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VOLUNTARY AGREEMENT Sonia's Market

This voluntary agreement (VA) made this 22nd day of June, 2006, by and between Sonia's Market (Applicant) and Advisory Neighborhood Commission 1B (Protestants).

RECITALS

Whereas, Applicant is the holder of a Class B retailer's license for premises located at 2833 Eleventh Street NW;

Whereas, Protestant has protested reissuance of the license;

Whereas, the parties have agreed to enter into this voluntary agreement pursuant to Section 1513.2 of 23 DCMR for the purpose of resolving the protest and to request the Alcoholic Beverage Control Board to approve the reissuance of the Applicant's license conditioned upon Applicant's compliance with the terms of this written agreement.

Now, therefore, in consideration of the recitals set forth above and the mutual covenants and conditions set forth below, the parties agree as follows:

1. Recitals Incorporated. The recitals set forth above are incorporated herein by reference.
2. No sale of alcoholic beverages for consumption in public space. Applicant shall not sell alcoholic beverages to any person whom the Applicant knows, or reasonably should know, will consume the beverages in public space or will divide the container or containers among several persons while in public space.
3. Intoxicated persons. Applicant shall refuse to sell alcoholic beverages to any intoxicated person, to any person of notoriously intemperate habits, or to any person who appears intoxicated.
4. Loitering. Applicant shall actively seek to prevent person(s) from congregating in and around its immediate premises by: (a) posting

clearly visible “no loitering” signs (lettering no less than five inches) on the interior and exterior of its premises and by asking loiterers to leave; (b) implementing hardscape and landscape improvements to the street fronting public space; (c) contacting MPD3D and ANC Commissioner when necessary to ask its support in dispersing loiterers and in maintaining order. Applicant shall maintain a log of its calls to MPD3D with the date, time and nature of the call. The log will be made available to Protestant, upon request, for review and/or copying.

5. Applicant shall not sell singles beers of 22oz and larger upon acceptance of these terms by Chuck’s Market, A&T Market, Fairmont Market, Harvard Liquors, Harvard Deli.

6. Maintenance of premises. Applicant shall maintain the exterior area immediately surrounding 2833 Eleventh Street NW.

7. Notices. In the event of a violation of the provisions of this Agreement, Applicant shall be notified in writing of such violation. Notices shall be sent by first class mail postage prepaid, hand delivery or by recognized overnight delivery service as follows:

If to licensee: Sonia’s Market
2833 Eleventh Street NW
Washington DC 20001

If to protestant: ANC1B
PO Box 73710
Washington DC 20056

Applicant may change the notice address listed above by written notice to the signatories hereto. Applicant shall provide a written response to any notification under this Agreement within five business days. Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be concurrent with the filing of a complaint with the Alcoholic Beverage Control Board.

8. Signs and posters. Applicant shall not place signs/posters on more than fifty percent of its windows and shall promote visibility into the establishment. Windows shall be cleaned on a regular basis. Applicant shall maintain the property in reasonable condition that does not detract from the

adjacent residential community and shall expeditiously remove or paint over any graffiti on its immediate premises.

9. Placarding. Applicant will comply with Section 1502.5 of DCMR 23 assuring that notice will be visible and readable from the street.

10. Withdrawal of protest. Protestant hereby withdraws its protest and joins with Applicant in requesting that the Alcoholic Beverage Control Board accept this Agreement as a condition of approval of the reissuance of Applicant's license.

11. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

12. Authority. Representatives executing this Agreement on behalf of the respective parties do hereby affirm that they have the authority to do so.

In witness whereof, the parties have executed this Voluntary Agreement as of the day and date first above written.

Applicant:



Representative Sonja's Market

Protestant:



Thomas K. D. Smith, ANC1B09



Chairman ANC1B

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

In the Matter of:)	
)	
Yong Nok Yu)	
t/a Sonya's Market)	
Application for a Retailer's)	
Class B License – renewal)	License no.: 8253
at premises)	Case no.: 11130-06/062P
1026 Harvard Street, N.W.)	Order no.: 2006-236
Washington, D.C.)	

Yong Nok Yu, Applicant

Deairich R. Hunter, Chairman, on behalf of Advisory Neighborhood Commission 1B,
Protestant

BEFORE: Charles A. Burger, Chairperson
Vera M. Abbott, Member
Judy A. Moy, Member
Audrey E. Thompson, Member
Peter B. Feather, Member
Albert G. Lauber, Member
Eartha Isaac, Member

ORDER ON VOLUNTARY AGREEMENT AND WITHDRAWN PROTEST

The renewal application for a Retailer's Class "B" License, having been protested, came before the Alcoholic Beverage Control Board ("Board") on February 22, 2006, in accordance with D.C. Official Code § 25-601 (2001). Deairich R. Hunter, Chairman, on behalf of Advisory Neighborhood Commission ("ANC") 1B filed timely opposition by letter on December 5, 2005.

The official records of the Board reflect that the parties have reached an agreement that has been reduced to writing and has been properly executed and filed with the Board. Pursuant to the agreement, dated June 22, 2006, the Protestant has agreed to withdraw its protest, provided, however, the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the agreement.

Yong Nok Yu
t/a Sonya's Market
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Accordingly, it is this 20th day of September 2006, **ORDERED** that:

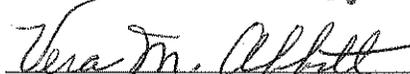
1. The protest of Mr. Hunder, Chairman, on behalf of ANC 1B, is **WITHDRAWN**;
2. The renewal application of Yong Nok Yu, t/a Sonya's Market, for a Retailer's Class "B" License at 1026 Harvard Street, N.W., Washington, D.C., is **GRANTED**;
3. The above-referenced agreement is **INCORPORATED** as part of this Order;
and
4. Copies of this Order shall be sent to the Protestant and the Applicant.

Yong Nok Yu
t/a Sonya's Market
Case no. 11130-06/062P
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District of Columbia
Alcoholic Beverage Control Board



Charles A. Burger, Chairperson



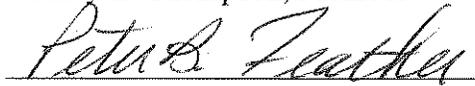
Vera M. Abbott, Member



Judy A. Moy, Member



Audrey E. Thompson, Member



Peter B. Feather, Member



Albert G. Lauber, Member

Eartha Isaac, Member

Pursuant to 23 DCMR § 1719.1 (April 2004), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, 941 North Capitol Street, N.E., Suite 7200, Washington, D.C. 20002.