTEIN: May I ask one
19 question --

20 MR. SADEGHI: Sure.

21 MEMBER SILVERSTEIN: -- to
22 interrupt you?

1 MEMBER JONES: Go ahead.

2 MEMBER SILVERSTEIN: The question
3 is is all of this contingent upon ABRA
4 approval?

5 MR. SADEGHI: Yes, sir.

6 MEMBER SILVERSTEIN: Okay.
7 Pardon?

8 MR. SADEGHI: Yes, sir.

9 MEMBER SILVERSTEIN: So you can't
10 -- so you are not about to assume control or
11 put \$50,000 down to do these things until you
12 get from us --

13 MR. SADEGHI: Until I get it, oh,
14 absolutely.

15 MEMBER SILVERSTEIN: -- the
16 approval to run this property.

17 MR. SADEGHI: I'm not going to buy
18 something from someone and say, oops, I didn't
19 get it. There's no such thing. You know, the
20 whole thing that Mr. Alberti and the Chair was
21 saying. If then, I leave it with him and
22 that's it. As soon as -- I have until March

1 1st. And I didn't even think the process is
2 going to take this long, to be honest with
3 you. I didn't.

4 CHAIRPERSON MILLER: Okay.

5 MEMBER MOBLEY: Madam Chair?

6 CHAIRPERSON MILLER: Ms. Mobley,
7 yes?

8 MEMBER MOBLEY: Sir?

9 MR. SADEGHI: Yes, ma'am.

10 MEMBER MOBLEY: Did you actually
11 go to DCRA and complete papers to become an
12 LLC, because that would show an ownership. I
13 understand that the business license has the
14 name of Shaw's Tavern, as well as your Tax ID
15 for the IRS will show your business name.

16 MR. SADEGHI: Yes, ma'am.

17 MEMBER MOBLEY: But what we need
18 to see is the LLC corporation papers, which
19 will show you represent an interest in that
20 business.

21 MR. SADEGHI: I understand what
22 you are saying, yes, that's --

1 MEMBER MOBLEY: Did you file that,
2 sir?

3 MR. SADEGHI: No. It's -- I'm
4 just buying the -- I'm buying everything from
5 them. You know, the procedure of this, I told
6 this before, you don't go over there and file.
7 For new business, you are 100 percent correct.
8 You go over this procedure. You go and get a
9 new Tax ID number and you get the old with
10 your name.

11 But when you purchase the
12 business, it's the same as purchasing a house.
13 You don't go register in, you know, District
14 of Columbia's office. As soon as we transfer,
15 everything gets set up and they are going to
16 send it to District and change the name from
17 their corporation to my name.

18 MEMBER MOBLEY: Okay. So what you
19 are actually telling us is that --

20 MR. SADEGHI: Yes. Because --

21 MEMBER MOBLEY: -- you are not yet
22 the legal owner of Shaw's Tavern --

1 CHAIRPERSON MILLER: Okay.

2 MEMBER MOBLEY: -- LLC.

3 MR. SADEGHI: I haven't had the
4 legal -- I don't -- I need the liquor license,
5 basically. I'm not going to just -- any
6 person in their right mind is not going to do
7 that.

8 MEMBER MOBLEY: No more questions,
9 Madam Chair.

10 CHAIRPERSON MILLER: Okay. Could
11 you just clarify maybe step-by-step the
12 procedure you go through in this case? You
13 know, like say the first thing I do in getting
14 this license or getting this ownership is I
15 have a settlement agreement.

16 The second thing I do is I get a
17 lease. The third thing I do is whatever. And
18 that you apply for the license, because then
19 if the license falls through and you don't get
20 it, you are out, right?

21 MR. SADEGHI: Oh, absolutely.

22 CHAIRPERSON MILLER: So I was just

1 wanting to understand what the steps are,
2 because maybe you don't take that fourth step
3 if you don't get your license approved, right?

4 MR. SADEGHI: I won't.

5 CHAIRPERSON MILLER: Right.

6 MR. SADEGHI: There be nobody
7 going to do -- these days, unfortunately, it's
8 not something that you open a restaurant and
9 not serve liquor. You know, people don't --

10 CHAIRPERSON MILLER: Okay.

11 Because --

12 MR. SADEGHI: And I went to the
13 ANC before even -- I take these to the ANC.

14 CHAIRPERSON MILLER: Right.

15 MR. SADEGHI: At a meeting. And I
16 introduced myself. And I have got to realize
17 that if they want me to do it -- I mean, I
18 could never be there --

19 CHAIRPERSON MILLER: Right. You
20 live in that neighborhood?

21 MR. SADEGHI: Ma'am, I live at
22 2670. I never lived out of the city. Most of

1 the people around are -- they don't leave the
2 city.

3 CHAIRPERSON MILLER: So if we can
4 just do that quickly, because there seems to
5 be concern that I hear on the Board. And
6 Members of the Board have different degrees of
7 knowledge about business and incorporation and
8 whatever.

9 So if you could just go through,
10 you know, what was the first step? Is that
11 the settlement agreement, which we now have?
12 Is that right? When you are trying to buy the
13 business?

14 MR. SADEGHI: Yes, ma'am.

15 CHAIRPERSON MILLER: So you bought
16 the business in conjunction with the
17 settlement agreement, right? Okay.

18 Was the second step --

19 MR. SADEGHI: Second, I went to
20 ANC.

21 CHAIRPERSON MILLER: You went to
22 ANC.

1 MR. SADEGHI: To see what's going
2 on.

3 CHAIRPERSON MILLER: Okay.

4 MR. SADEGHI: Are they --

5 CHAIRPERSON MILLER: And then what
6 about the leasing? When did you do that?

7 MR. SADEGHI: It was on November
8 29 that we do that. We did -- I did the
9 lease. The lease based on it. And then he
10 told me to sign documents and then we signed
11 agreement for --

12 CHAIRPERSON MILLER: You signed
13 the lease first and then the agreement?

14 MR. SADEGHI: It was we agreed,
15 the two of --

16 CHAIRPERSON MILLER: There was
17 kind of --

18 MR. SADEGHI: It was just that--

19 CHAIRPERSON MILLER: They were
20 close together?

21 MR. SADEGHI: -- process together.
22 We didn't sign the same, you know.

1 CHAIRPERSON MILLER: Okay. And
2 then did you go get any licensing or anything
3 from the D.C. Government?

4 MR. SADEGHI: No. Not until -- I
5 said this is the process.

6 CHAIRPERSON MILLER: This is the
7 process.

8 MR. SADEGHI: I'm taking their
9 business.

10 CHAIRPERSON MILLER: Right. Okay.

11 MR. SADEGHI: I don't need to go
12 do that.

13 CHAIRPERSON MILLER: Okay. And so
14 your next step would be the apply here?

15 MR. SADEGHI: After -- then they
16 started faster. To me, everything is on that.
17 It's gone faster. And usually even that takes
18 six months when you name appear on the paper.

19 CHAIRPERSON MILLER: Okay. Okay.
20 Are there other questions? Yes, Mr. Jones?

21 MEMBER JONES: Thank you, Madam
22 Chair. So you said you're going to be in

1 operation in 10 days to two weeks?

2 MR. SADEGHI: 10 to two weeks.

3 You know, we are just -- in the system they
4 have, they handle deposits and I'm not really
5 familiar with it myself, the computer system,
6 I usually use another type of system. I get
7 familiar with that and the staff need to learn
8 that we have to hire people that could have
9 the capability, you know, to hire waitresses
10 and waiters.

11 MEMBER JONES: So 10 days to two
12 weeks from what date? From today, from the
13 end of February?

14 MR. SADEGHI: From the day we get,
15 you know, the --

16 MEMBER JONES: The day that you
17 get your license?

18 MR. SADEGHI: -- license.

19 MEMBER JONES: When you get your
20 ABC license?

21 MR. SADEGHI: Then I can take
22 everything and go through the process. I have

1 to do that. And after that, yes.

2 MEMBER JONES: I'm sorry. From
3 what date? From what time period?

4 MR. SADEGHI: Anytime I get the
5 okay from you guys.

6 MEMBER JONES: So from the date
7 that you get the ABC license --

8 MR. SADEGHI: ABC license, yes.

9 MEMBER JONES: -- to sell alcohol
10 in the District of Columbia?

11 MR. SADEGHI: Yes.

12 MEMBER JONES: So if you got the
13 license today, you're saying --

14 MR. SADEGHI: I'm not going -- I
15 cannot work -- I don't think I can open it
16 right now.

17 MEMBER JONES: So if you got the
18 license today --

19 MR. SADEGHI: Yes?

20 MEMBER JONES: -- how long would
21 it take you to open?

22 MR. SADEGHI: 10 to two weeks. 10

1 days.

2 MEMBER JONES: 10 days to two
3 weeks? So it's still 10 days to two weeks?

4 MR. SADEGHI: I'm hoping faster,
5 but --

6 MEMBER JONES: No, no.

7 MR. SADEGHI: -- the truth is 10
8 days, I think there is a reason.

9 MEMBER JONES: Okay. And so for
10 the menu that you provided us, you already
11 have a fully stocked kitchen, full inventory?

12 MR. SADEGHI: No, that's why I'm
13 saying 10 days to two weeks. I have the
14 kitchen. I have everything, but, you know,
15 for many of -- to cook and people to start to
16 learn without having the waitress trained,
17 they need to train.

18 MEMBER JONES: But you have
19 already got it identified. You know exactly
20 what kind of things you need?

21 MR. SADEGHI: I have a shift. I
22 have a shift.

1 MEMBER JONES: No, no, no. I'm
2 just talking in terms of your expenses.

3 MR. SADEGHI: Okay.

4 MEMBER JONES: You have to buy
5 food in order to sell food. You have to buy
6 alcohol in order to sell alcohol.

7 MR. SADEGHI: Yes.

8 MEMBER JONES: You have identified
9 what quantities of what types of food you are
10 going to need?

11 MR. SADEGHI: Absolutely.

12 MEMBER JONES: You have identified
13 that you have --

14 MR. SADEGHI: And all those things
15 usually you don't get them in the business
16 until the first and the second month of the
17 opening of operation. You do know exactly how
18 much you need to buy. For example, meat and
19 how much you need to buy. Fish, how much you
20 need to buy.

21 I had experience before. My last
22 experience was we was throwing at least 10

1 pound of meat out in two days, because we
2 couldn't sell it within a day, you know. Fish
3 especially, we couldn't do that.

4 CHAIRPERSON MILLER: I just had a
5 chance to start looking at the agreement. And
6 I wanted to ask you on the first page, yes, on
7 the first page, it says that "Whereas the
8 parties hereto desire that a 50 percent
9 interest in the capital and profits of Shaw's
10 Tavern," etcetera, "be sold to purchaser
11 pursuant to this agreement."

12 So does that mean you only have 50
13 percent?

14 MR. SADEGHI: No, Madam Chair.
15 This meant Mr. Fathi have 50 percent. He has
16 other partners. If you turn the page --

17 CHAIRPERSON MILLER: Okay. Yes,
18 explain it.

19 MR. SADEGHI: -- they have 50
20 percent and I don't believe in partnership.
21 Everybody has got to have a partner.

22 CHAIRPERSON MILLER: I'm sorry,

1 can you explain that again? You have 50
2 percent or no?

3 MR. SADEGHI: I said no, 100
4 percent.

5 CHAIRPERSON MILLER: 100 percent.
6 So why does it say 50?

7 MR. SADEGHI: That's his share.

8 CHAIRPERSON MILLER: Oh.

9 MR. SADEGHI: He had a partner.

10 CHAIRPERSON MILLER: Oh.

11 MR. SADEGHI: He had a family.

12 CHAIRPERSON MILLER: Oh, that was
13 his share.

14 MR. SADEGHI: Yes, that's his
15 share.

16 CHAIRPERSON MILLER: So you got
17 his share?

18 MR. SADEGHI: And if you go
19 forward, you will see.

20 CHAIRPERSON MILLER: Right.
21 Because we haven't had a chance to go through
22 this really, yes, okay. Oh, okay.

1 MEMBER ALBERTI: Can I ask a
2 question?

3 CHAIRPERSON MILLER: Yes, go
4 ahead.

5 MEMBER ALBERTI: Mr. Sadeghi?

6 MR. SADEGHI: Yes, sir?

7 MEMBER ALBERTI: Okay. You have
8 described your agreement with Mr. Fathi as
9 being conditional under getting a liquor
10 license.

11 MR. SADEGHI: Absolutely.

12 MEMBER ALBERTI: Absolutely, okay.
13 So where -- okay. So the sale of the LLC is
14 contingent upon getting your liquor license.
15 Is that correct?

16 MR. SADEGHI: Absolutely.

17 MEMBER ALBERTI: Correct, all
18 right. Can you point to me in the agreement,
19 the LLC agreement, where it stipulates that?

20 MR. SADEGHI: On 66 there is a
21 section that shall be construed in accordance
22 with the law and state of Washington, and

1 based on that, me getting this tavern, Shaw's
2 Tavern --

3 MEMBER ALBERTI: Wait, wait. What
4 section is this again?

5 MR. SADEGHI: 66.

6 CHAIRPERSON MILLER: Look at 66
7 then.

8 MEMBER ALBERTI: So in accordance
9 with the law of the State of the District of
10 Columbia. If I read this right it says "This
11 agreement shall be construed in accordance
12 with the laws of the State of the District of
13 Columbia."

14 MR. SADEGHI: Yes. And I'm buying
15 a restaurant. I want a liquor license, that's
16 the whole idea.

17 MEMBER ALBERTI: There is no
18 liquor license to be bought.

19 MR. SADEGHI: There is no liquor
20 license? If I don't get it, by state of
21 District of Columbia Law, I'm not going to
22 need it.

1 MEMBER ALBERTI: I'm not -- you
2 know, I have to admit that I'll refer to our
3 legal staff on the interpretation of that.

4 CHAIRPERSON MILLER: Okay. Ms.
5 Mobley?

6 MEMBER MOBLEY: Madam Chair, under
7 -- on the commercial lease that we just
8 received, on the third page, the last
9 paragraph, there is a statement that said that
10 the liquidity, accounts and all monies
11 refunded if the liquor license is not approved
12 by ABRA.

13 MEMBER JONES: And just for
14 clarification, that's an agreement between --

15 MEMBER MOBLEY: For a commercial
16 lease.

17 MEMBER JONES: -- the lease and
18 the leaser.

19 MEMBER MOBLEY: The leaser, right.

20 MEMBER JONES: Right. That's not
21 Mr. Fathi.

22 MEMBER MOBLEY: Well, it says

1 Fathi.

2 MEMBER JONES: So he owns the
3 building?

4 MEMBER MOBLEY: Yes.

5 MR. SADEGHI: Yes.

6 MEMBER JONES: Okay.

7 MEMBER MOBLEY: It's an agreement
8 between him and Mr. Fathi.

9 MR. SADEGHI: Yes.

10 MEMBER JONES: So the lease
11 agreement would be rendered moot if he is
12 unable to get the liquor license, but the sale
13 agreement of the LLC is a separate document,
14 right?

15 MEMBER MOBLEY: Yes, that's
16 correct.

17 MR. SADEGHI: But I believe that
18 the matter of 66 is -- that is not strong
19 enough, but as far as I believe, is that kind
20 of lease that's owed to me. If I don't lease
21 it, I don't have a restaurant.

22 CHAIRPERSON MILLER: Did you have

1 a lawyer help you with the settlement
2 agreement?

3 MR. SADEGHI: This is the same
4 lawyer I had for me that introduce myself and
5 Mr. Fathi.

6 CHAIRPERSON MILLER: You did have
7 a lawyer?

8 MR. SADEGHI: Yes.

9 CHAIRPERSON MILLER: Okay. Okay.

10 MR. SADEGHI: Yes, sir.

11 CHAIRPERSON MILLER: Okay. Mr.
12 Jones?

13 MEMBER JONES: In the sale of LLC
14 interest agreement on page 2, you have a line
15 in there which says you will be buying or
16 borrowing \$10,000 or paying \$10,000 for
17 inventory and \$15,000 for good will?

18 MR. SADEGHI: Yes, sir.

19 MEMBER JONES: What is the nature
20 of the inventory, as noted in this line?

21 MR. SADEGHI: That is maybe now a
22 little, because that time they had other

1 stuff. Like they had beers, wines, all this
2 liquor they supposed to get in and they
3 supposed to have it, food.

4 MEMBER JONES: So are you saying
5 that that was a mistake or that is no longer--

6 MR. SADEGHI: It's not a mistake.

7 MEMBER JONES: -- relevant?

8 MR. SADEGHI: It's not a mistake.
9 It's the liquor or something they cannot, you
10 know --

11 MEMBER JONES: So --

12 MR. SADEGHI: It was my money to
13 get what they have.

14 MEMBER JONES: -- you're not
15 paying \$10,000 for inventory?

16 MR. SADEGHI: I am going to pay
17 it, because this is cheap, the \$10,000. But
18 go over there, they have the liquor they
19 purchased. I'm going to take over. I'm going
20 to pay for it, \$10,000, they assume and I
21 assume. I didn't go make the -- again to see
22 what they have and what they don't. We have

1 to get -- visually what they have, that way
2 one can get inventory.

3 As a dry food, they have a dry
4 food. They have other stuff. I'm going to go
5 through it.

6 MEMBER JONES: Okay. So the
7 nature of this agreement was just an
8 assumption that it was \$10,000?

9 MR. SADEGHI: Assumption usually
10 available.

11 MEMBER JONES: And it's \$10,000
12 that she has and \$10,000 that he had, so
13 \$20,000 of inventory?

14 MR. SADEGHI: Yes.

15 MEMBER JONES: And this is alcohol
16 inventory that you are referring to?

17 MR. SADEGHI: I'm -- yes.

18 MEMBER JONES: That's the intent
19 here?

20 MR. SADEGHI: Alcohol and the dry
21 food.

22 MEMBER JONES: The intent was

1 referring to alcohol, only alcohol when you
2 say the inventory lot items or was it other
3 things?

4 MR. SADEGHI: No, other things.
5 It's dry food, like pepperoni, like rice,
6 like, you know, cookies, like --

7 MEMBER JONES: Okay. So is the
8 understanding that --

9 MR. SADEGHI: -- tea.

10 MEMBER JONES: -- if those things
11 don't exist, that --

12 MR. SADEGHI: It's only if we
13 don't pay.

14 MEMBER JONES: Is the
15 understanding if those things don't exist,
16 that your total purchase price will be dropped
17 by \$20,000?

18 MR. SADEGHI: Absolutely,
19 absolutely. Yes, sir.

20 MEMBER JONES: Okay. So instead
21 of paying \$50,000 --

22 MR. SADEGHI: No, \$50,000 stays.

1 MEMBER JONES: -- you would be
2 paying \$40,000?

3 MR. SADEGHI: This is the extra.
4 This is the inventory. No, \$50,000 stays. I
5 hope I cleared you.

6 MEMBER JONES: So your total
7 agreement for Mr. Fathi says \$25,000.

8 MR. SADEGHI: That's right.

9 MEMBER JONES: Such purchase price
10 represents interests in the following assets
11 of the LLC with such total purchase price to
12 be divided among the assets as follows.

13 MR. SADEGHI: There is --

14 MEMBER JONES: Page 2 first line.

15 MR. SADEGHI: Okay.

16 MEMBER JONES: This is your
17 agreement, correct?

18 MR. SADEGHI: Yes.

19 MEMBER JONES: So you understand
20 the terms of your agreement that you signed,
21 correct?

22 MR. SADEGHI: Yes, sir.

1 MEMBER JONES: So it clearly
2 states, first line, second page --

3 MR. SADEGHI: Yes.

4 MEMBER JONES: -- such purchase
5 price represents dot, dot, dot. You can read
6 the rest, correct?

7 MR. SADEGHI: Yes, okay.

8 MEMBER JONES: So now, you are
9 telling me that that is extra? That's not
10 part of the \$25,000?

11 MR. SADEGHI: Inventory, no, that
12 is part of the \$25,000.

13 MEMBER JONES: Well, your
14 agreement says it is.

15 MR. SADEGHI: As far as I know.

16 MEMBER JONES: Well, I'm not a
17 lawyer, but in my ignorant perspective of how
18 I read this document --

19 MR. SADEGHI: I'm not either. You
20 know, I just -- my lawyer prepared it and I
21 signed it. Then ultimately the inventory is
22 different. I'm not buying any inventory. I'm

1 buying the LLC.

2 CHAIRPERSON MILLER: Yes.

3 MEMBER JONES: Okay. So you --

4 MR. SADEGHI: I'm buying --

5 MEMBER JONES: This document does
6 not say that based on how I read it. So I'm
7 a little confused about what exactly it is you
8 are buying, at this point.

9 MR. SADEGHI: It's not --

10 MEMBER JONES: But thank you.

11 Thank you, Madam Chair.

12 MEMBER ALBERTI: Madam Chair, may
13 I?

14 CHAIRPERSON MILLER: Okay, yes.

15 MEMBER ALBERTI: Mr. Sadeghi?

16 MR. SADEGHI: Yes.

17 MEMBER ALBERTI: I'm not sure if
18 this is a question or a statement, but I'll
19 start it, because your statement to Mr. Jones
20 was that the \$10,000 -- well, actually,
21 \$20,000, because you are buying total of
22 \$20,000, included inventory of alcohol. Is

1 that correct?

2 MR. SADEGHI: Yes, sir. As far as
3 I believe, one of the reasons --

4 MEMBER ALBERTI: I --

5 MR. SADEGHI: -- they want --

6 MEMBER ALBERTI: You're a smart
7 businessman. I figure you know what you are
8 buying. I've got to assume from what you
9 represented to us as your credentials that you
10 know what you are buying.

11 MR. SADEGHI: Yes, sir.

12 MEMBER ALBERTI: All right. I'm
13 at a quandary here, Madam Chair, because --

14 CHAIRPERSON MILLER: Yes.

15 MEMBER ALBERTI: -- I'm not sure
16 that the former owner legally was able to
17 purchase the alcohol and I have to check on
18 what the requirements are when one individual
19 sells alcohol, a stock of alcohol to another
20 stock of alcohol. I mean --

21 MR. SADEGHI: I don't think it --

22 MEMBER ALBERTI: If they -- wait,

1 let me finish. I'm talking to the Chair. If
2 the seller is licensed, then I assume you get
3 a disposal permit or some such thing to
4 transfer the license, the alcohol inventory,
5 but here we don't have a licensed owner.

6 So, Mr. Sadeghi, I'm not sure you
7 can even purchase it.

8 MR. SADEGHI: I'm not certain on
9 that, first of all. As far as I know, they
10 didn't get their license because of they had
11 alcohol, as far as I know.

12 MEMBER ALBERTI: It's just a
13 question. There is no response here.

14 MR. SADEGHI: No, no, but I'm
15 trying to --

16 MEMBER ALBERTI: At this point,
17 it's up to you for your own benefit, Mr.
18 Sadeghi.

19 MR. SADEGHI: I appreciate that.

20 CHAIRPERSON MILLER: Okay. I
21 don't think we should go on with this too much
22 longer, because we are kind of behind

1 schedule.

2 MEMBER ALBERTI: Two hours.

3 CHAIRPERSON MILLER: Yes.

4 MR. SADEGHI: Well, I have one
5 thing to say.

6 CHAIRPERSON MILLER: No, no. I'm
7 not cutting it off, I'm just saying, in
8 general --

9 MR. SADEGHI: I have one thing to
10 say.

11 CHAIRPERSON MILLER: Yes, go
12 ahead, sir.

13 MR. SADEGHI: If my name were
14 Jones, we whip through this conversation.

15 CHAIRPERSON MILLER: I think this
16 conversation is related to a previous --

17 MEMBER SILVERSTEIN: Please, Mr.
18 Sadeghi.

19 CHAIRPERSON MILLER: -- audience.

20 MEMBER SILVERSTEIN: Don't insult
21 me like that.

22 MR. SADEGHI: No, I'm not. I'm

1 not insulting you.

2 MEMBER SILVERSTEIN: Mr. Sadeghi?

3 MR. SADEGHI: You know what, I've
4 been 26 years in this city. I make at least
5 in this city they are losing at least \$300,000
6 in money every year. I donate, get from my
7 businesses in the city. I created at least 50
8 jobs in the past. I've been -- got a question
9 oh, this is going to be this or if I don't get
10 it, I'm broken up. I don't know what else --

11 CHAIRPERSON MILLER: Mr. Sadeghi?

12 MEMBER SILVERSTEIN: Mr. Sadeghi,
13 I take it your name means righteous or honesty
14 in your native language?

15 MR. SADEGHI: Yes.

16 MEMBER SILVERSTEIN: It means a
17 good honest man. But Sadeghi --

18 MR. SADEGHI: Thank you very much.
19 How do you know that?

20 MEMBER SILVERSTEIN: And I -- this
21 is not about you. You must know this is about
22 what happened before.

1 MR. SADEGHI: I understand.

2 MEMBER SILVERSTEIN: And we must
3 be certain that --

4 MR. SADEGHI: I understand that.

5 MEMBER SILVERSTEIN: -- what has
6 been done here is not simply a contravention
7 of what we have done before. Please, do not
8 take this as a personal matter.

9 MR. SADEGHI: No, I really
10 appreciate that, but the thing is, you know,
11 as a -- I've been in this city for 20-some
12 years, 25 years. And all of a sudden the ANC
13 when they were at my neighborhood, they -- I
14 been pulled over in the same neighborhood what
15 I'm doing over there?

16 Believe me, there is 20 years it
17 wasn't like this. I'm good fellow. I'm being
18 robbed, pulled gun at me and the same thing
19 I'm going to my house four blocks away from
20 it. I'm a resident of this city. I have
21 never done anything wrong. And I know that
22 they are -- you know, these people they don't

1 know what they are doing.

2 And I'm happy they didn't know
3 what they were doing. I'm a businessman. I'm
4 not, you know, try to -- you give me liquor
5 license I make a four star restaurant over
6 there. It's not I'm going to sell it when it
7 comes to that point or keep it.

8 MEMBER SILVERSTEIN: I trust, sir,
9 that you are a Sadeghi and that you will carry
10 on your business and yourself in such a
11 manner.

12 MR. SADEGHI: Thank you.

13 CHAIRPERSON MILLER: And --

14 MEMBER SILVERSTEIN: Let's close
15 that issue.

16 CHAIRPERSON MILLER: Okay. Okay.
17 And I hope you don't take any of these
18 questions as --

19 MR. SADEGHI: No. Just as I was
20 saying --

21 CHAIRPERSON MILLER: -- personal.
22 No, I just want to -- you know, it's a Fact-

1 Finding Hearing. It's kind of like, you
2 know --

3 MR. SADEGHI: Usually I don't
4 even --

5 CHAIRPERSON MILLER: We didn't
6 have the documents which you had.

7 MR. SADEGHI: -- bring -- I didn't
8 bring counsel with me. I have a liquor
9 license before. I never did, because I think
10 this is something I can do myself. And I talk
11 to another people in say that ABRA
12 establishment, they told me I don't need to
13 bring somebody with me to defend me in this
14 matter, because I don't see it that much back
15 and forth. There is nothing to hide.

16 CHAIRPERSON MILLER: Yes, okay.
17 Well, thank you very much.

18 MR. SADEGHI: If I don't get the
19 license, I don't get it.

20 MEMBER ALBERTI: Thank you.

21 CHAIRPERSON MILLER: Good luck.

22 MR. SADEGHI: Am I going to have

1 this hearing to find out about the license?
2 I try to get the temporary license, but
3 nothing help.

4 CHAIRPERSON MILLER: Okay. So
5 what you would need to do is talk to our staff
6 here. We can't really address that right now.

7 MR. SADEGHI: Okay.

8 CHAIRPERSON MILLER: Okay. Ms.
9 Davis is going to talk to you. She will be
10 right out. Thank you.

11 MEMBER MOBLEY: Thank you.

12 MR. SADEGHI: Thank you.

13 (Whereupon, the Fact-Finding
14 Hearing in the above-entitled matter was
15 concluded at 11:55 a.m.)

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<p style="text-align: center;">A</p> <p>ABC 41:20 42:7,8 able 58:16 above-entitled 65:14 ABRA 4:11 33:3 49:12 64:11 absolutely 32:16 33:14 36:21 44:11 47:11,12,16 54:18 54:19 accounts 49:10 acquire 12:17 18:1 18:18 20:20,20 acquired 15:7 20:22 additional 3:10 address 65:6 admit 49:2 agenda 2:4 agent 5:1 21:14 ago 6:15 22:16 agreed 39:14 agreement 13:7 19:19 20:5 25:1,3 25:10 28:12,14 31:18,21 36:15 38:11,17 39:11,13 45:5,11 47:8,18 47:19 48:11 49:14 50:7,11,13 51:2 51:14 53:7 55:7 55:17,20 56:14 ahead 33:1 47:4 60:12 Akhavan 9:6 Alberti 1:18 3:4,6,9 5:8,12,18,21 6:2 7:7,12,14,17,22 8:5,9,15,18,21 9:1 9:5,7,11,15,19,22 10:3,9,14,19,22 11:5,8,13,16,19 11:22 12:3,6,8,16 12:20 13:2,4,15 13:18 14:1,7,10 14:20 15:1,6,9,11</p>	<p>15:15,18,21 16:3 16:6,10,16,20 17:4,10,13,17,21 18:6,11,14,17,22 19:4,13,15,17 20:1,3,9,13 21:3,5 21:8,12,16,18,21 22:1,5,10,13,17 22:19 33:20 47:1 47:5,7,12,17 48:3 48:8,17 49:1 57:12,15,17 58:4 58:6,12,15,22 59:12,16 60:2 64:20 alcohol 42:9 44:6,6 53:15,20 54:1,1 57:22 58:17,19,19 58:20 59:4,11 Alcoholic 1:2,13,14 ANC 8:20 9:13 37:13,13 38:20,22 62:12 ANC-2C 1:8 2:6 Anytime 42:4 apologies 11:17 appear 40:18 Application 1:9 applied 12:11 apply 20:22 36:18 40:14 appreciate 59:19 62:10 approval 33:4,16 approved 37:3 49:11 area 20:16 arrangement 13:19 asked 16:6 asking 24:20 assets 15:22 18:1 55:10,12 assisting 23:8 associated 24:4,13 association 22:4,6 assume 33:10 52:20,21 58:8</p>	<p>59:2 assumption 53:8,9 atmosphere 6:9 audience 60:19 available 53:10 Avenue 1:7 2:6 aware 7:22 Axis 4:3 5:11 14:5 a.m 2:2 65:15</p> <hr/> <p style="text-align: center;">B</p> <p>back 11:9,16 16:11 16:12 19:12 64:14 background 3:21 bad 10:13 bank 13:22 based 6:7 28:1 39:9 48:1 57:6 basic 20:11,15 21:1 basically 36:5 basics 3:11 16:12 beers 52:1 believe 11:6 45:20 50:17,19 58:3 62:16 Ben 4:21 benefit 59:17 better 24:3 Beverage 1:2,13,14 bill 17:2,11 blocks 6:22 62:19 Board 1:2,14 3:3 38:5,6 Bonne 4:5 borrowing 51:16 bought 14:13 15:15 15:22 17:22 18:2 18:3,14,18,19,20 18:20 20:19 38:15 48:18 brand 7:18 bring 10:22 64:7,8 64:13 broken 61:10 Brooks 1:19 22:22 23:1,6,10,13 building 3:17,20</p>	<p>14:14,15,16,21 15:4 16:13,15,18 18:5,7 19:2 28:18 50:3 buildings 3:18,18 built 3:22,22 4:2 5:14,16 business 4:9 18:3 20:11,15,20,21 21:1 23:18 26:1,2 26:13,17 34:13,15 34:20 35:7,12 38:7,13,16 40:9 44:15 63:10 businesses 61:7 businessman 29:10 58:7 63:3 buy 4:17 14:12 16:1,12,14 33:17 38:12 44:4,5,18 44:19,20 buying 4:20 16:1 26:2 35:4,4 48:14 51:15 56:22 57:1 57:4,8,21 58:8,10</p> <hr/> <p style="text-align: center;">C</p> <p>Cafe 3:22 4:5 California 10:12 call 25:16 CALVIN 1:20 capability 41:9 capital 45:9 car 26:5 carry 63:9 case 2:4 36:12 certain 4:21 59:8 62:3 Chair 23:2,14,18 33:20 34:5 36:9 40:22 45:14 49:6 57:11,12 58:13 59:1 Chairperson 1:15 1:18 2:3,11,15 3:2 3:8 12:2 22:21 23:15 27:7,10,14</p>	<p>28:13 31:19 32:1 32:5,10,13,17 34:4,6 36:1,10,22 37:5,10,14,19 38:3,15,21 39:3,5 39:12,16,19 40:1 40:6,10,13,19 45:4,17,22 46:5,8 46:10,12,16,20 47:3 48:6 49:4 50:22 51:6,9,11 57:2,14 58:14 59:20 60:3,6,11 60:15,19 61:11 63:13,16,21 64:5 64:16,21 65:4,8 chance 45:5 46:21 change 31:11,11 35:16 changed 4:4,5 cheap 52:17 check 58:17 checking 20:5 chef 8:14,16 9:2,10 9:11 Chen 14:5 city 37:22 38:2 61:4 61:5,7 62:11,20 clarification 49:14 clarify 28:3 36:11 cleared 55:5 clearly 56:1 client 19:6 close 6:20 9:4 39:20 63:14 coincidence 5:5 Columbia 1:1 42:10 48:10,13,21 Columbia's 35:14 come 3:11 4:8 12:17 comes 63:7 commercial 49:7 49:15 company 14:11,12 26:6 28:10,11 complete 34:11</p>
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