

9/14/22

Received

AUG 23 2022

CITY OF NEWPORT
Board of Licensing Commissioners

City Clerk's Office

APPLICATION FOR TRANSFER OF ALCOHOLIC BEVERAGE LICENSE

DATE 8/23/22

Check Here That Applicant(s) has/have presented himself/herself at the B.C.I. Section of the Newport Police Department for fingerprinting and a routine check has been completed. _____

CLASS A BL BT BV C D E J
TYPE OF TRANSFER OWNERSHIP LOCATION STOCK
 OTHER, Explain

NAME OF TRANSFEROR NPG Hospitality, LLC
D/B/A Gurney's Newport Resort & Marina TEL. # (401) 849-2600
BUSINESS ADDRESS 444 Madison Avenue, New York, NY 10022

Transferor hereby petitions the Licensing Board to transfer the said license to:

NAME OF TRANSFEREE Goat Lessee LLC
D/B/A At Newport Harbor Island Resort TEL. # (401) 849-2600
NEW LOCATION, if applicable Same location

If Change of Stockholders, List OLD & NEW Stockholders: (attach separate sheet if necessary)

[Signature]
TRANSFEROR SIGNATURE

David Smiley

PRINT NAME

WITNESS OF LICENSING BOARD OR NOTARY PUBLIC

DATE OR DATE COMMISSION EXPIRES IF NOTARY

[Signature]
TRANSFEREE SIGNATURE

Raymond D. Martz

PRINT NAME

WITNESS OF LICENSING BOARD OR NOTARY PUBLIC

DATE OR DATE COMMISSION EXPIRES IF NOTARY

STELLA TIRATSUYAN
Notary Public, Maryland
Montgomery County
My Commission Expires
January 08, 2023

Office Use Only

FEE PAID \$ DATE PAID

License Issued by: _____ Date Issued: _____

ACTION OF COUNCIL _____ ACTION DATE _____

Received

AUG 23 2022

STATE OF RHODE ISLAND
BOARD OF LICENSING COMMISSIONERS

Newport

City Clerk's Office

APPLICATION FOR LICENSE FOR CORPORATION OR LLC

RETAILER CLASS: BT License Number BT 2021-402

OWNERSHIP: Goat Lessee LLC
D/B/A <i>Newport Harbor Marina Resort</i>
Premises: One Goat Island

State - Incorporated: DE	Date of Incorporation: 4/12/22	Business Telephone No: (401) 849-2600
--------------------------	--------------------------------	---------------------------------------

Name, Address and Tel. # of All Officers (if LLC, List Manager under President and change title to "Manager"):

TITLE	NAME	HOME ADDRESS	TELEPHONE
President	Raymond D. Martz	4747 Bethesda Ave, Ste 1100	(401) 849-2600
Vice-Pres.	Thomas C. Fisher	Bethesda, MD 20814	
Secretary	Thomas C. Fisher		
Treasurer	(treasurer) Thomas C. Fisher		

Name of Each Director/Board Member	Address

Mailing Address: Choose a) Business Address, or b) Owner Address, or c) Other. If Other Please specify below:

--

If Corporation, Classes of Stock:	Amount of This Class Authorized:	Amount of This Class Issued:
Name Registered Stock Owners OR LLC Members w/%interest	Class(es) of Stock	Amount of Stock OR LLC %
Raymond D. Martz		100%

-----DO NOT WRITE BELOW THIS LINE-----

Filing Fee: Date Paid: License Fee: Date Paid:

Approved by Council _____ Disapproved by Council _____

Issued By _____ Date _____ License & Section 5.12 Received by _____

D/B/A: «DBA» TBD

Stella Tiratsuyan

- For each yes and no question, please write in YES if yes or NO if no.
- ◆ Where necessary, use additional pages for explanations.

Is any of the above stock pledged? NO • If yes, provide details: ◆

Is application on behalf of undisclosed principal or party in interest? NO • If yes, give details:

Does Applicant Own Premises? NO • Property Mortgaged? N/A • Property Leased? N/A •

If Mortgaged or Leased: Amount of Extent:

Name and Address of Mortgagee or Lessee:

Have any of the applicants ever been arrested or convicted of a crime? NO • If yes, explain: ◆

Is any other business to be carried on in Licensed Premises? NO • If yes, explain: ◆

Is any Officer, Board Member, Stockholder engaged in any manner as a Law Enforcement Officer? NO • If yes, explain: ◆

Do any of the applicants have any interest, direct or indirect, as principle or associate, or in any manner whatsoever, in any retail license issued under Ch.. 3-7 of R.I.G.L., 1956, as amended? NO • If yes, explain: ◆

Is Applicant the owner or operator of any other business? NO • If yes, explain (use separate page if necessary.) ◆

State amount of capital invested in the business.

Certificate of Liability Insurance and Proof of Worker's Compensation Insurance must be attached.

I hereby certify that the above statements are true to the best of my knowledge and belief:

[Signature]
Signature of Applicant (see note below)

8.12.22

Date of Signature

[Signature]

STELLA TIRATSUYAN
Notary Public-Maryland
Montgomery County
My Commission Expires
Date Commission Expires (to Notary)

WITNESS of Licensing Board or NOTARY PUBLIC

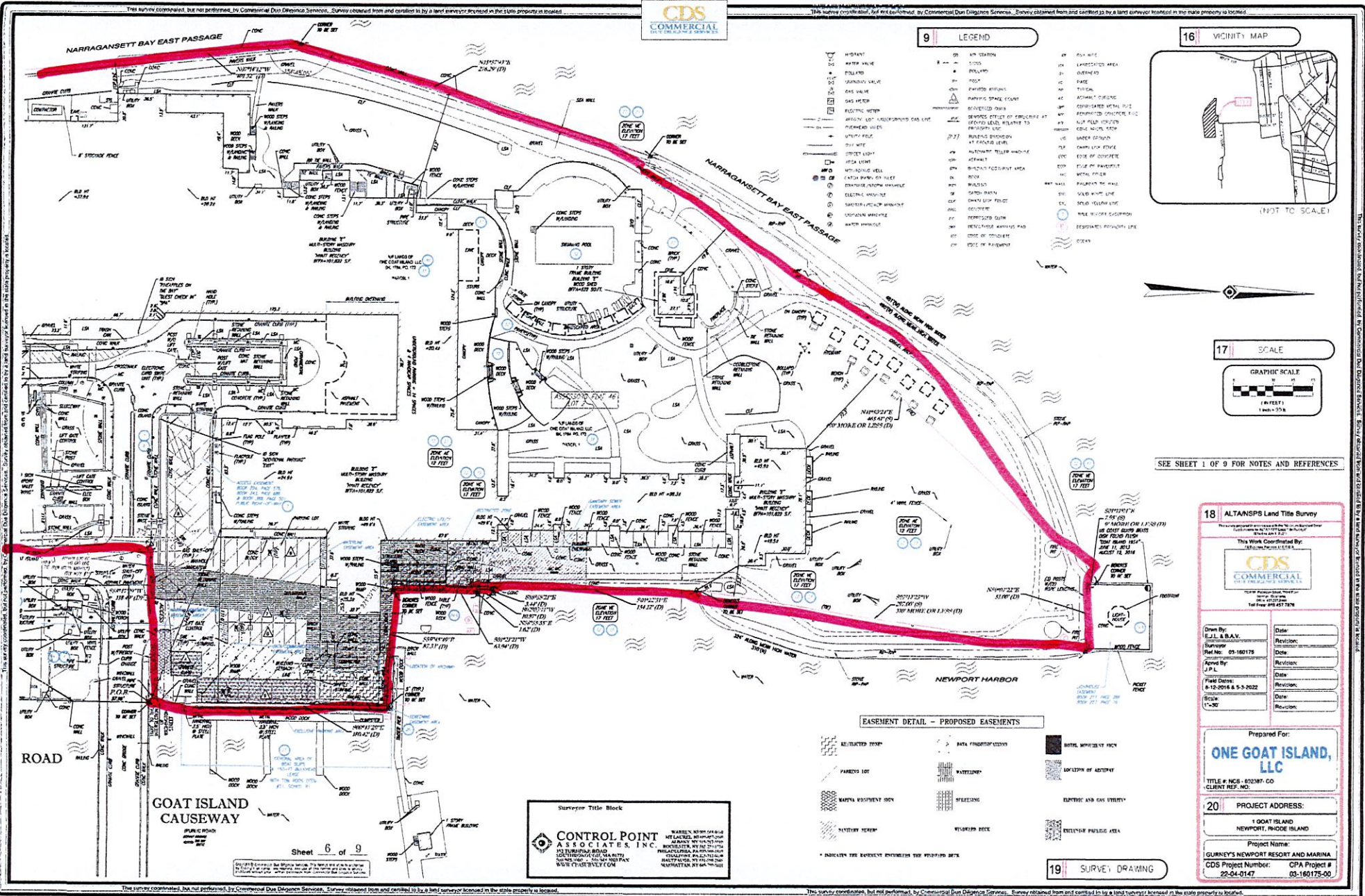
***NOTE: For new, transfer, expansion, or renewal the owner(s) must sign. In a corporation, the officers should sign; in an LLC, the "designated manager" and a member are to sign. We are no longer to accept the signature of a manager or attorney on behalf of the owner.**

1. Every question on Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the application or the revocation of the license in case one has been granted.
2. Corporations having 25 or more stockholders need not file a list of the names and addresses of Stockholders (Question #8).
3. Attention is called to the requirements of the 1963 amendment of Section 3-5-10 of the General Laws.
 - a. All newly elected officers or directors must be reported to the Board of License Commissioners within 30 days.
 - b. Any acquisition by any person of more than ten percent (10%) of any class of corporate stock must be reported within 30 days.
 - c. Any transfer of fifty percent (50%) or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer of a license.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified by a land surveyor licensed in the state property is located.



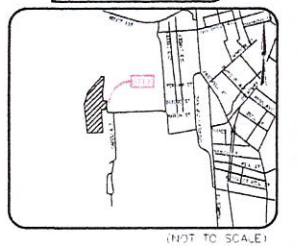
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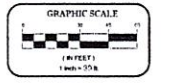
9 LEGEND

- 1. HORIZONTAL
- 2. WATER VALVE
- 3. FLOOR JOIST
- 4. UNPAVED DRIVE
- 5. GAS VALVE
- 6. GAS METER
- 7. ELECTRICAL METER
- 8. AIR CONDITIONING UNIT
- 9. AIR CONDITIONING CONDENSATE LINE
- 10. FURNACE
- 11. WATER HEATER
- 12. WATER METER
- 13. WATER SERVICE LINE
- 14. WATER MAIN
- 15. WATER MAIN VALVE
- 16. WATER MAIN CONNECTION
- 17. WATER MAIN CONNECTION AT FLOOR LEVEL
- 18. WATER MAIN CONNECTION AT WALL LEVEL
- 19. WATER MAIN CONNECTION AT CEILING LEVEL
- 20. WATER MAIN CONNECTION AT ROOF LEVEL
- 21. WATER MAIN CONNECTION AT GROUND LEVEL
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- 23. WATER MAIN CONNECTION AT STREET LEVEL
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16 VICINITY MAP



17 SCALE



SEE SHEET 1 OF 9 FOR NOTES AND REFERENCES

18 ALTANSIPS Land Title Survey

This Work Coordinated By:
CDS COMMERCIAL
 10000 Providence Street
 Newport, RI 02840
 Tel: 401-845-4576

Drawn By: E.A. & S.A.V.
 Surveyor: [Blank]
 Plot No.: 09-160175
 Approved By: J.P.L.
 Field Dates: 8-12-2016 & 5-3-2022
 Scale: 1"=50'

Date: [Blank]
 Revision: [Blank]
 Date: [Blank]
 Revision: [Blank]
 Date: [Blank]
 Revision: [Blank]

Prepared For:
ONE GOAT ISLAND, LLC
 TITLE # NCS - 822387 CO
 CLIENT REF. NO.:

PROJECT ADDRESS:
 1 GOAT ISLAND
 NEWPORT, RHODE ISLAND

Project Name:
 GURNEY'S NEWPORT RESORT AND MARINA

CDS Project Number: 09-160175-00
 CPA Project #: 03-160175-00

EASEMENT DETAIL - PROPOSED EASEMENTS

- 1. RESTRUCTURED DRIVE
- 2. PAVED DRIVE
- 3. ASPHALT PAVED DRIVE
- 4. WATERLINE
- 5. SEWERLINE
- 6. WETLAND BUFFER
- 7. BATTLE FINGERPOSTS
- 8. HOTEL IMPROVEMENT FOOT
- 9. LOCATION OF ADJUTANT
- 10. ELECTRICAL AND GAS UTILITY
- 11. EXCLUSIVE PARKING AREA

19 SURVEY DRAWING

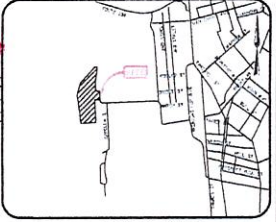
Surveyor Title Block

CONTROL POINT ASSOCIATES, INC.
 10000 Providence Street
 Newport, RI 02840
 Tel: 401-845-4576
 www.controlpoint.com

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified by a land surveyor licensed in the state property is located.

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16 VICINITY MAP



(NOT TO SCALE)

9 LEGEND

SEE SHEETS 4 & 6 FOR COMPLETE LEGEND

18 ALTANSIPS Land Title Survey

This Work Coordinated By

CDS COMMERCIAL
DUE DILIGENCE SERVICES, LLC

10000 North 10th Street
Suite 100
Portland, OR 97228
Tel: 503.281.4177

Drawn By:	ELJ & S.A.V.	Date:	
Surveyor:	Ref No: 03-160175	Revision:	
Approved By:	L.P.S.	Date:	
Field Dates:	8-12-2016 & 5-3-2022	Revision:	
Scale:	1"=50'	Date:	
		Revision:	

Prepared For:

ONE GOAT ISLAND, LLC

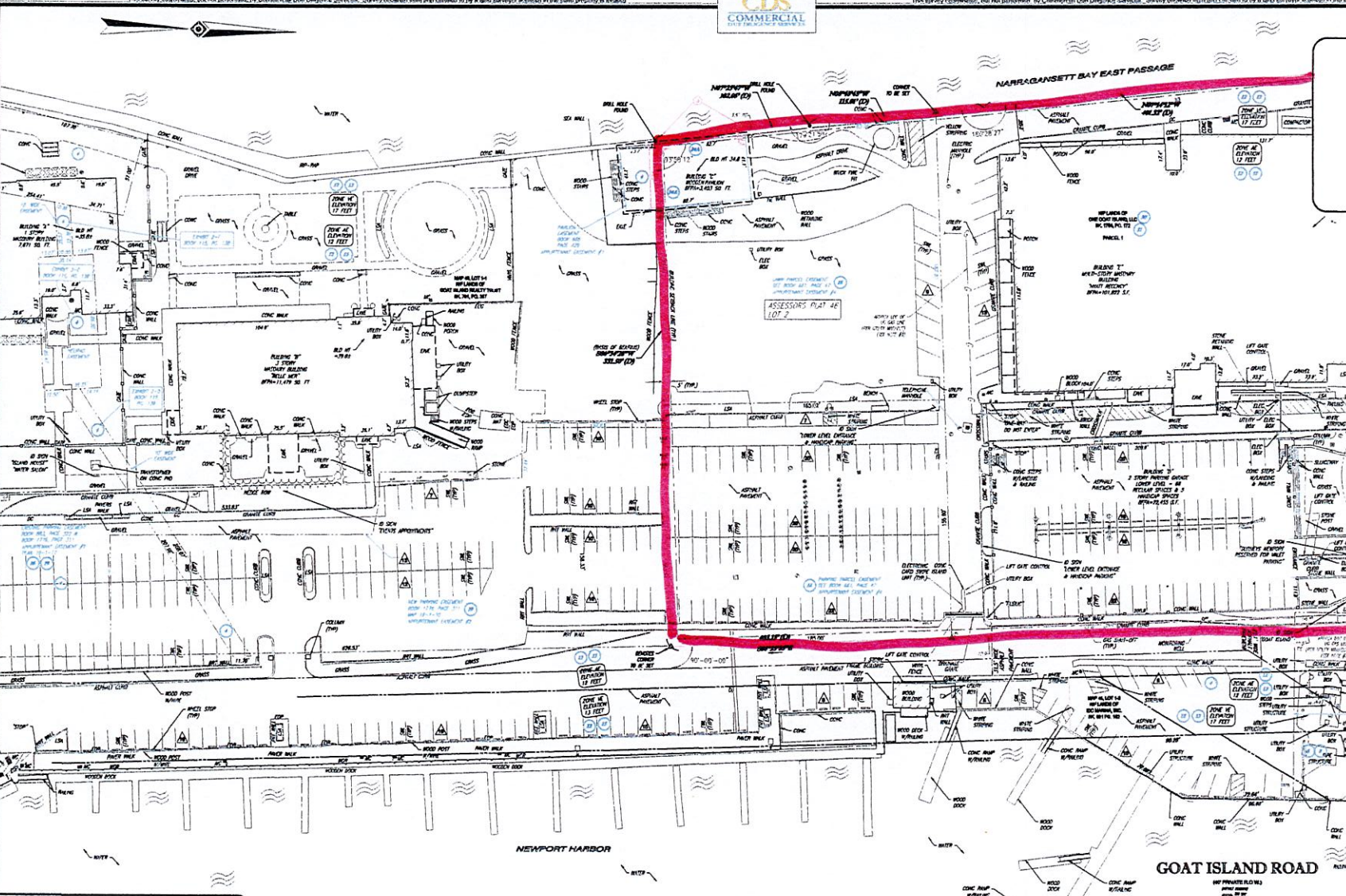
TITLE #: NCS 802387 CD
CLIENT REF. NO.:

20 PROJECT ADDRESS:

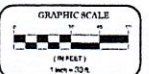
1 GOAT ISLAND
NEWPORT, RHODE ISLAND

Project Name:
GURNEY'S NEWPORT RESORT AND MARINA

CDS Project Number: CPA Project #
22-04-0147 03-160175-00



17 SCALE



19 SURVEY DRAWING

SEE SHEET 1 OF 9 FOR NOTES AND REFERENCES

Sheet 5 of 9

Surveyor Title Block

CONTROL POINT ASSOCIATES, INC.

10000 North 10th Street
Suite 100
Portland, OR 97228
Tel: 503.281.4177

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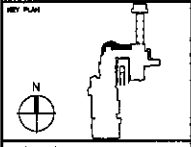
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REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTES



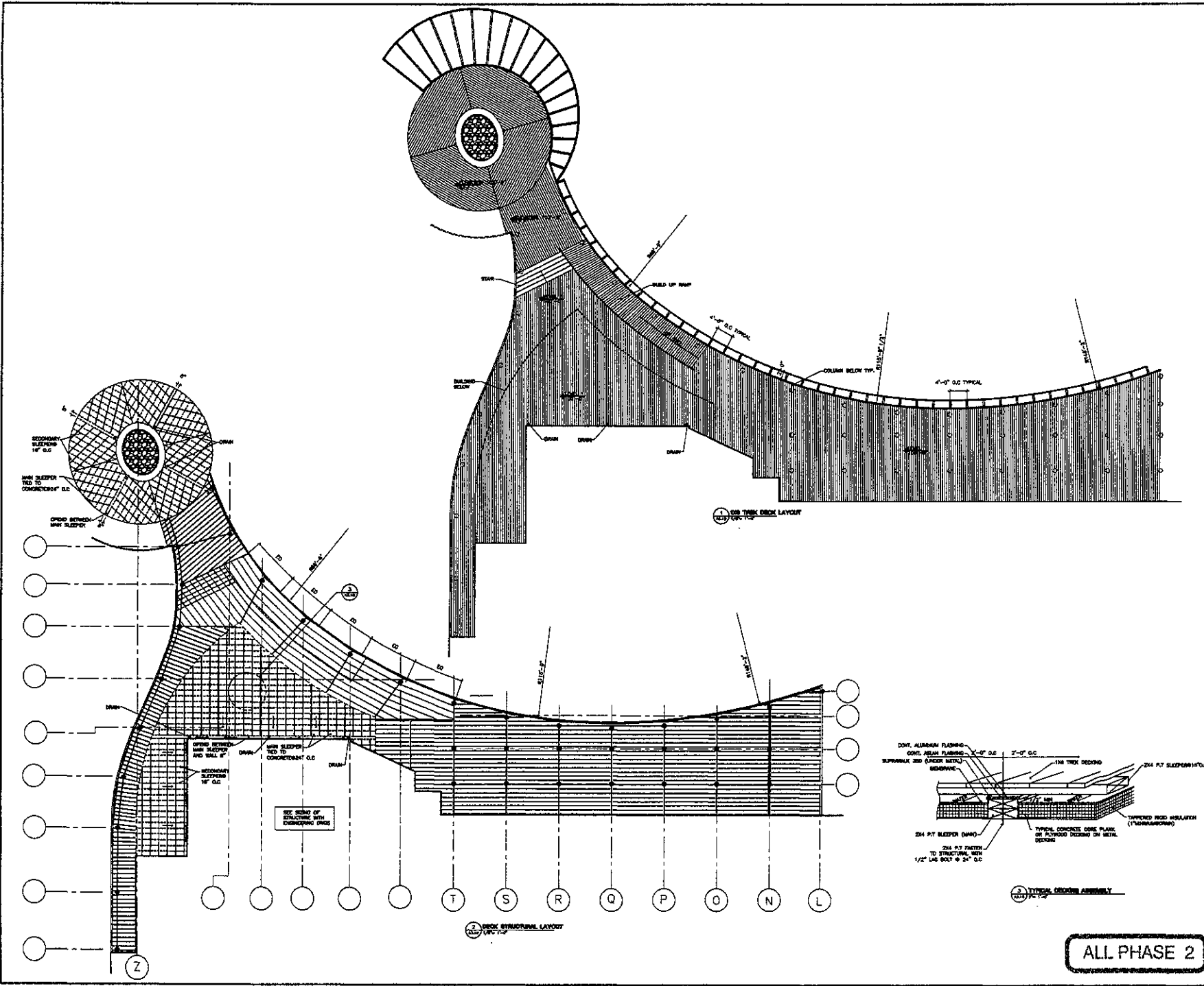
PROJECT NAME
**HYATT
 REGENCY
 NEWPORT, RHODE ISLAND**

SCALE
 BASED FOR POINT
 BASED FOR CONSTRUCTION

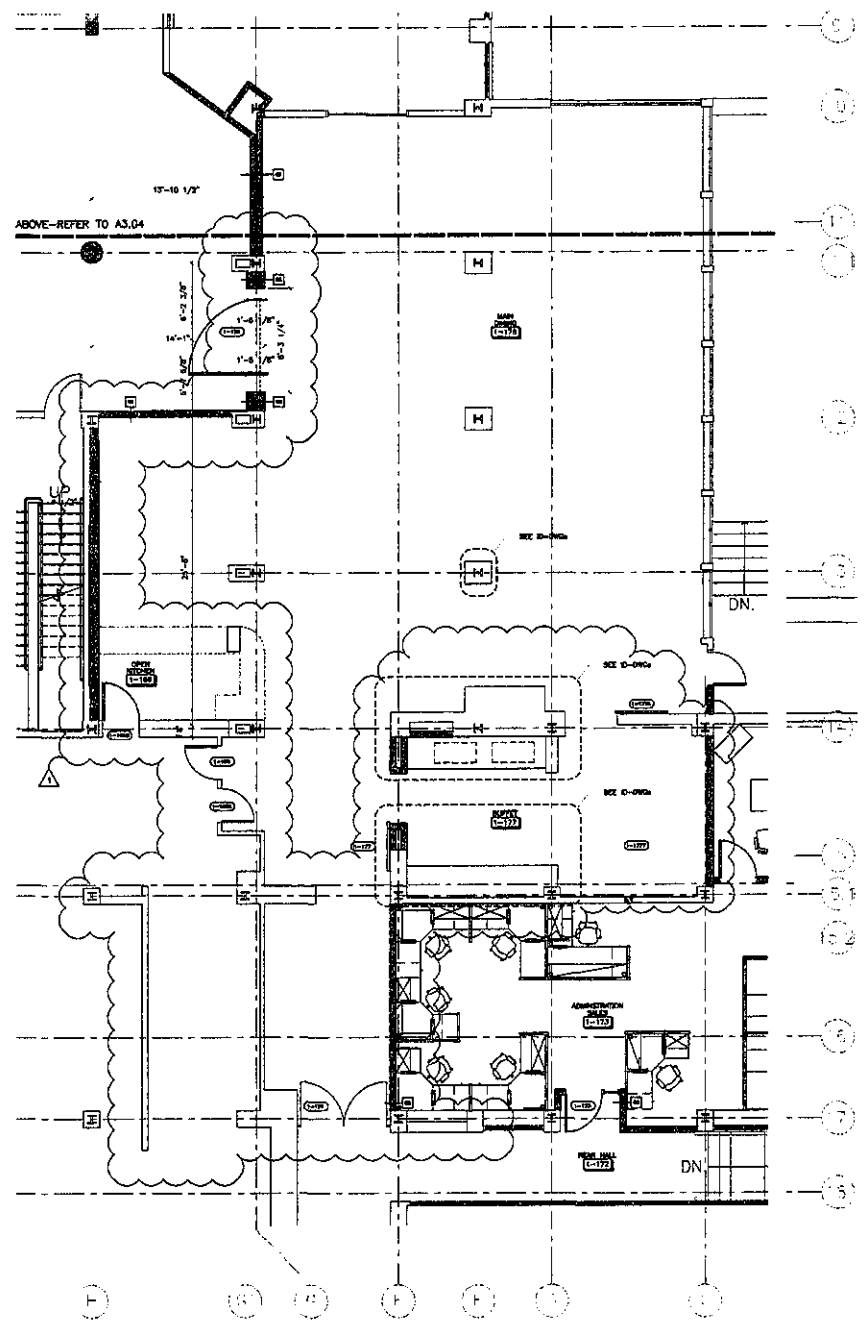
SHEET TITLE
DECK PLAN

GENERAL NOTE: WHEN REDUCED TO A3 OR C SIZE SHEET, DRAWING SCALE IS SIDE OF WHAT IS NOTED, VISIBLY WITH FOOTING.

DRAWN BY: CL / VS DRAWING NO:
 CHECKED BY: GJK
 SCALE: NOTED **A3.10**
 PROJECT NO: 8006 SHEET OF



ALL PHASE 2



ABOVE-REFER TO A3.04

1. MAIN DINING/OPEN KITCHEN/SERVICE BAR
SCALE 1/8\"/>

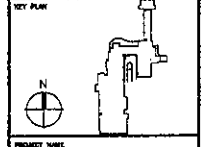
GENERAL NOTES:
 1. ALL EXTERIOR PARTITION ARE TO EXTEND PARTIALLY TO UNDERBANK OF STRUCTURAL SOFFIT SLAB.
 2. PROVIDE NO BLOCKING FOR ALL GYM BARS

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1	10/24/07	ISSUED FOR PERMIT
2		
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GENERAL NOTES



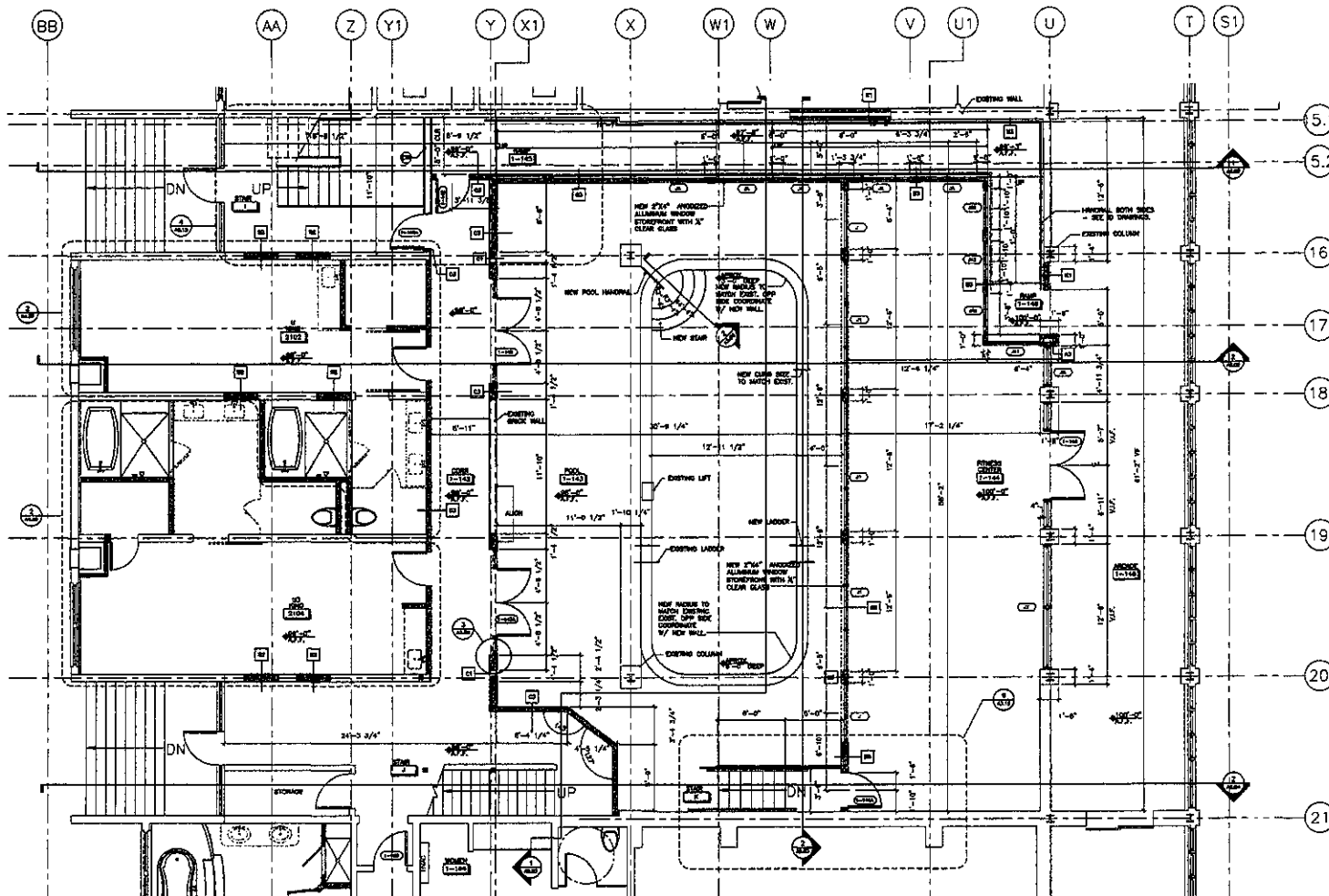
PROJECT NAME
HYATT REGENCY
 NEWPORT, RHODE ISLAND

SCALE
 ISSUED FOR PERMIT
 ISSUED FOR CONSTRUCTION

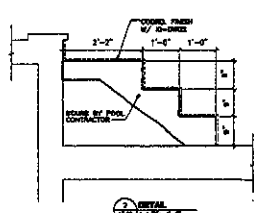
SHEET TITLE
ENLARGED PLAN @
MAIN DINING/OPEN
KITCHEN/SERVICE BAR

GENERAL NOTE: WHEN REDUCED TO 1/8" ON 6" SHEET, DRAWING SCALE IS 1/8" OF WHAT IS NOTED, VERIFY WITH FRONTIER.

DRAWN BY: **J.B.M.** DRAWING NO:
 CHECKED BY: **C.M.**
 SCALE: **NOTED**
 PROJECT NO: **8008** SHEET OF



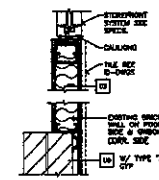
ENLARGED FLOOR PLAN @
SPECIALTY SUITES/POOL/FITNESS



DETAIL
1/8\"/>

GENERAL CLARIFICATION ITEMS ON DRAWINGS ARE:
(THIS ITEM ARE SELECTED ON DRAWING)

1. NEW CONSTRUCTION ITEMS.
2. DIMENSIONS POOL SIZE BY 1/2\"/>



DETAIL
1/8\"/>

- POOL CONSTRUCTION:**
1. THE EXISTING POOL SHALL BE REDISHED WITH NEW WHITE SON DAY OUSE EXISTING AND NEW GASTE FINISH OVER THE NEW WALL. PROVIDE NEW COPING AND CHAIR FOR 2\"/>

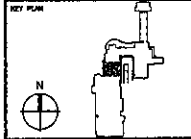
GENERAL NOTES:

1. ALL MEMBER PARTITION ARE BE EXCISE PARTITION TO UNDERNE OF STRUCTURAL DECK LEVEL.
2. ALL WALLS AROUND CHALKER ARE AS U/LD.
3. PROVIDE NO BLOCKING FOR ALL GYM SHES.

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GENERAL NOTES

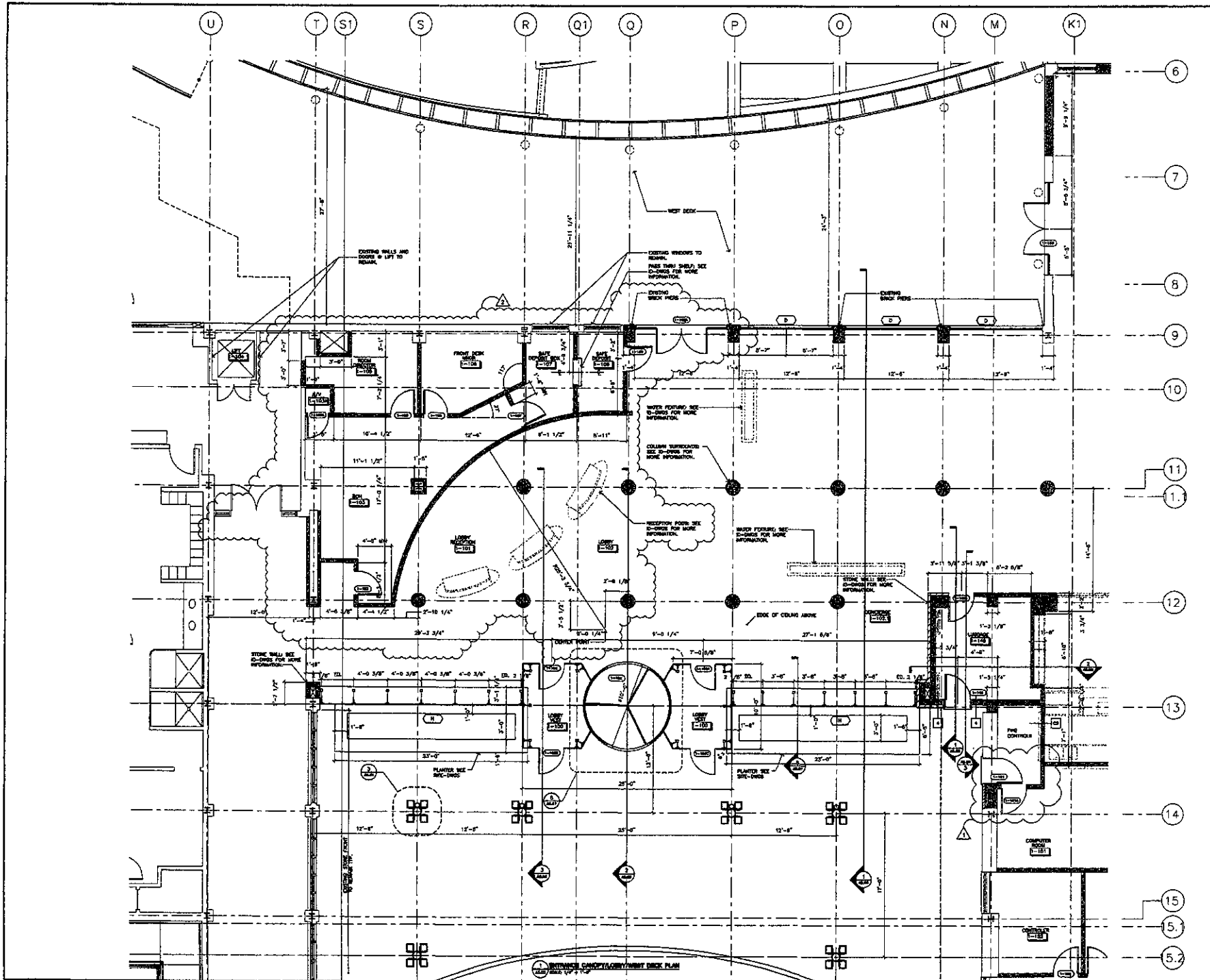


**HYATT
REGENCY
NEWPORT, RHODE ISLAND**

**ENLARGED PLAN @
SPECIALTY SUITES/
POOL/FITNESS**

GENERAL NOTE: WORK REDUCED TO AS SHOWN ON THIS DRAWING. SCALE IS AS NOTED. VERIFY WITH FIELDWORK.

DRAWN BY	FJM	CHECKED BY	CMH
SCALE	NOTED	PROJECT NO.	6006
A3.08		SHEET OF	



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GENERAL NOTES

NET PLAN

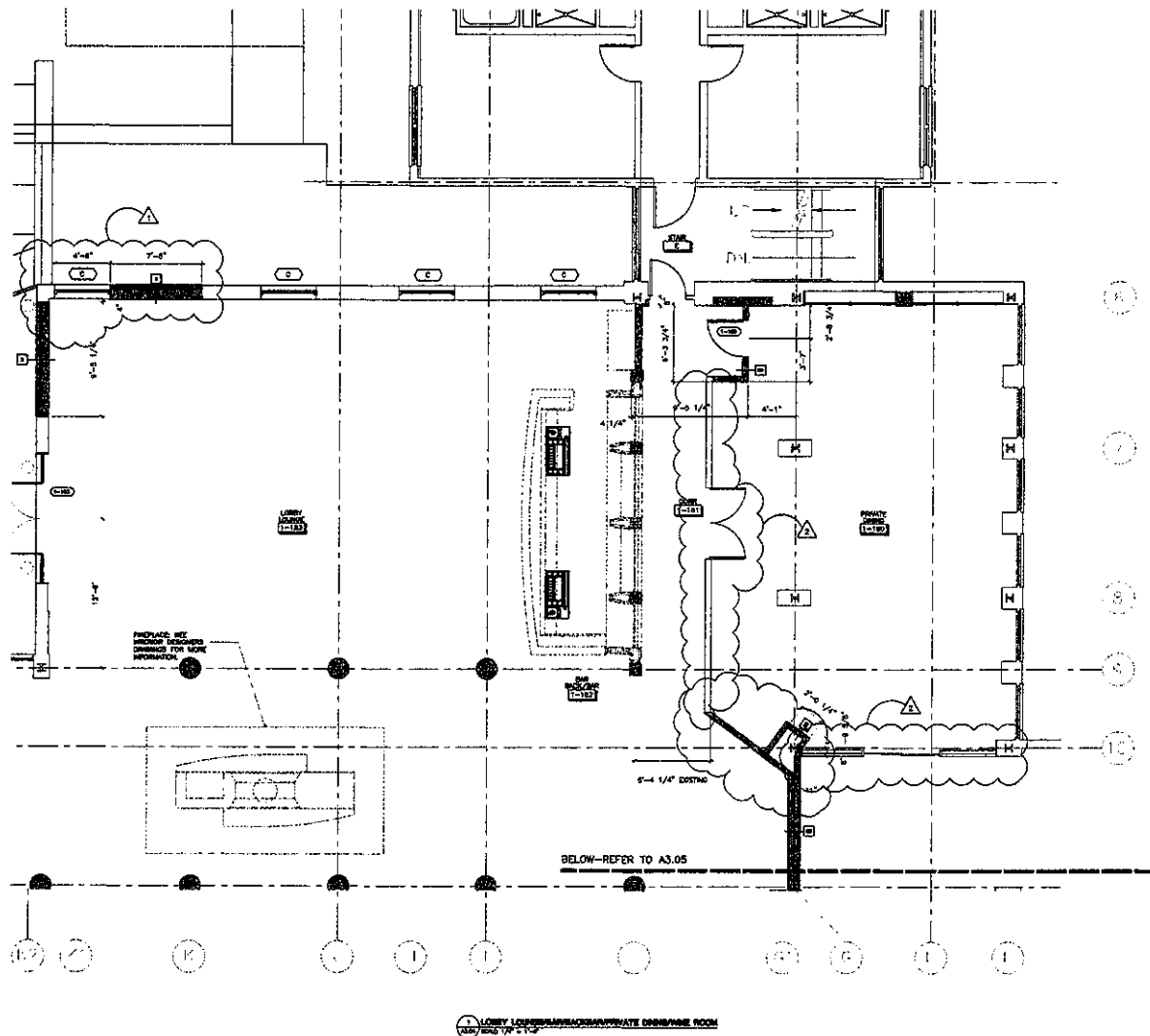
PROJECT NAME
**HYATT
 REGENCY
 NEWPORT, RHODE ISLAND**

DATE
 AS SHOWN FOR POINT
 10/24/07 ISSUED FOR CONSTRUCTION

SHEET TITLE
**ENLARGED PLAN @
 ENTRY CANOPY/
 LOBBY/WEST DECK**

GENERAL NOTES: THESE DIMENSIONS TO AS-BUILT OR AS-BUILT STREET, EXISTING WALLS TO BOX OF WHAT IS NOTED. VERIFY WITH PROPERTY.

DRAWN BY: P.M.B. CHECKED BY: C.S.H. SCALE: NOTED PROJECT NO: 6006 SHEET NO: A3.03



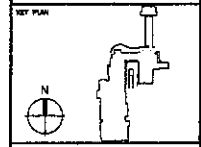
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2		ISSUE FOR CONSTRUCTION

GENERAL NOTES



PROJECT NAME
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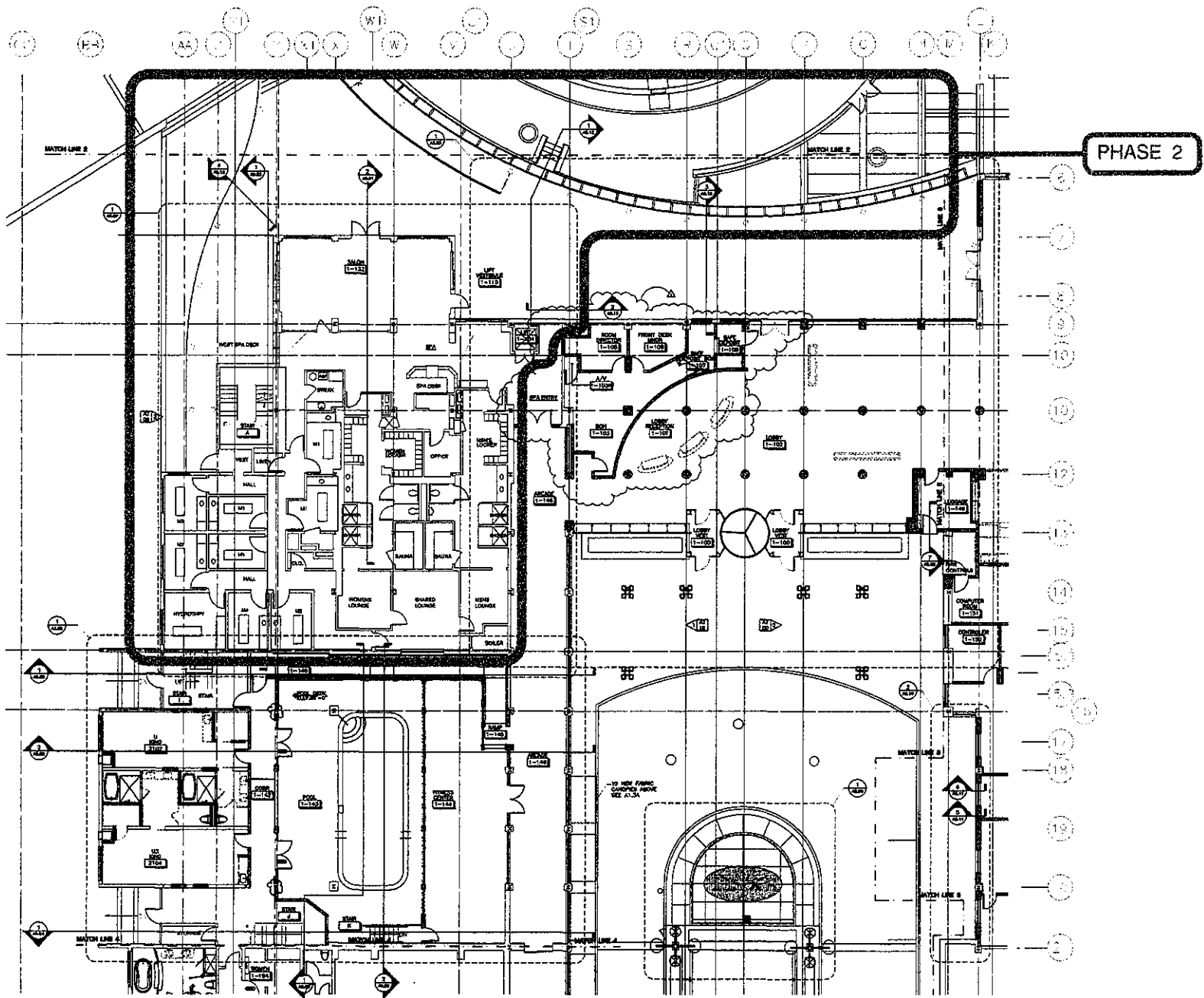
SCALE
 ISSUED FOR PERMIT
 ISSUED FOR CONSTRUCTION

SHEET TITLE
**ENLARGED PLAN @
 LOBBY LOUNGE/
 BAR/BACK BAR/
 WINE ROOM**

GENERAL NOTE: DIMS REDUCED TO 1/8" ON C-BEEL EVERY DRAWING SCALE IS 50% OF WHAT IS NOTED. VERIFY WITH FIELDWORK.

GENERAL NOTES
 1. ALL INTERIOR PARTITION ARE 5/8" EXTEND PARTITIONS TO UPSIDE OF STRUCTURAL DECK SLAB
 2. PROVIDE TO BLOCKING FOR ALL GRAB BARS

DRAWN BY: FJM
 CHECKED BY: CJH
 SCALE: NOTED
 PROJECT NO: 6008
 SHEET NO: **A3.04**



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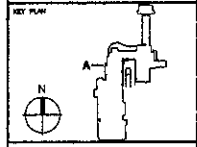
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PHASE 2

REVISIONS

NO	DATE	DESCRIPTION

GENERAL NOTES



PROJECT NAME

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 REGENCY
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SCALE

MARKED FOR POST
 MARKED FOR CONSTRUCTION

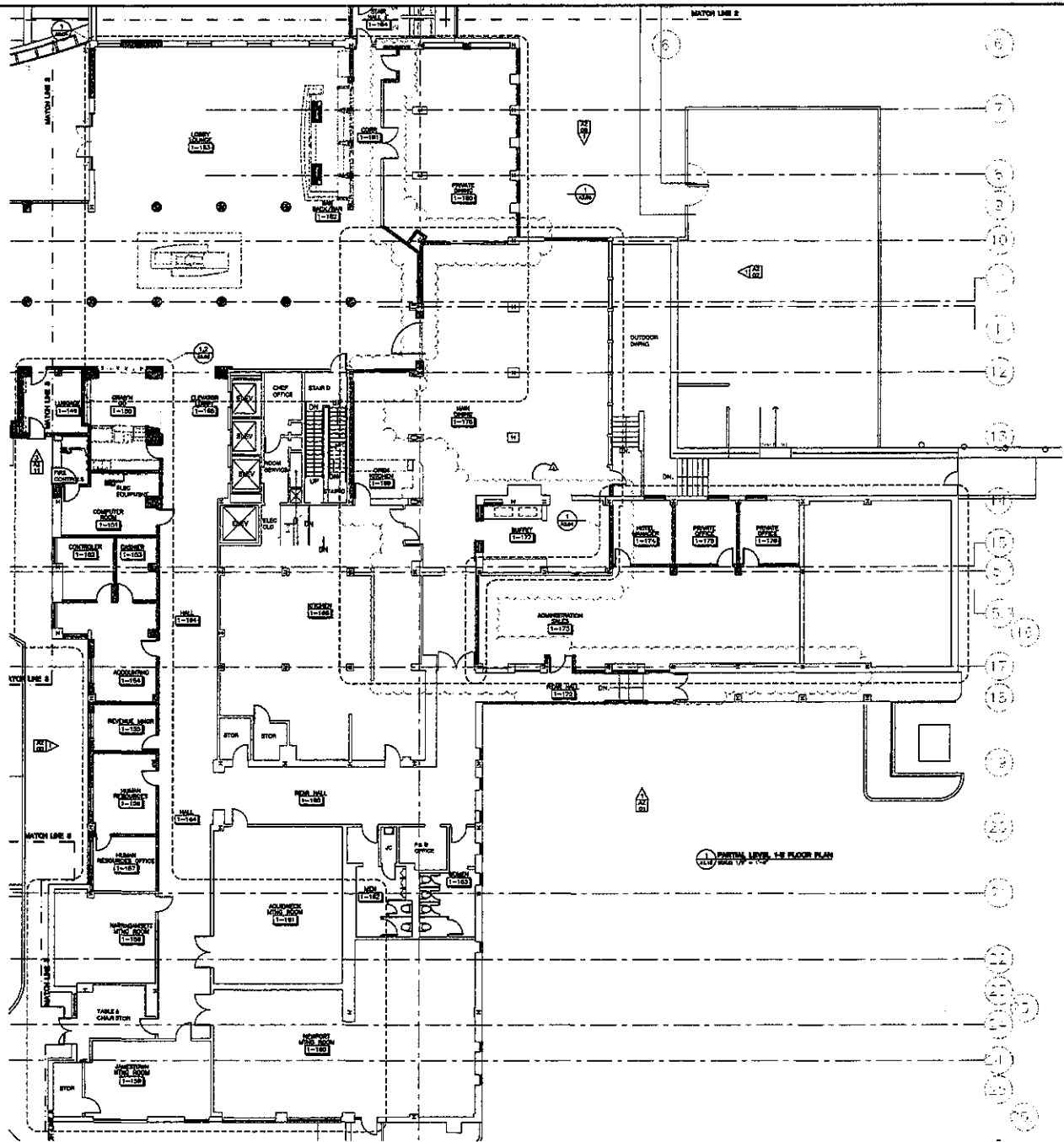
SHEET TITLE

**PARTIAL LEVEL 1-A
 FLOOR PLAN**

GENERAL NOTE: WHEN REDUCED TO 24" OR 1/2" SIZE SHEET, DRAWING SCALE IS 50% OF WHAT IS NOTED. VERIFY WITH PROVIDER.

DRAWN BY	PJM	DRAWING NO.
CHECKED BY	CJH	
SCALE	NOTED	A11A
PROJECT NO.	0000	SHEET OF

1 PARTIAL LEVEL 1-A FLOOR PLAN
 SCALE 1/8" = 1'-0"

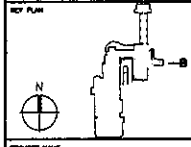


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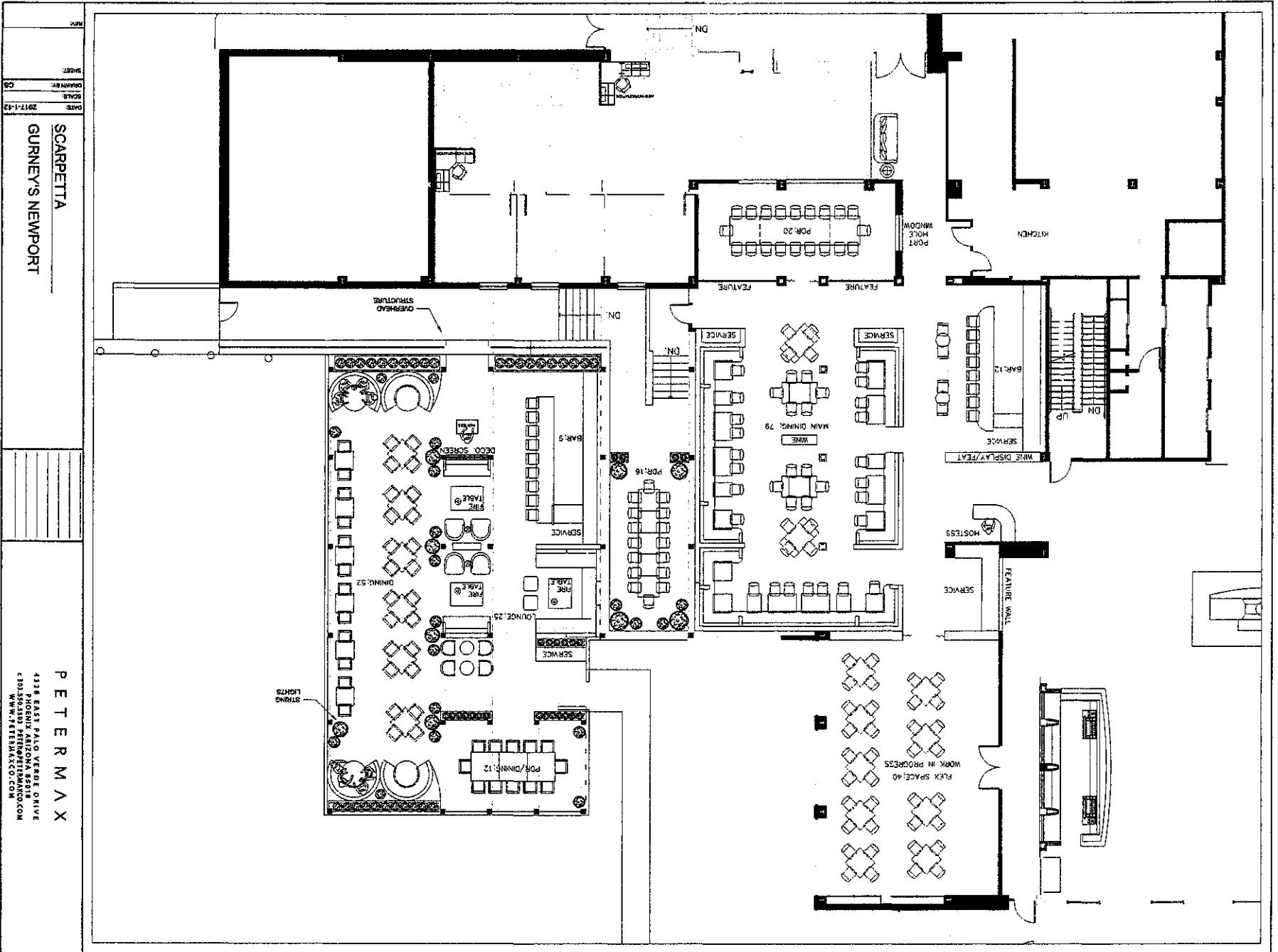
PROJECT NAME
**HYATT
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DRAWING TITLE
**PARTIAL LEVEL +B
 FLOOR PLAN**

CONVENTIONAL NOTES: WHEN REDUCED TO 1/8" OR 5/16" SIZE SHEET, DRAWING SCALE IS AS SHOWN. VERIFY WITH PROJECT.

DRAWN BY	FJM	DRAWING NO.	
CHECKED BY	CJM		
SCALE	NOTED	A1B	
PROJECT NO.	8006	SHEET	OF

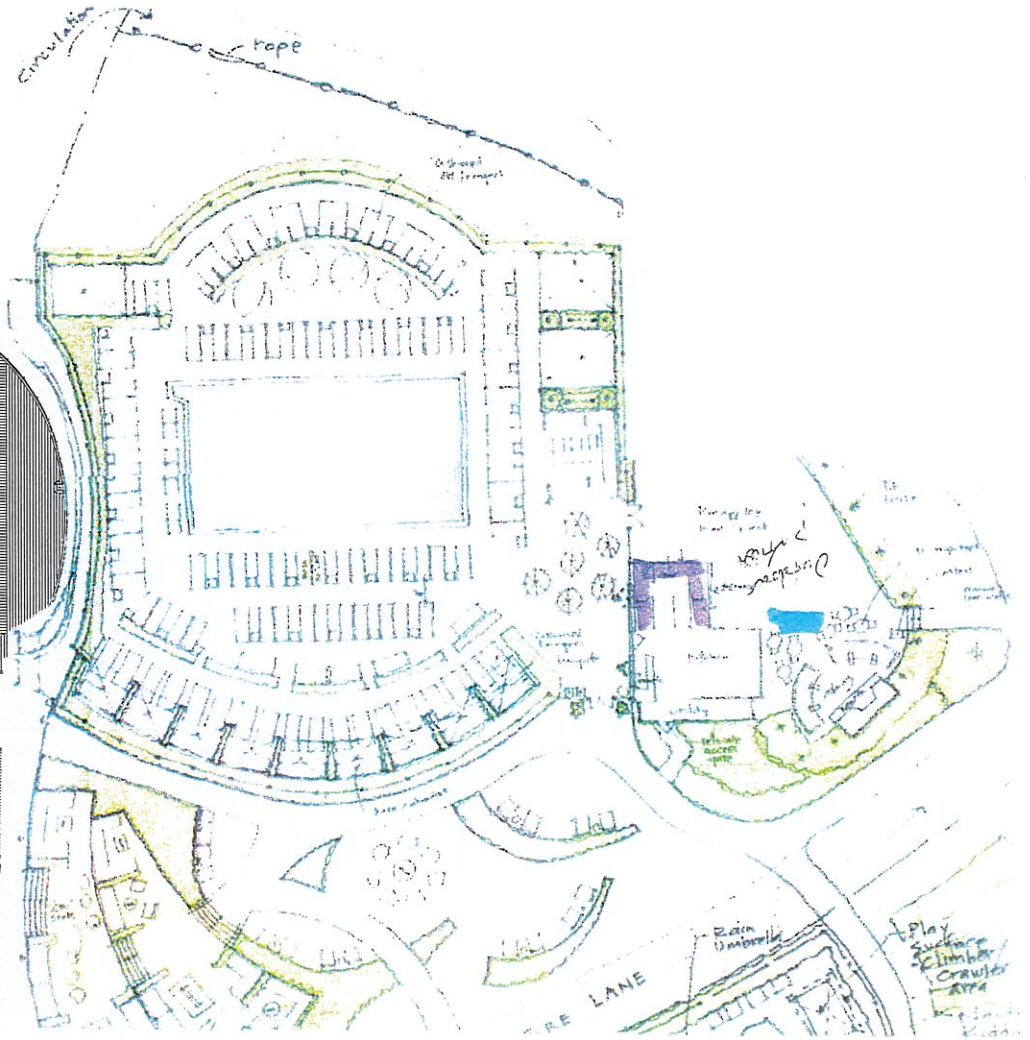
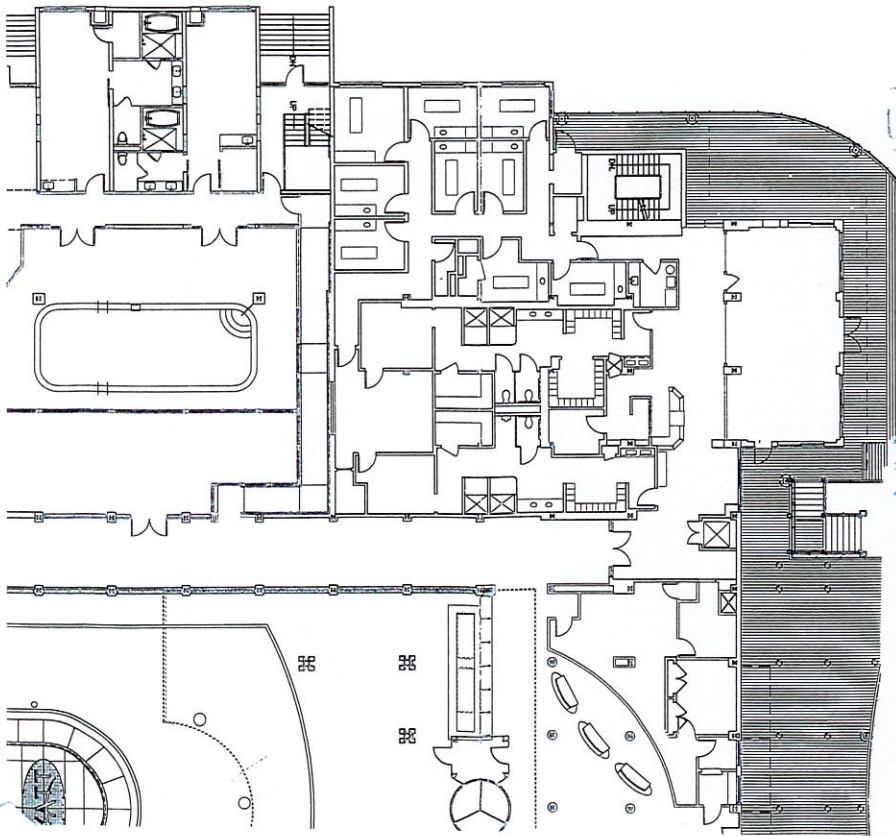


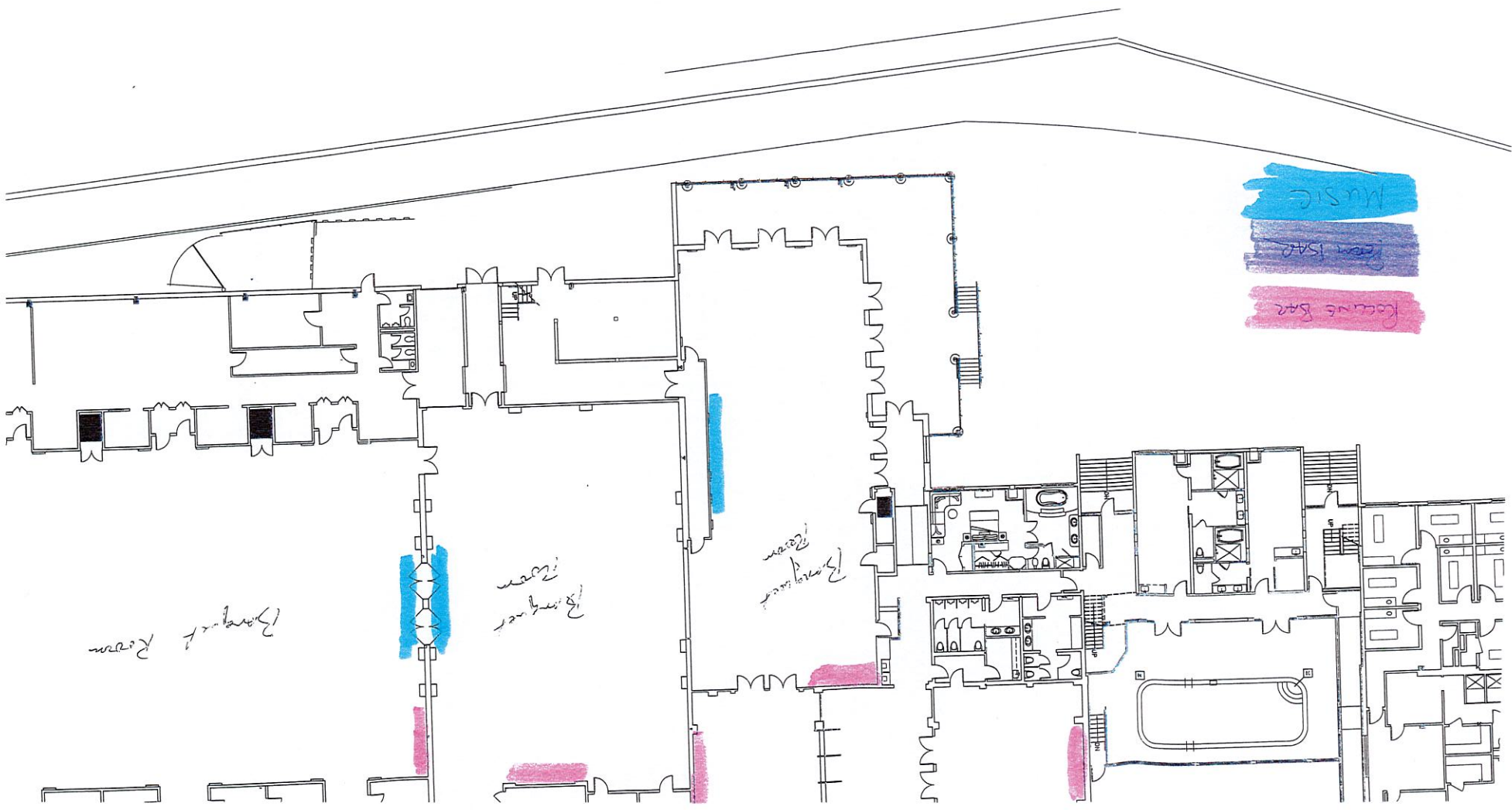
DATE: 2017-1-12
 SCALE: CS
 SHEET: 09

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FROM BAR
LEAVE US BAR





MUSIC
Kocun's Bar
Kocun's Bar

Bar
Room

Bar
Room

Bar
Room

