BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: HMR: Hotel-Motel Restaurant Complex (BWL)

☒ Outdoor Dining

If transfer, formerly trading as: _____

For the use of: (Check one)

☐ Individual ☐ Partnership ■ LLC ☐ Corporation ☐ Unincorporated Association

To the Board of License Commissioners
Anne Arundel County, State of Maryland

Date: _____

Application is made by the undersigned under the provisions of Alcoholic Beverages and Cannabis Article, Annotated Code of Maryland, for the above license, and the applicant (s) submit (s) and certify (ies) to the following information required by the Article:

1. Applicant(s)

(1) Name: Jeffrey Kolessar Address: 249 Bodley Road, Aston, PA 19014
Date of Birth: 09-22-1967 Naturalized at: n/a Year: n/a
Place of Birth: Wilkes-Barre, PA , USA Sex: Male
Phone Number: (215) 972-2707 Email: slaureti@ahplawgroup.com

(2) Name: _____ Address: _____
Date of Birth: _____ Naturalized at: _____ Year: _____
Place of Birth: _____ Sex: _____
Phone Number: _____ Email: _____

(3) Name: _____ Address: _____
Date of Birth: _____ Naturalized at: _____ Year: _____
Place of Birth: _____ Sex: _____
Phone Number: _____ Email: _____

2. The applicant(s) (is, are) a citizen(s) or permanent resident(s) of the United States. The applicant(s) (if applying as a qualifying individual for a corporation, unincorporated association, or LLC) (is, are) a resident of the State of Maryland at the time of the filing of this application. The license remains valid only for as long as the resident applicant remains a resident of the State.
The applicant (s) thus qualified (is, are): ☐1 ☐2 ☐3 (Check number to correspond with name (s) listed above)
If not a resident of Anne Arundel County, Maryland, the Applicant(s) appoint N/A - HMR Complex license to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: ANMD Associates, LLC

4. The trade name if applicable (s) is: DoubleTree Hotel

and the location and address where license is desired is: 210 Holiday Court, Annapolis, MD 21401

5. Describe premises: Lot size: 2.9 Acres

Square feet of area and type of building applied for: Wood Frame EIFS +/- 128,000 sq. ft.

6. The name of the owner of the premises described above: Awh-BP Annapolis Hotel, LLC

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7. The applicant (s) (has, have) never been convicted of a felony. ■ True ☐ False

8. The applicant (s) (has, have) never been adjudged guilty of violating the laws governing the sale of alcoholic beverages or for the prevention of gambling in the State of Maryland as follows. ■ True ☐ False
   If false, State name(s) of applicant, date, and offense:_____

9. (Has, have) the applicant (s) ever held a license for the sale of alcoholic beverages. ■Yes ☐No
   If yes, in what state, at what location, and name of license establishment: Mr. Kolessar currently holds the Aloft/Element license in Hanover, MD

10. The applicant (s) (has, have) not had a license for the sale of alcoholic beverages revoked. ■ True ☐ False

11. The applicant (s) (has, have) a financial interest in the business to be conducted under said license. ■True ☐False

12. The applicant (s) (is, are) not financially interested in any other place of business in the county, counties or Baltimore City where, or for which, a license has been applied for, granted or issued under Alcoholic Beverages and Cannabis Article, Annotated Code of Maryland. ☐True ■False
    Mr. Kolessar has an interest in the Aloft/Element license in Hanover, MD.

13. No person except the applicant (s) is in any way financially interested in the license applied for or in the business to be conducted there under during the continuance of the license, if issued. ☐ True ■ False *
    *Joseph Wellenbusher III is a 50% member of ANMD Associates, LLC

14. The applicant (s) (has, have) not been adjudged guilty of any offense against the laws of the State or of the United States.
    ■ True ☐ False

15. No manufacturer, brewer, distiller, or wholesaler, directly or indirectly, has any financial interest in the premises or business of the applicant. ■ True ☐ False

16. The applicant (s) will not convey or grant to any manufacturer, brewer, distiller, or wholesaler any financial interest, except as otherwise permitted in the Alcoholic Beverages and Cannabis Article, Annotated Code of Maryland.
    ■ True ☐ False

17. The applicant (s) (has, have) at the time of filing this application no indebtedness or other financial obligation and will not incur any such indebtedness or other financial obligation, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages. ■ True ☐ False

18. The applicant (s) will, if granted a license, conform to all laws and regulations relating to the business in which the applicant (s) propose (s) to engage. ■ True ☐ False

19. The applicant(s) hereby submit(s) a duly executed and acknowledged statement from the premises owner where the proposed business will operate. This statement expresses consent for the issuance of the requested license, granting authority to the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations. ■ True ☐ False

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EXTRACT FROM LAW: If any affidavit or oath required under the provisions of the Act shall contain any false statement, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof, shall be subject to the penalties provided by law for that crime.

Name(s), title(s), and address(es) of applicants:

(Name)	(Title)	(Home Address)
Jeffrey Kolessar	Member & Authorized Person	249 Bodley Road, Aston, PA 1901

*Note: If President or Vice-President is one of the applicants, they must also sign as an applicant.

*1. JK (Signature of President or Vice President)

1. JK (Signature of applicant)

2. _____ (Signature of applicant)

3. _____ (Signature of applicant)

THE STATE OF ~~MARYLAND~~ Pennsylvania

COUNTY OF Philadelphia

I hereby certify that on the 23rd of January, 2025, before me, the subscriber, a notary public of the State of ~~Maryland~~ Pennsylvania, in and for Philadelphia County (here insert name of the county or City of ~~Baltimore~~ Philadelphia for which notary is appointed), personally appeared Jeffrey Kolessar (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the application for alcoholic beverages license (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

JA

Notary Public Signature

Commonwealth of Pennsylvania - Notary Seal
Faduma Ahmed Isahaki, Notary Public
Philadelphia County
My Commission Expires May 22, 2028
Commission Number 1443497

Print Name: Faduma Ahmed Isahaki

My commission expires: May 22, 2028

Commonwealth of Pennsylvania - Notary Seal
Fragma Ahmed, Notary Public
Philadelphia County
My Commission Expires May 21, 2008
Commission Number 1463427

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Print Name: _____ My commission expires: _____

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH
ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) HEREBY CERTIFY, that (I am, we are) the owner (s) of the property known as

Doubletree Hotel located at 210 Holiday Court, Annapolis, MD 21401

Named in the foregoing application made to the State Comptroller under the Alcoholic Beverages Law of Maryland; that (I, we) hereby authorize the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations.

_____
(Signature)

Jeffrey Kolessar, Court-appointed Receiver and on behalf of
(Print Name)
AWH-BP Annapolis Hotel Beverage, LLC, pursuant to that certain Order Appointing Receiver entered on July 10, 2024 in the Circuit Court for Anne Arundel County in Case No. C-02-CV-000545 (Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

THE STATE OF ~~MARYLAND~~ Pennsylvania

COUNTY OF Philadelphia

I hereby certify that on the 23rd of January, 2025, before me, the subscriber, a notary public of the State of Maryland, in and for Philadelphia County (here insert name of the county or City of ~~Baltimore~~ Philadelphia for which notary is appointed), personally appeared Jeffrey Kolessar (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the application for alcoholic beverages license (here describe document to which the person(s) is or are swearing and affirm).
As witness, my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Faduma Ahmed Isahaki, Notary Public
Philadelphia County
My Commission Expires May 22, 2028
Commission Number 1443497

_____
Notary Public Signature

Print: Faduma Ahmed Isahaki My commission expires: May 22, 2028

Commonwealth of Pennsylvania - Notary Seal
Fadima Ahmed Isahak, Notary Public
Philadelphia County
My Commission Expires May 22, 2028
Commission Number 1443497