

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("Agreement") is made on this 4th day of May, 2024 by and between Ventura LLC, aka Albert's Liquors ("Applicant"), and Advisory Neighborhood Commission 6B ("ANC 6B"), (Collectively, the "Parties").

WHEREAS, Applicant's application for the renewal of a license for premises, 328 Kentucky Ave SE, Washington, DC, 20003, is now pending before the District of Columbia Alcoholic Beverage and Cannabis Board (ABC); and,

WHEREAS, the premises is within the boundaries of ANC 6B; and,

WHEREAS, the Parties desire to enter into an agreement governing certain understandings regarding the renewal of a Retailers' Class "A" License (ABRA-077335) at the subject premises; and,

WHEREAS, the Parties have an existing Settlement Agreement (dated May 12, 2015), that they wish to restate and renew in its entirety; and,

WHEREAS, the Parties are desirous of entering into a Settlement Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to promote the peace, order and quiet of the neighborhood. Both parties recognize the importance of business neighborhoods that are safe, clean, and "pedestrian friendly".

NOW, THEREFORE, the parties agree as follows:

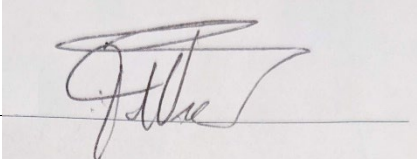
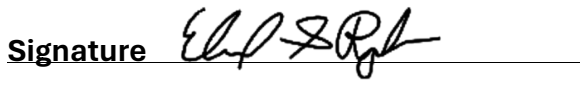
- 1) **Recitals Incorporated.** The recitals set forth above are incorporated herein by reference.
- 2) **Nature of the Business.** The Applicant shall manage and operate at the address a place that is regularly used for the sale of alcoholic beverages. The applicant will operate a Retailer's Class "A" license under the following provisions:
 - a) The Applicant will comply with all laws and regulations governing the operations of the establishment;

- b) The Applicant will not divide a manufacturer's package of more than one container of beer, malt liquor or ale to sell an individual container of the package if the container is less than 70 fl. oz.;
 - c) The Applicant will not sell, give, offer, expose for sale or deliver an individual container of malt liquor or ale if the container is 70 fl. oz. or less, and will not sell spirits in half-pints or smaller volumes;
 - d) The Applicant will discourage the illegal public consumption of alcohol inside, on the parking lot or around the immediate area and will participate in an ABC Board-approved course in alcoholic beverage sales management;
 - e) The Applicant will not sell or provide cups or single servings of ice; and
 - f) The Applicant agrees to post this Settlement Agreement alongside the Applicant's ABC License.
- 3) **Hours of Operation and Sales.** The Applicant's hours of operation shall be as follows:
The hours during which the sale of alcohol are permitted are **Every day, 7:00 a.m. to 12:00 a.m.**
- 4) **Signage, Noise, and Privacy.** Applicant will strictly comply with D. C. Official Code and will prohibit and prevent loitering, rowdiness, panhandling and criminal activity within 100 feet of the establishment, to the best of its ability by:
- a) Maintaining a "No Loitering/ Panhandling" sign on the outside of the establishment.
 - b) Using on-site security personnel to request loiterers to move on whenever they are observed outside of the establishment;
 - c) Calling MPD if illegal activity is observed or to remove loiterers if they refuse Applicant's request to move on;
 - d) Keeping a written record of dates and times when MPD is called for assistance. Applicant's log shall be provided to the Board upon request;
 - e) Posting a notice kept in good repair and visible from point of entry, a sign which states:
 - i) the minimum age requirement for purchase of alcohol; and,

- ii) the obligation of the patron to produce a valid identification document in order to purchase alcohol;
- f) Applicant will ensure timely disposal of trash that is the least disruptive to the neighbors by ensuring that:
 - i) Commercial trash pick-up will only take place between 7:00 a.m. and 7:00 p.m.; Applicant shall not allow for its trash to be picked up outside of those hours.
 - ii) No glass be recycled or otherwise disposed after 10 p.m. or before 7 a.m. Any glass material needing to be recycled or otherwise disposed between 10 p.m. and 7 a.m. shall be stored inside the Applicant's establishment until 7 a.m.
- 5) **Public Space Cleanliness and Maintenance.** Applicant will maintain the parking lot and public space adjacent to the establishment in a clean and litter-free condition by:
 - a) Exercising due diligence to prevent and or rid vermin infestation in and around the establishment, including following the recommendations and guidelines of the Vector Control Division of the Department of Public Works.
 - b) Keeping its entire property and the sidewalk (up to and including the curb), tree box(es), curb, and alley clean and free of litter, bottles, and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas sufficiently to assure that refuse and other materials are promptly removed.
 - c) Applicant shall ensure that the area around the dumpster is kept clean at all times and the dumpster is placed such that it does not encroach on the abutting property owners and that no garbage is placed on the abutting property or public space. Applicant shall ensure that no trash is placed outside the establishment other than in a fully-closed dumpster or compactor. Applicant shall ensure that the doors and/or lids on all dumpsters or compactors are fully closed at all times. Applicant shall not place trash in its dumpster or compactor in any manner that would prevent the full closure of the dumpster or compactor. Applicant shall ensure that all dumpsters and compactors used are properly maintained and replaced when damaged,

- d) Applicant shall ensure that all grease is placed in a secure well-maintained container inside the property where possible. Any grease leak shall be cleaned up promptly and all containers shall be properly maintained and replaced when damaged or leaking.
 - e) Removing snow and ice from the parking lot within the time limits set by the District of Columbia.
- 6) **Security Cooperation in Stemming Criminal Activity and Public Drinking.** Applicant agrees that it shall take all reasonable steps to minimize such problems, including, without limitation, providing a sufficient number of employees to assure adequate security and to control unruly patrons, whether inside or in the immediate outside area; monitoring for and prohibiting criminal activity within or about the Premises, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall to the full extent permissible by law discourage loitering in the vicinity of the Premises.
- 7) **Compliance with ABCA Regulations.** Applicant promises that it shall abide by all Alcoholic Beverage and Cannabis Administration (ABCA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees.
- 8) **Cancellation of Previous Agreements.** This agreement updates and replaces the previous settlement (dated May 12, 2015), and shall constitute the sole agreement between the parties. This agreement may only be modified by written agreement of all the parties or their successors, or otherwise in accordance with law. All other previous Voluntary or Settlement agreements are rendered null and void.

IN WITNESS OF THIS AGREEMENT, the parties have affixed their signatures.

<p>Applicant: Ventura LLC, t/a "Albert's Liquors" ABRA# 077335 328 Kentucky Ave SE Washington, DC 20003 Phone: 202.543.6238 Jorge Ventura, Owner</p>	<p>ANC: Advisory Neighborhood Commission 6B 700 Pennsylvania Ave SE Washington DC, 20003 6b@anc.dc.gov Edward Ryder, Chair</p>
<p>Signature </p>	<p>Signature </p>
<p>Date 5-4-24</p>	<p>Date 5-16-2024</p>