



s.22

s.22

s.22







3. AS #1 & 2.



RENOVATED 'A' PUB

WALDORF HOTEL  
1489-E. HASTINGS ST.  
VANCOUVER

92-04-16

1. BAR AREA & DECOR.



s.22

s.22

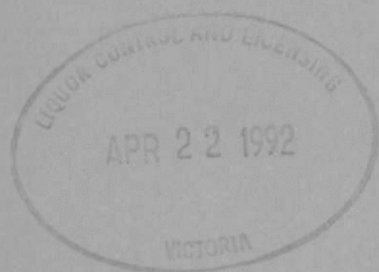
s.22

s.22

2. BAR AREA & DECOR,  
FURNISHINGS.



s.22



6. AREA #2 - FURNISH-  
INGS & DECOR.



RENOVATED 'A' PUB.

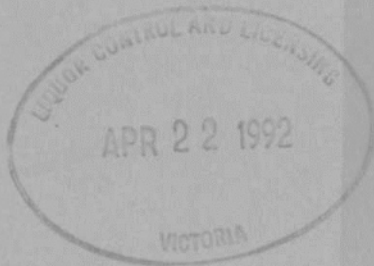
WALDORF HOTEL  
1489-E. HASTINGS ST.  
VANCOUVER

92-04-16

4. DECOR & FURNISH-  
INGS.



5. DART AREA &  
DECOR.





WALDORF HOTEL  
1489 E. HASTINGS VAN. B.C. V5 1S4

Bar Found  
IN AREA #2



VIEW OF KITCHEN  
FOUND IN AREA #2



VIEW FROM WAITRESS  
STATION INTO  
AREA # 1



WALDORF HOTEL  
1489 HASTINGS VAN. B. VSL-154

VIEW OF EAST  
WALL OF AREA  
# 1 + 2



UPPER LEVEL OF AREA  
# 1, FOUNDED ON THE  
WEST WALL



Area # 3 RAISED  
AREA FOUND ON  
THE NORTH END  
OF PUB



WALDORF HOTEL  
1489 E. ASTING VAN. B.C. V1V-1S4

VIEW INTO  
AREA #2



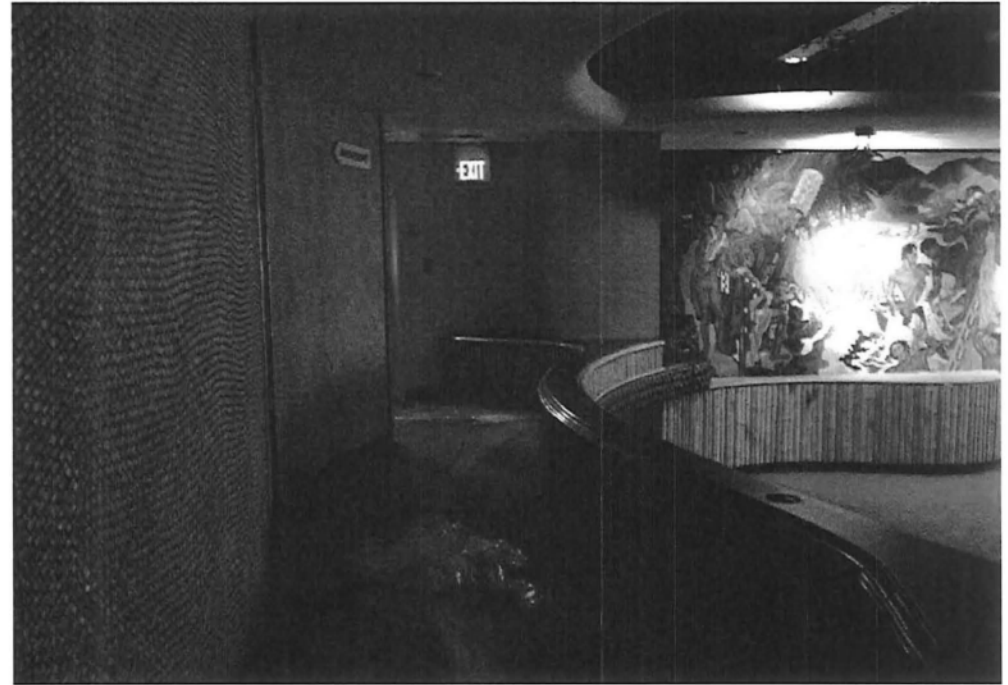
Dance Floor Found  
IN AREA #2 WITH  
D. J. BOOTH IN THE  
FORE

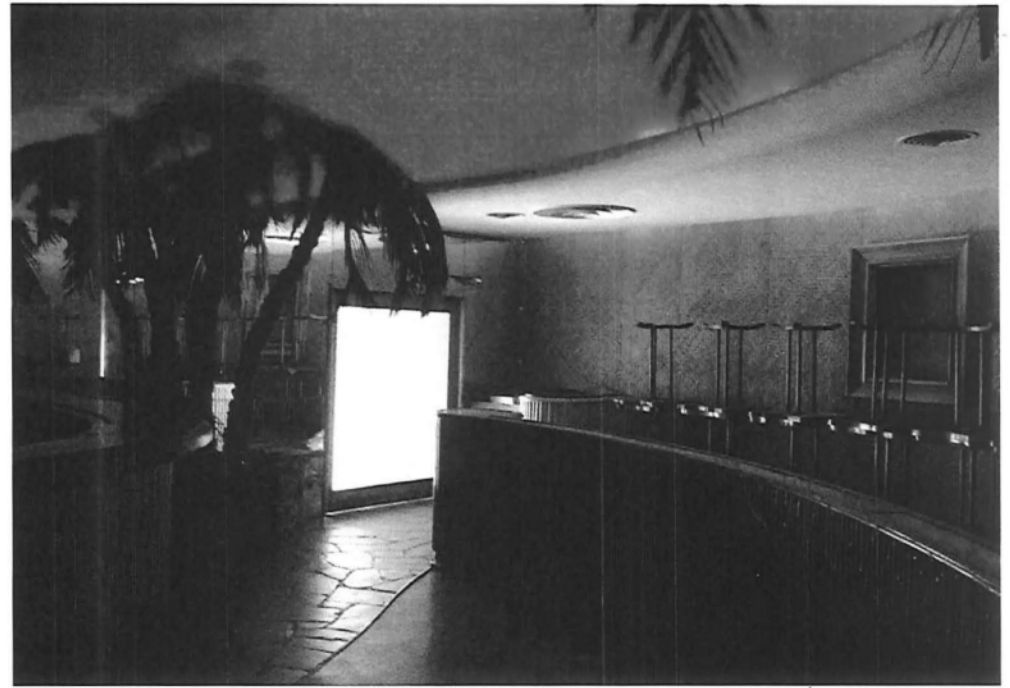


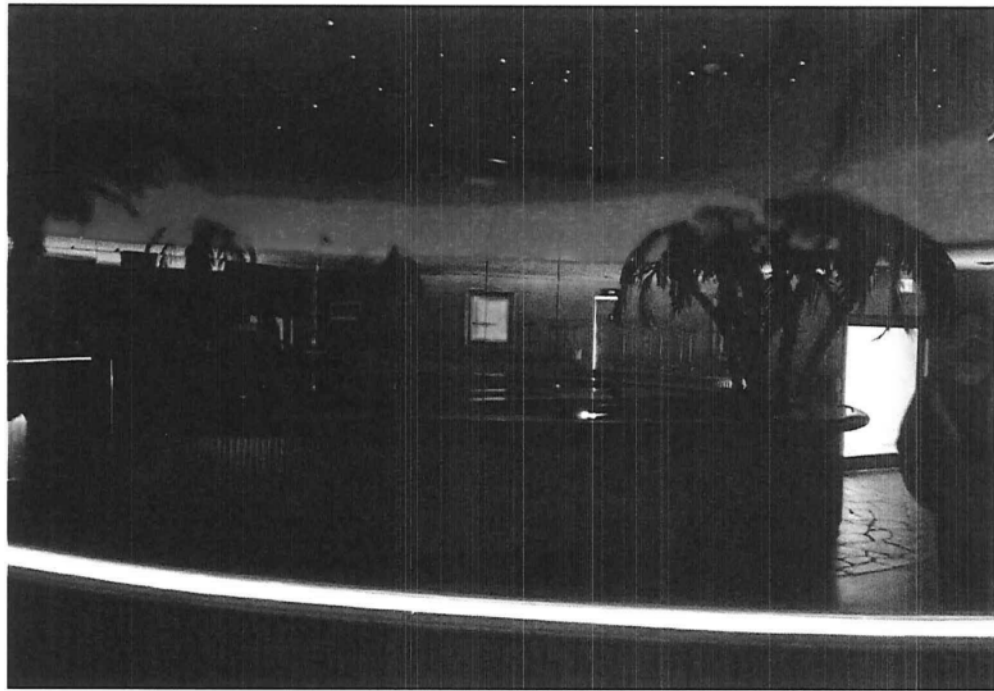
**ONGOING  
LICENSING ISSUES**

024435 AND 119584









Transfer of Ownership 2014  
Start

March 3, 2014

Job # 698654-30 / 695609-44

Hastings Club Hospitality Corp.  
Waldorf Hospitality  
460 Fraser View Place  
Delta, BC V3M 6H4

**Re: Application to Transfer Licence – Step 5: Licence Approved**  
**Establishment Name: Waldorf Hospitality**  
**Liquor Primary Liquor Licence # 024435**  
**Liquor Primary Liquor Licence # 119584**  
**Establishment Location: 1489 East Hastings Street, Vancouver**

---

Your application to transfer the above-noted licence has been approved.

The licence has been transferred from **Waldorf Hotel Ltd & Zagora Holdings Ltd to Hastings Club Hospitality Corp.** The establishment name has been changed from **Waldorf Hotel** to **Waldorf Hospitality**. A copy of the validated floor plan is attached and an updated licence will be mailed separately.

As indicated in the *Guide for Liquor Licensees in British Columbia*, your licence and floor plan(s) must be posted in a prominent location and readily available for inspection police officers and liquor inspectors. A list of all managers and staff that have completed the Serving it Right program must also be kept available. This may be in the form of a list of names and certificate numbers, or photocopies of the certificates.

The details of your liquor licence – who you are, the location, size, and layout of your establishment, etc. – are all critical factors in the decision to grant your licence. Before making any changes to the establishment or business ownership you must have approval from the Liquor Control and Licensing Branch (Branch). For more information, please refer to the Branch website at <http://www.pssg.gov.bc.ca/lclb> or contact the Branch at 1-866-209-2111.

**Your licence(s) will expire on September 30, 2014.** Two months before the licence(s) expires, a renewal notice will be sent to the establishment mailing address identified on your application. Please ensure you notify the Branch immediately if your establishment mailing address changes. Failure to pay your annual licence fee before the expiry date will result in a \$200.00 late fee. If your fees are not paid within thirty (30) days of the expiry date, you will not be able to renew your liquor licence. Please note that you will not be able to purchase or sell liquor after the expiry date on your licence.

Sincerely,



Erica Owsianski  
Case Manager

cc: Michelle Trelenberg, Inspector (via email)  
Donna Lister, Regional Manager (via email)  
Vancouver Police Dept - #5 (Fax: 604-257-3716)  
CFSEU, Attn: Open Source (Fax: 778-290-6101)

---

**Liquor Control and  
Licensing Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8  
Telephone: 250 952-5787  
Facsimile: 250 952-7066

Location:  
4<sup>th</sup> Floor, 3350 Douglas Street  
Victoria, BC  
<http://www.pssg.gov.bc.ca/lclb>



# Liquor Control and Licensing Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Fourth Floor  
3350 Douglas Street  
Victoria BC

Telephone: (250) 952-5787  
Fax: (250) 952-7066  
<http://www.pssg.gov.bc.ca/lclb>

## LIQUOR PRIMARY, FOOD PRIMARY OR CATERING INSPECTION INTERVIEW SHEET

JOB TYPE: Liquor Primary Change  
JOB NO: 000698654-030  
LICENCE NO: 024435  
CHANGE TYPE: Transfer of Ownership (C1)

CASE MANAGER: Erica Owsianski  
INSPECTOR: Michelle Trelenberg  
AIP LETTER:

Establishment Name: Waldorf Hotel  
Licence Name: Waldorf Hospitality  
Location Address: 1489 East Hastings Street  
VANCOUVER, BC V5L 1S4

Entered in POSSE

Feb 14, 2014 ml

Applicant Name: Hastings Club Hospitality Corp.

Third Party Operator:

Resident Manager:

Contact Name: Ablanida, Loren

Contact Phone No.: (604) 523-6188

Hours of Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	Noon	Noon	Noon	Noon	Noon	Noon	11:00 AM
Close	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	Midnight

Capacity: Patron01

90



Endorsements:

Terms and Conditions: LP: see approval letters on the related job. FP: provide comment on page 3 of this report.

### Applicant Questions:

1. Has the applicant or applicant name changed since the original application was submitted?

☒ No ☐ Yes If yes, provide details \_\_\_\_\_

### Establishment Questions:

1. Has the establishment name or licence name(s) changed since the original application was submitted?

☒ No ☐ Yes If yes, provide information below.

New establishment name: \_\_\_\_\_

Previous licence name: \_\_\_\_\_ New licence name: \_\_\_\_\_

Previous licence name: \_\_\_\_\_ New licence name: \_\_\_\_\_

## Declaration

I have today viewed the Liquor Control and Licensing Branch presentation entitled, "What You Need to Know About Your Liquor Licence" for my licence class.

I have also received a copy of the "Terms and Conditions - A Guide for Liquor Licensees in British Columbia" for my licence class. As the holder of a British Columbia liquor licence, I am responsible for ensuring that I, and staff employed in my licensed establishment, understand and follow:

- the Liquor Control and Licensing Act
- the Liquor Control and Licensing Regulation
- "Terms and Conditions - A Guide for Liquor Licensees in British Columbia", for my licence class, and
- the terms and conditions printed on the face of my liquor licence or contained in letters from the Liquor Control and Licensing Branch general manager.

MAP DISCUSSED  
INITIAL:         
DATE: 02/12/14

With the exception of my liquor licence certificate and letters addressed to me from the Liquor Control and Licensing Branch, I can obtain up-to-date copies of these documents on the branch web site at <http://www.pssg.gov.bc.ca/lclb>.

Print name:	Signature	Position	Date
<u>CHRISTOPHER REED</u>	<u>[Signature]</u>	<u>MANAGER</u>	<u>02/12/14</u>
<u>KARON PARLUN</u>	<u>[Signature]</u>	<u>MANAGER</u>	<u>02/12/14</u>
_____	_____	_____	_____
_____	_____	_____	_____

## RBS:

"Serving it Right" training must be completed by the following individuals:

(inspector records ALL required individuals. If an individual has not completed RBS, leave Certificate # blank then the 120 days can be tracked)

Name: <u>CHRISTOPHER REED</u>	Position: <u>MANAGER</u>	Certificate #: <u>S.22</u>
Name: <u>KARON PARLUN</u>	Position: <u>[Signature]</u>	Certificate #: _____
Name: _____	Position: _____	Certificate #: _____

## Premises Report: complete for new FP/LP licences and licence transfers

Photographs: Date sent Feb 14/14 or ☐ Will send within 30 days (dates not in system)

Floor plans: ☒ Plans correct

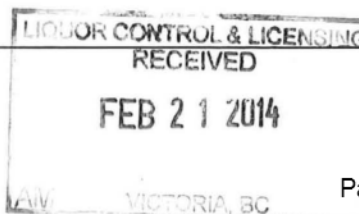
☐ Marking lines adjusted, altered floor plans are attached. Date sent \_\_\_\_\_ (dates not in system)

☐ Establishment does not reflect approved floor plans, applicant advised to contact LCLB -  
FINAL APPROVAL WITHHELD

Signs approved: ☐ Yes ☐ No Comments: \_\_\_\_\_

Inspector comments: Redline Floor plan accurately matches  
floor plan. Establishment not opening until May at least.  
Will return prior to opening to confirm that  
appropriate signage is in place to prevent minors  
and review layout with furniture in place. Area is  
not yet complete.

Terms and Conditions:  
None listed



**Complete for new catering licences and catering endorsements**

Photographs: ☐ Date sent \_\_\_\_\_

Adequate infrastructure and personnel to prepare and serve food: ☐

Food selection offered and advertising demonstrates liquor service secondary to food service: ☐

Health Permit Number: \_\_\_\_\_

Signs approved: ☐ Yes ☐ No Comments: \_\_\_\_\_

Inspector comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Terms and Conditions:

None listed

**Completion / Authorization: complete for new licences and licence transfers**

I have reviewed the information contained in this report and unless comments are noted above, find it to be in order. If final approval is withheld, please review identified concerns and determine whether another inspection will be required.

Approving Authority/Inspector: [Signature]

Date of Inspection: Feb 13, 2014

Licence effective date: S/P

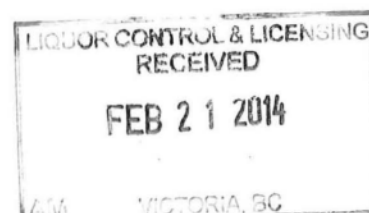
Licence expiry date: S/P

Local police detachment: VANCOUVER POLICE DEPT. - #5 (Active)

Local Gov't: VANCOUVER (CITY OF)

Liquor store location: \_\_\_\_\_ Alternate(s): \_\_\_\_\_

**Inspector Instructions:** please enter details into system, photocopy this completed form and mail it to the licensee, mail original inspection sheet and any other materials (photos, floor plans etc.) to Victoria LCLB headquarters. **Please direct applicant to submit fees to Victoria headquarters using page 4 of this form.**



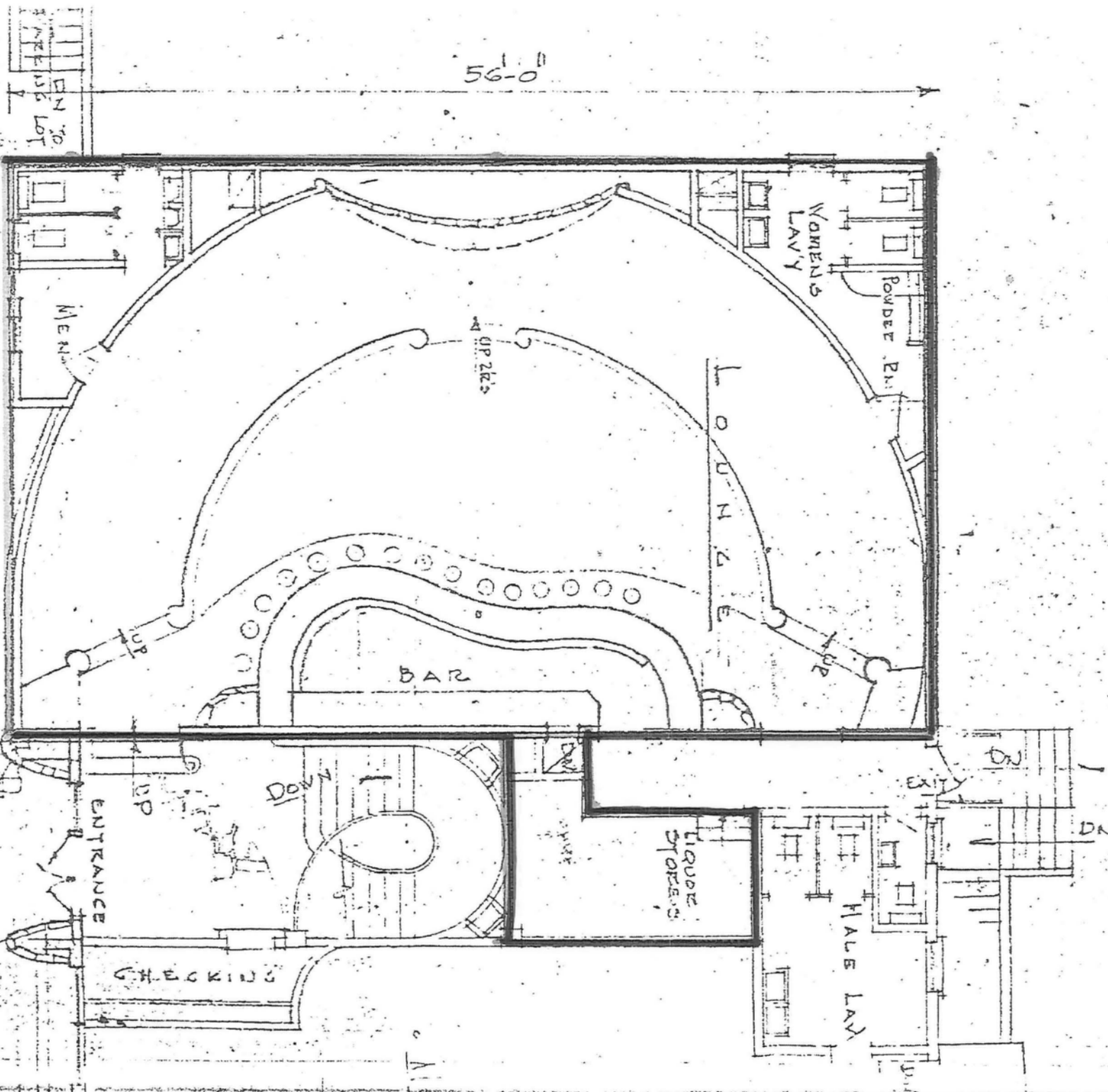
#024435

LIQUOR CONTROL & LICENSING  
RECEIVED

FEB 21 2014

VICTORIA BC

WEST FLOOR PLAN  
& ADDITIONAL ROOMS OVER LOUNGE)





# Liquor Control and Licensing Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Fourth Floor  
3350 Douglas Street  
Victoria BC

Telephone: (250) 952-5787  
Fax: (250) 952-7066  
<http://www.pssg.gov.bc.ca/lclb>

## LIQUOR PRIMARY, FOOD PRIMARY OR CATERING INSPECTION INTERVIEW SHEET

JOB TYPE: Liquor Primary Change

JOB NO: 000695609-044

LICENCE NO: 119584

CHANGE TYPE: Transfer of Ownership (C1)

CASE MANAGER: Erica Owsianski

INSPECTOR: Michelle Trelenberg

AIP LETTER:

Establishment Name: Waldorf Hotel  
Licence Name: Waldorf Hospitality  
Location Address: 1489 East Hastings Street  
VANCOUVER, BC V5L 1S4

Applicant Name: Hastings Club Hospitality Corp.

Third Party Operator:

Resident Manager:

Contact Name: Ablanida, Loren

Contact Phone No.: (604) 523-6188

Hours of Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	1:00 AM	1:00 AM	1:00 AM	1:00 AM	2:00 AM	2:00 AM	1:00 AM

Capacity: Patio1 38 Person01 30 Person02 123  
Person03 80

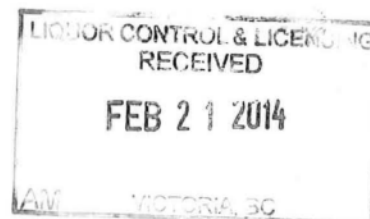
Entered in POSSE

Feb 14/14

FAKED  
Feb 14, 2014

Endorsements: Off premises sales permitted

Terms and Conditions: LP: see approval letters on the related job. FP: provide comment on page 3 of this report.



### Applicant Questions:

1. Has the applicant or applicant name changed since the original application was submitted?

☐ No ☐ Yes If yes, provide details \_\_\_\_\_

### Establishment Questions:

1. Has the establishment name or licence name(s) changed since the original application was submitted?

☐ No ☐ Yes If yes, provide information below.

New establishment name: \_\_\_\_\_

Previous licence name: \_\_\_\_\_ New licence name: \_\_\_\_\_

Previous licence name: \_\_\_\_\_ New licence name: \_\_\_\_\_

## Declaration

I have today viewed the Liquor Control and Licensing Branch presentation entitled, "What You Need to Know About Your Liquor Licence" for my licence class.

I have also received a copy of the "Terms and Conditions - A Guide for Liquor Licensees in British Columbia" for my licence class.

As the holder of a British Columbia liquor licence, I am responsible for ensuring that I, and staff employed in my licensed establishment, understand and follow:

- the Liquor Control and Licensing Act
- the Liquor Control and Licensing Regulation
- "Terms and Conditions - A Guide for Liquor Licensees in British Columbia", for my licence class, ar.
- the terms and conditions printed on the face of my liquor licence or contained in letters from the Liquor Control and Licensing Branch general manager.

MAP DISCUSSED

INITIAL: ar

DATE: 02/12/14

With the exception of my liquor licence certificate and letters addressed to me from the Liquor Control and Licensing Branch, I can obtain up-to-date copies of these documents on the branch web site at <http://www.pssg.gov.bc.ca/lclb>.

Print name:

Signature

Position

Date

CHRISTOPHER REED  
KAREN PADILLA  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_

MANAGER  
MANAGER  
\_\_\_\_\_  
\_\_\_\_\_

02/12/14  
02/12/14  
\_\_\_\_\_  
\_\_\_\_\_

## RBS:

"Serving it Right" training must be completed by the following individuals:

(inspector records ALL required individuals. If an individual has not completed RBS, leave Certificate # blank then the 120 days can be tracked)

Name: CHRISTOPHER REED Position: MANAGER Certificate #: S.22

Name: KAREN PADILLA Position: MANAGER Certificate #:

Name: \_\_\_\_\_ Position: \_\_\_\_\_ Certificate #:

## Premises Report: complete for new FP/LP licences and licence transfers

Photographs: Date sent Feb 14/14 or ☐ Will send within 30 days (dates not in system)

Floor plans: ☒ Plans correct

☐ Marking lines adjusted, altered floor plans are attached. Date sent \_\_\_\_\_ (dates not in system)

☐ Establishment does not reflect approved floor plans, applicant advised to contact LCLB - FINAL APPROVAL WITHHELD

Signs approved: ☐ Yes ☐ No Comments: \_\_\_\_\_

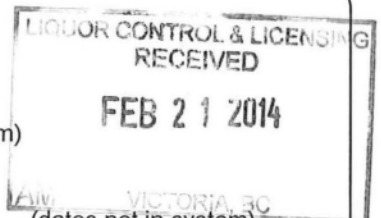
Inspector comments: Bedline floorplan accurately matches establishment. Establishment not opening until May at least. Will return prior to opening to confirm appropriate signage is in place to prevent minors, and confirm the patio is enclosed, and review layout with furniture in place.

Terms and Conditions: Area is not complete at this time.

Liquor service to the outdoor patio must cease and the outdoor patio must be cleared of patrons by 11:00 p.m.

Patio extension permitted as outlined in red on the official plan.

Sale of packaged coolers containing not greater than 7% alcohol, beer, cider and wine for off-premises consumption is only permitted before 11:00 p.m. during the hours of sale as shown on the licence.



**Complete for new catering licences and catering endorsements**

Photographs: ☐ Date sent \_\_\_\_\_

Adequate infrastructure and personnel to prepare and serve food: ☐

Food selection offered and advertising demonstrates liquor service secondary to food service: ☐

Health Permit Number: \_\_\_\_\_

Signs approved: ☐ Yes ☐ No Comments: \_\_\_\_\_

Inspector comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Terms and Conditions:

None listed

**Completion / Authorization: complete for new licences and licence transfers**

I have reviewed the information contained in this report and unless comments are noted above, find it to be in order. If final approval is withheld, please review identified concerns and determine whether another inspection will be required.

Approving Authority/Inspector: [Signature]

Date of Inspection: Feb. 13, 2014

Licence effective date: S/P

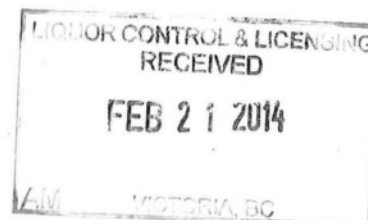
Licence expiry date: S/P

Local police detachment: VANCOUVER POLICE DEPT. - #5 (Active)

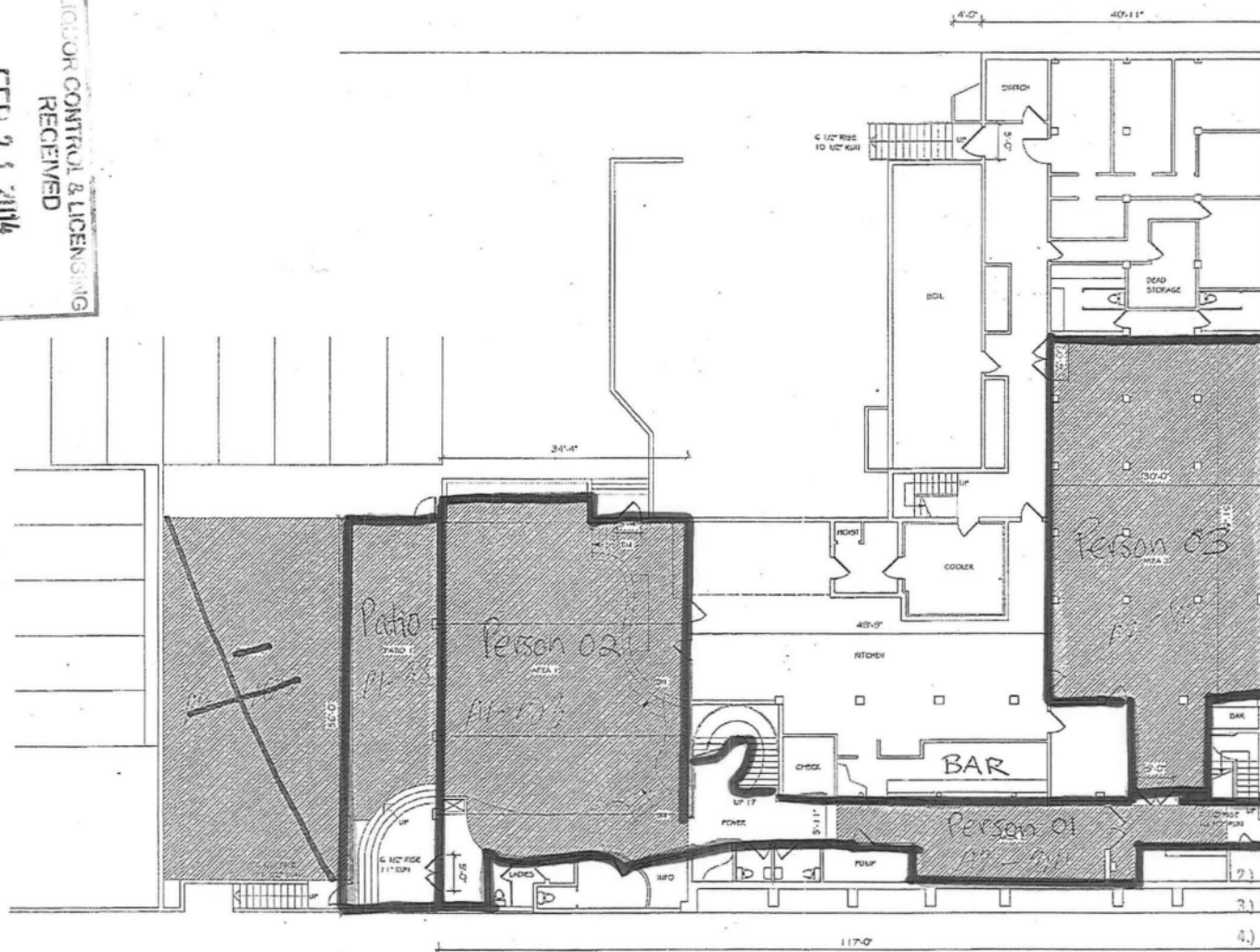
Local Gov't: VANCOUVER (CITY OF)

Liquor store location: \_\_\_\_\_ Alternate(s): \_\_\_\_\_

**Inspector Instructions:** please enter details into system, photocopy this completed form and mail it to the licensee, mail original inspection sheet and any other materials (photos, floor plans etc.) to Victoria LCLB headquarters. Please direct applicant to submit fees to Victoria headquarters using page 4 of this form.



LIQUOR CONTROL & LICENSING  
RECEIVED  
FEB 21 2014  
VICTORIA, BC



LP # 119584  
Job # 695609-28

LIQUOR CONTROL AND LICENSING BRANCH  
APPROVED, IN PRINCIPLE  
Subject to the terms and/or conditions specified in the approval  
In principle letter(s) dated: Oct 21, 2010  
Authority: [Signature]  
Maximum Person Capacity: Person 01 = 30  
Person 02 = 123  
Person 03 = 80  
Patio = 38

GROSS FLOOR AREA: 9700  
NET AREA 1: 1623 m<sup>2</sup>  
NET AREA 2: 4023 m<sup>2</sup>  
NET AREA 3: 1623 m<sup>2</sup>  
PATIO AREA 1: 400 m<sup>2</sup>

REVIEWED AND RECOMMENDED  
FOR THE B.C. FIRE SERVICES ACT  
AND THE VICTORIA FIRE BY-LAW  
OCT 27 2010  
L. SZIKLAI  
AECM / Deputy Chief, Fire Prevention  
THIS IS NOT A PERMIT

MAXIMUM OCCUPANT LOAD	
LICENSED BEVERAGE ESTABLISHMENTS	PERSONS
2.) DINING AND CAFETERIA SPACE	_____
3.) NON FIXED SEATS AND TABLES	_____
4.) NON FIXED SEATS	_____
5.) STANDING SPACE	_____
6.) OTHER USES	_____

LP AREA 1 - 123  
LP AREA 2 - 30  
LP AREA 3 - 80  
LP PATIO 1 - 38  
~~LP PATIO 2 - 105~~

Basement Level  
PROPOSED BASEMENT FLR. PLAN  
Scale: 1/8" = 1'-0"

LIQUOR CONTROL & LICENSING  
RECEIVED  
OCT 12 2010  
VICTORIA, BC

LCLB OFFICIAL PLAN  
MUST BE KEPT WITH LIQUOR LICENCE AND  
AVAILABLE FOR INSPECTION AT ALL TIMES  
Date Issued: November 8, 2010 Karen Ayres  
LP Licence # 119584 General Manager

Allan Diamo Archite  
1992 For Sale  
November 8, 2010  
11644 718 40  
101-101 778 40  
C. Diamo Architect  
Copyright Reserved.  
This Drawing and Design are the property of the author and shall remain the author's property and shall not be reproduced without the author's written consent. The client hereby agrees to indemnify the author for any and all claims, damages, costs and expenses, including reasonable attorney's fees, arising out of or from the use of this drawing and design.  
Consultants:  
JAN 010-779  
PROPOSED RENOVATION, WALDORF HOTEL  
DESIGNED FOR:  
Drawn: DG  
Date Printed: SEPT 7, 2010  
Scale: 1/8" = 1'-0"  
Checked:  
Drawing Title:  
EXISTING PLANS  
Ex.-1.

# Transfer of Ownership Checklist

Page 1

Establishment Name: Waldorf Hotel → Waldorf Hospitality  
 Licence # LP 024435 LP 119584  
 Job # 698654-30 695609-44  
 Expiry September 30, 2014 September 30, 2014

## 1. APPLICATION REVIEW

### APPLICANT INFORMATION

Waldorf Hotel Ltd & Zagra Holdings Ltd → Hastings Club Hospitality Corp.  
 Establishment: 1489 East Hastings Street Vancouver, BC V5L 1S4

Phone: Fax: Email:

☐ BN 9# in the applicant's name: ☐ BN #: 837 33 5439

### ESTABLISHMENT INFORMATION

Contact name: Loren Ablanida  
 Mailing Address: V3M 6H4  
460 Fraser View Place Delta, BC  
 Phone: 604 523 6188 Fax: 604 522 1604  
 Email: loren@niradia.com

### CONSULTANT INFORMATION

Name: ☐ Authorization received  
☐ Agent noted in Posse  
 Mailing address:  
 Phone: Fax:  
 Email:

## APPLICATION FORMS & SUPPORTING DOCUMENTS

- |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Establishment name change?<br><br><input checked="" type="checkbox"/> <del>Resident Manager info</del><br><input checked="" type="checkbox"/> updated/confirmed:<br><br><input checked="" type="checkbox"/> Application form completed:<br><br><input checked="" type="checkbox"/> Agreement to transfer:<br><br><input checked="" type="checkbox"/> 3 <sup>rd</sup> Party updated/confirmed | <input type="checkbox"/> Proposed name:<br><input type="checkbox"/> Copy of signage provided & meets requirements (use caution with FP & LRS names)<br><input type="checkbox"/> File tagged to notify file room that the establishment name has changed<br><input type="checkbox"/> Name of proposed resident manager _____<br><input type="checkbox"/> OR if the licence already has an approved resident manager, have you confirmed they continue to be employed in this capacity by the proposed licensee<br><input type="checkbox"/> Ensure that all fields/questions have been completed as required<br><input type="checkbox"/> Name <u>and</u> signature of proposed licensee verified<br><input type="checkbox"/> Name <u>and</u> signature of current licensee verified<br><input type="checkbox"/> If the licence has a 3 <sup>rd</sup> party operator, confirm whether the current 3 <sup>rd</sup> party will continue to operate the licence for the proposed licensee and update/remove as required |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### ☐ Corporate documents:

- |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. <u>attached</u><br><input type="checkbox"/> Certificate of Incorporation<br><input type="checkbox"/> Central Securities Register (priv. corp.)<br><input type="checkbox"/> Notice of Articles (private corp.)<br><input type="checkbox"/> List of Directors/Officers (public corp./society) | 2.<br><input type="checkbox"/> Certificate of Incorporation<br><input type="checkbox"/> Central Securities Register (priv. corp.)<br><input type="checkbox"/> Notice of Articles (private corp.)<br><input type="checkbox"/> List of Directors/Officers (public corp./society) | 3.<br><input type="checkbox"/> Certificate of Incorporation<br><input type="checkbox"/> Central Securities Register (priv. corp.)<br><input type="checkbox"/> Notice of Articles (private corp.)<br><input type="checkbox"/> List of Directors/Officers (public corp./society) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Note:** If the Notice of Articles does not detail whether each class/type of share has voting privileges, then the applicant may also need to submit the Special Rights and Restrictions from within the Articles of Incorporation.

Page 031

Withheld pursuant to/removed as

s.22;s.21

**INSTRUCTIONS:** Complete all applicable fields, attach required documents and submit with payment as outlined in PART 8.

You may complete this form one of three ways: 1) at your computer, then print; 2) by hand - print clearly using dark ink; or 3) online through the OneStop business registry at <http://onestop.gov.bc.ca> if you are transferring a food primary.

- If you have any questions about completing this application, call the Branch toll-free at **1-866-209-2111**
- Allow **4 to 6 weeks** for LCLB to review and process your application.
- Download forms and supporting materials referred to in this document from: [www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb)

**NOTE:** Transfer of a Liquor Primary Club Licence or a VQA Wine Store Licence is **NOT** permitted.

**PART 1: Licence Type(s) to be Transferred**

(Please check (✓) all that apply)

This Column Office Use ONLY

<input type="checkbox"/> <b>Food Primary</b> Licence Number: _____ 2nd Licence Number (if more than one transferred): _____ Will you be changing the Establishment/Licence name? <input type="checkbox"/> Yes <input type="checkbox"/> No	(C1-LIC) _____ (L/E) _____
<input checked="" type="checkbox"/> <b>Liquor Primary</b> Licence Number: <b>119584</b> 2nd Licence Number (if more than one transferred): <b>024435</b> Will you be changing the Establishment/Licence name? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(C1-LIC) <b>695609-44</b> (L/E) <b>698654-30</b>
<input type="checkbox"/> <b>Licensee Retail Store</b> Licence Number: _____ 2nd Licence Number (if more than one transferred): _____ Will you be changing the Establishment/Licence name? <input type="checkbox"/> Yes <input type="checkbox"/> No	(C1-LIC) _____ (L/E) _____
<input type="checkbox"/> <b>Manufacturer</b> (Brewery, Distillery or Winery [on-site retail store and agent included]) Licence Number: _____ 2nd Licence Number (if more than one transferred): _____ Will you be changing the Establishment/Licence name? <input type="checkbox"/> Yes <input type="checkbox"/> No	(C1-LIC) _____ (L/E) _____
<input type="checkbox"/> <b>UBrew/UVin</b> Licence Number: _____ 2nd Licence Number (if more than one transferred): _____ Will you be changing the Establishment/Licence name? <input type="checkbox"/> Yes <input type="checkbox"/> No	(C1-LIC) _____ (L/E) _____
<input type="checkbox"/> <b>Catering</b> Licence Number: _____ Will you be changing the Business/Licence name? <input type="checkbox"/> Yes <input type="checkbox"/> No	(C1-LIC) _____ (L/E) _____
<input type="checkbox"/> <b>Agent</b> Licence Number: _____ <small>(Note: An Agent's licence that shares a licence number with a manufacturer cannot be transferred without transferring the manufacturer's licence.)</small>	(C1-LIC) _____ (L/E) _____
<input type="checkbox"/> <b>Wine Store</b> Licence Number: _____	(C1-LIC) _____

**NOTE:** Signs should not be ordered prior to approval of the establishment/business name by the Liquor Control and Licensing Branch. For additional licences of any type, please type (or carefully print) details here:

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**IMPORTANT:** An expired licence **CANNOT** be transferred. To avoid late fees or the licence expiring, ensure that licence renewal fees have been paid in full. There is a 30-day period after the licence expires to submit the licence fee and a \$200 late fee. After 30 days, the licence will not be renewed or transferred. The applicant must apply for a new licence. Contact LCLB to verify the licence expiry date.

## PART 2: Applicant Information

Applicant Name: HASTINGS CLUB HOSPITALITY CORP

Business Number\*: 837335439

Contact Person: Loren Ablanida

Applicant Mailing address: 460 Fraser View Place

Delta

BC

V3M 6H4

(all correspondence will be sent to this address) Street

City

Province

Postal Code

Applicant Phone # with area code and extension: 604-523-6188

Applicant Fax with area code: 604-522-1604

Applicant E-mail: loren@niradia.com

**\*NOTE:** Prior to licensing applicants must have a Canada Revenue Agency issued **Business Number** in place in the legal name of the applicant for the liquor licence. This is the first 9 digits of your 15 digit GST/HST registration number. If you don't have a GST/HST registration number, you can apply for one through the Canada Revenue Agency at <http://www.cra-arc.gc.ca>.

1. Do you or any of your shareholders currently hold, have held, or have previously applied for a British Columbia liquor licence. Please check (☒) one:

☐ No, I do not currently hold - and have never held or applied for - a British Columbia liquor licence.

☒ Yes, I currently hold a British Columbia liquor licence, or I have held or applied for one in the past. If Yes, provide details of current or previous licence(s) or previous applications (date held, licence #(s), location, type of licence and name of establishment(s)):

Current - 117833, Liquor Primary, 411 Columbia St, New Westminster, The Met Pub  
Current - 195383, Licensee Retail Store, 411 Columbia St, New Westminster, Viti at The Met  
Current - 195343, Licensee Retail Store, 900 Seymour St, Vancouver, Viti Wine & Lagers  
Current - 002448, Liquor Primary, 560 Smithe St, Vancouver, Red Card Sports Bar

2. Do you hold a Rural Agency Store Appointment? Please check (☒) one:

☒ No, I do not currently hold a Rural Agency Store Appointment.

☐ Yes, I currently hold a Rural Agency Store Appointment.

3. Do you, or any of your shareholders, have any connection, financial or otherwise, direct or indirect, with a UBrew/Uvin, distillery, brewery or winery, Liquor Primary, Food Primary, Catering, Licensee Retail Store or Wine Store? Please check (☒) one:

☐ No, I do not have any connection, financial or otherwise, directly or indirectly.

☒ Yes, I acknowledge a connection, financial or otherwise, directly or indirectly. If Yes, provide details:

Currently hold liquor primary licences, licensee retail store licences and food primary licence.

## PART 3: Type of Business

There are six types of businesses identified here. Choose (☒) the type of business used to operate the establishments you are transferring. Beneath the type of business you indicate are a list of documents to submit with this application.

### ☐ Sole Proprietorship

The sole proprietor must submit the following documents with this application:

☐ a completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) form,

☐ a completed Personal History Summary and Consent to Criminal Record Search (LCLB004) form and required documents noted on form

### ☐ Society

The society's annual membership fee is: \$  The society has  members.

The following documents are required and must be attached to this application:

☐ Certificate of Incorporation under the Society Act,

☐ current list of officers and directors,

Plus the top four executive officers must submit:

☐ a completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) form, and

☐ a completed Personal History Summary and Consent to Criminal Record Search (LCLB004) form and required documents noted on form



☐ **Private Corporation**

The following documents are required for this type of business and must be submitted with this application:

- ☒ Certificate of Incorporation,
- ☐ Extra-provincial registration, if your business is located outside British Columbia,
- ☒ Central Securities Register,
- ☒ Notice of Articles, and
- ☐ Special Rights and Restrictions within the articles of incorporation that detail the class and types of shares and whether or not each class or type of share has voting privileges (if the information is not already included in the Notice of Articles).

**And**, if one of the shareholders is a private corporation, a public corporation, a society or a partnership, submit all the documents listed under that business type.

**Plus**, all shareholders (individuals) holding 10% or greater interest in the applicant corporation must submit all the documents listed:

- ☒ a completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) form,
- ☒ a completed Personal History Summary and Consent to Criminal Record Search (LCLB004) form and required documents noted on form

**Note:** Shareholders (individuals) holding less than 10% interest in the applicant corporation must provide their full legal name and date of birth in the space provided below or on a separate sheet of paper.

--

☐ **Partnership**

Please check (X) if you are a ☐ Registered Partnership or a ☐ Non-Registered Partnership

List Partners in the space provided below:

PARTNER 1: Percentage of Ownership:		Legal Name:	
PARTNER 2: Percentage of Ownership:		Legal Name:	
PARTNER 3: Percentage of Ownership:		Legal Name:	
PARTNER 4: Percentage of Ownership:		Legal Name:	

If there are more than four partners, provide same information for other partners on separate sheet and attach. If one or more of the partners are a private corporation, a public corporation or a society, submit all the documents listed under that business type with this application.

**Plus**, each partner (individual) must submit:

- ☐ a completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) form,
- ☐ a completed Personal History Summary and Consent to Criminal Record Search (LCLB004) form and required documents noted on form

**For a registered partnership** the following documents are required and must be submitted with this application:

- ☐ Statement of Registration of General Partnership, OR
- ☐ Partnership Agreement or Joint Venture Agreement.

☐ **Public Corporation**

Check box (X) if your shares are publicly traded: ☐

The following documents are required for this type of business and must be submitted with this application:

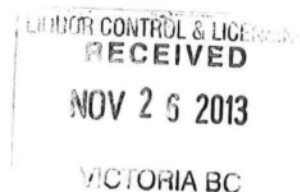
- ☐ Certificate of Incorporation,
- ☐ Extra-provincial registration, if your business is located outside British Columbia, and
- ☐ List of Directors and Officers.

**Plus**, for the four top executive officers in your public corporation, attach:

- ☐ a completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) form,
- ☐ a completed Personal History Summary and Consent to Criminal Record Search (LCLB004) form and required documents noted on form

☐ **Other**

This includes entities incorporated through Federal or Provincial legislation. Examples: Local Government, First Nations, colleges, universities, etc. Contact the Branch to discuss documentation requirements.



## PART 4: Licence Information

Provide the following information for EACH licence being transferred.

### Licence 1

Licence number:	119584	Date Licence expires:	09/30/14	
Current establishment name:	Waldorf Hotel	Proposed establishment name:		
Current licence name (if different):	Waldorf Hotel	Proposed licence name:	Waldorf Hospitality	
Establishment physical address:	1489 E. Hastings Street	Vancouver	BC	V5L 1S4
	Street	City	Province	Postal Code
Establishment Mailing address:	460 Fraser View Place	Delta	BC	V3M 6H4
(if different from above)	Street	City	Province	Postal Code
Contact Name:	Loren Ablanida	Business e-mail:	loren@niradia.com	
Business Phone # with area code and extension:	604-523-6188 x 121	Business fax with area code:	604-522-1604	

### Licence 2

**NOTE:** Only the Licence number and the licence expiry date needs to be submitted if the rest of the information is the same as above.

Licence number:	024435	Date Licence expires:	09/30/14	
Current establishment name:	Waldorf Hotel	Proposed establishment name:		
Current licence name (if different):	Waldorf Hotel	Proposed licence name:	Waldorf Hospitality	
Establishment physical address:	1489 E Hastings Street	Vancouver	BC	V5L 1S4
	Street	City	Province	Postal Code
Establishment Mailing address:	460 Fraser View Place	Delta	BC	V3M 6H4
(if different from above)	Street	City	Province	Postal Code
Contact Name:	Loren Ablanida	Business e-mail:	loren@niradia.com	
Business Phone # with area code and extension:	604-523-6188 x 121	Business fax with area code:	604-522-1604	

(If more than two licences are being transferred, provide the same information on a separate sheet and attach to this application.)

## PART 5: Resident Manager

(Complete this section for each resident manager employed for each licence)

A licensee who does not reside in BC or who will not be present to manage the day to day business must hire an individual to manage the establishment. The resident manager must be an employee of the licensee, a resident of BC, a Canadian citizen or lawfully admitted to Canada under the Immigration and Refugee Protection Act (Canada) for permanent residence, and must be 19 years of age or over.

### Licence 1

Legal Name of Resident Manager:	Padilla	Karen	Licence #:	024435
	(Last)	(Given Names)		

### Licence 2

Legal Name of Resident Manager:	Padilla	Karen	Licence #:	119584
	(Last)	(Given Names)		

Submit the following documents relating to each resident manager with this application.

- ☐ a completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) form,
- ☐ a completed Personal History Summary and Consent to Criminal Record Search (LCLB004) form and required documents noted on form

(If additional resident managers will be employed for other licenses being transferred, provide the same information on a separate sheet and attach to this application.)

## PART 6: Additional Requirements and Information

In addition to information on this form, for **EACH** licence being transferred, please attach:

- ☐ Sketches or pictures of the signs for proposed use at the establishment if you are changing the name of the establishment.
- ☒ A copy of an *Agreement to Transfer Licence To New Owner* (LCLB001d) signed by the current licensee **for each licence being transferred**. **NOTE: A transfer of licence cannot be completed without this form.**

**Licensee Retail Stores or Wine Stores:** Please provide a copy of the Certificate of Title, fully executed lease, offer to purchase, or offer to lease in the applicant's name. **NOTE:** If you provide an offer to purchase or lease, the transfer of licence will not be approved until a Certificate of Title or fully executed lease is provided to the Branch.

**Gaming Facility with Food Primary or Liquor Primary Licences:** In order to be eligible for the transfer of ownership of a food primary or liquor primary licence located at a gaming establishment, the applicant must have a letter of support from the British Columbia Lottery Corporation (BCLC). The BCLC will issue a letter of support with approval in principle to the liquor licence applicant if they are satisfied that the applicant has met their criteria. The letter of support must accompany the application for transfer of the food primary or liquor primary licence.

**Manufacturers:** Please contact the Liquor Distribution Branch (LDB), Canada Revenue Agency (CRA) and any other relevant external agencies to advise them of your intention to transfer the licence(s) and ensure their requirements are met.

**Independent Agents:** You must advise the Liquor Distribution Branch of your intention to transfer the licence.

**Motor Vessels:** If your liquor licence is located on a motor vessel you must provide:

- ☐ A copy of the captain's accreditation certificate, and
- ☐ A copy of registration and safety certificates. Motor Vessels – Passenger Vessels: Transport Canada Passenger Vessel Inspection Certificate; Charter Vessel: Small Vessel Regulation Certificate or a Courtesy Examination for Pleasure Craft.

For any changes to the shareholders, hours of liquor service, layout of the establishment, or the addition of a Third Party Operator, complete and include in this package the applicable Liquor Control and Licensing forms and fees:

- ☐ To apply for a change to the shareholders, directors, licensee name or to add a receiver or executor, use the *Application for a Permanent Change to a Licensee* (LCLB005a).
- ☐ To apply to change the liquor licence, such as a change to the establishment name or hours of sale, use *Application for a Permanent Change to a Liquor Licence* (LCLB005b).
- ☐ To apply for alterations or additions to a licensed establishment (structural changes), use an *Application for a Structural Change*. For Liquor Primary, Liquor Primary Club and Winery Endorsements, use form LCLB012a; for Food Primary, use LCLB012b; for Manufacturer, use LCLB013; for Wine Store and Licensee Retail Store, use LCLB012c.
- ☐ To apply to have a third party management firm or lessee operate your licensed establishment, use the *Application to Add or Change a Licensee's Third Party Operator* (LCLB026)

**Please complete Parts 7 and 8...**



## PART 7: Declaration of Signing Authority Including Valid Interest

My signature, as Applicant, indicates that, with respect to the establishment:

- I am the owner of the business to be carried on at the establishment or the portion of the establishment to be licensed.
- I am the owner or lessee of the establishment or portion of the establishment to be licensed. If I have an option/offer to lease the establishment, or portion of the establishment to be licensed, prior to a licence being issued, I will obtain a completed lease that will not expire for a minimum of 12 months after the date the licence is issued.
- I understand that the general manager has the right to request the following documentation supporting valid interest at any time and I agree to provide the requested documentation in a timely manner upon request:
  - If the applicant owns the property, a Certificate of Title in the applicant's name.
  - If the applicant is renting or leasing, a fully executed lease or assignment/offer of lease which does not expire for at least 12 months from the date the licence is issued. An offer for rent/lease must show rent paid, have a term and an expiry date and be signed by both the applicant and the property owner.
  - If the applicant is buying the land and the building(s), a copy of the offer or option to purchase the property and building(s). An offer must show price paid, have a term and expiry date, and be signed by both the applicant and the property owner.
- I understand that loss of valid interest at any time while holding a licence is reason for the general manager to consider cancelling the licence.
- I understand that I must advise the branch immediately if at any time the potential exists to lose valid interest either during the licensing process or once a licence has been issued.
- I understand that the name(s) on documentation demonstrating valid interest must be identical to the applicant name(s).
- As the licensee, I will be accountable for the overall operation, for all activities within the establishment and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- For licensees with a catering licence or endorsement: I will be accountable for the overall operation, for all activities at catered events and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- I understand that a licence can only be renewed if I am the owner of the business carried on at the licensed establishment and I am the owner or lessee of the licensed portion of the establishment.
- **I solemnly declare that the statements in this declaration and all the application documents are true and complete to the best of my knowledge.**

Signature of any shareholder of a private corporation, signing officer of a public corporation or society, sole proprietor or **all** individuals in a partnership is required below:

**Note:** An agent, lawyer, resident manager or third party operator **may not** sign the declaration on behalf of the applicant.

Name of Official: NICHELE GUERRINO G. Position: PRESIDENT Date: 31/10/13  
(last / first / middle) (Day/Month/Year)

Signature: \_\_\_\_\_  
Name of Official: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_  
(last / first / middle) (Day/Month/Year)

Signature: \_\_\_\_\_  
Name of Official: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_  
(last / first / middle) (Day/Month/Year)

Signature: \_\_\_\_\_  
Name of Official: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_  
(last / first / middle) (Day/Month/Year)

Signature: \_\_\_\_\_

Section 15(2) of the Liquor Control and Licensing Act states: "A person applying for the issue, renewal, transfer, or amendment of a licence who fails to disclose a material fact required by the form of application or makes a false or misleading statement in the form of application commits an offence".

**False declaration of valid interest is reason for the general manager to consider terminating the licence application and/or cancelling the licence.**

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**PART 8: Application Fee - \$330.00 (non-refundable) \$330 per licence x 2 of licences = \$ 660**

Payment is by (check ☒) one: ☒ cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a \$30 fee will be charged)  
☐ money order, payable to Minister of Finance ☐ VISA ☐ MasterCard ☐ AMEX

If paying by credit card, please provide credit card details below...

Credit card Number:  Expiry Date:  /

Name of cardholder (as it appears on card):

Signature:

Or you may send in the application without credit card information, but you must telephone LCLB Head Office directly to provide the credit card number details. If so, please confirm by checking the box below:

- ☐ I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 to provide credit card information and understand that ***no action can proceed with my application until the application fee is paid in full.***

**Liquor Control and Licensing Branch**

Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1

For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8

Toll-Free Phone: 866 209-2111 Fax: 250 952-7066 Web: [www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb) E-mail: [liquor.licensing@gov.bc.ca](mailto:liquor.licensing@gov.bc.ca)

**PART 9: Is Your Application Package Complete?**

Please ensure that you have enclosed the following:

- ☒ Completed Transfer of Liquor Licence form (LCLB001c).
- ☐ Completed Agreement to Transfer Licence To New Owner (LCLB001d).  
(NOTE: A transfer of licence cannot be completed without this form)
- ☒ Application fee. (See PART 8 of this application form.)
- ☒ All business documents identified under your business type in PART 3.
- ☒ Completed Consent for Disclosure of Criminal Record Information (RCMP GRC3584) for all required individuals.  
(Note: You must complete Part 1, 4 and 5 of the consent form and all category boxes must be initialled in section 5.) Refer to the LCLB website for information on criminal record searches: [http://www.pssg.gov.bc.ca/lclb/LLinBC/criminal\\_record\\_search.htm](http://www.pssg.gov.bc.ca/lclb/LLinBC/criminal_record_search.htm)
- ☒ Completed Personal History Summary and Consent to Criminal Record Search (LCLB004) forms for all required individuals.
- ☒ Statutory Declaration must be completed by all individuals that answered "Yes" to 2, 3 or 10 in the *Personal History Summary* and *Consent to Criminal Record Search* form (LCLB004).
- N/A ☐ Driver's abstract (driving record) by all individuals that answered "Yes" to 9 or 10 in the *Personal History Summary and Consent to Criminal Record Search* form (LCLB004).
- ☒ Legible photocopy of primary proof of identity for all required individuals. Acceptable photo identification includes driver's licence from a Canadian jurisdiction, passport or BCID card.
- N/A ☐ Sketch of proposed new signage (if any).
- N/A ☐ Letter of support from BCLC if licensed establishments are located at a gaming facility.
- N/A ☐ If transferring a Motor Vessel, documents relating to a licensed Motor Vessel, see PART 6.
- ☒ If transferring a Licensee Retail Store, a copy of the lease or Certificate of Title in the applicant's name.

In addition have you:

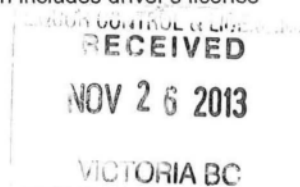
- ☒ Contacted the Liquor Distribution Branch, Canada Revenue Agency, or any other relevant agency regarding this transfer?

**PART 10: What Happens Next?**

1. You must submit a complete application package and application fee to Victoria Liquor Control and Licensing Branch Head Office.
2. The Liquor Control and Licensing Branch staff will review the application package for completeness and will advise you of any information/documentation required before the application can be considered complete. An incomplete application is held for 30 days.
3. If everything is in order, the local liquor inspector will be contacted and you will be required to participate in an interview with the inspector to discuss the terms and conditions of the licence.
4. The Inspector will notify the Victoria LCLB Head Office that the interview passed and that the licence will be transferred into the name of the new applicant.

Freedom of Information and Privacy Act - The information requested on this form is collected for the purpose of obtaining or making changes to a liquor licence application. All personal information is collected under the authority of Section 15 of the Liquor Control and Licensing Act (RSBC 1996, c.267). Questions should be directed to: Liquor Control and Licensing Branch, Freedom of Information Officer, PO Box 9292 STN PROV GOVT, Victoria, BC V8W 9J8. Ph: In Victoria, 250 952-5787 Outside Victoria, 1 866 209-2111. Fax: 250 952-7066

**IMPORTANT NOTE:** Your COMPLETE application package must contain this application form with responses in all the applicable fields, all the required documentation AND the full fee. If your application is submitted incomplete, it will be returned to you and therefore cause a delay in the processing of your application.





BRITISH  
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## AGREEMENT TO TRANSFER LIQUOR LICENCE(S) TO NEW OWNER

All Licence Types

Liquor Control and Licensing Form LCLB001d

**INSTRUCTIONS:** Complete all applicable fields, attach required documents and submit to the Liquor Control and Licensing Branch. You may complete this form, one of three ways: 1) at your computer, then print; 2) by hand - print clearly using dark ink; or 3) online through the OneStop business registry at <http://onestop.gov.bc.ca> if you are transferring a food primary licence. If you have any questions about completing this application, call the Branch toll-free at 1-866-209-2111.

### PART 1: Current Licensee's Business Information

Licensee Name: WALDORF HOTEL Business #:

Contact Phone #: 604-253-7141  
with area code:

### PART 2: Licence(s) to be Transferred (Please check (X) all that apply)

#### ☐ Food Primary

1. Licence #: Expiry Date: Establishment name:

Establishment physical address: Street City Province Postal Code

2. Licence #: Expiry Date: Establishment name:

Establishment physical address: Street City Province Postal Code

#### ☒ Liquor Primary

1. Licence #: 119584 Expiry Date: 09/30/14 Establishment name: WALDORF HOTEL

Establishment physical address: 1489 E HASTINGS STREET VANCOUVER B.C. V5L 1S4  
Street City Province Postal Code

2. Licence #: 024435 Expiry Date: 09/30/14 Establishment name: WALDORF HOTEL

Establishment physical address: 1489 E HASTINGS STREET VANCOUVER B.C. V5L 1S4  
Street City Province Postal Code

#### ☐ Licensee Retail Store

1. Licence #: Expiry Date: Establishment name:

Establishment physical address: Street City Province Postal Code

#### ☐ Manufacturer (Brewery, Distillery or Winery [on-site retail store and agent included])

Licence #: Expiry Date: Establishment name:

Establishment physical address: Street City Province Postal Code

#### ☐ UBrew/UVIn

Licence #: Expiry Date: Establishment name:

Establishment physical address: Street City Province Postal Code

#### ☐ Catering

Licence #: Expiry Date: Business name:

Business location address: Street City Province Postal Code

LCLB001d (Last updated 8 February 2013)

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Agreement to Transfer Liquor Licence - All Licence Classes

<input type="checkbox"/> <b>Agent</b>	Note: An Agent's licence that shares a licence number with a manufacturer cannot be transferred without transferring the manufacturer's licence.		Licence #:	Expiry Date: (Month/Day/Year)
<input type="checkbox"/> <b>Wine Store</b>	Licence #:	Expiry Date: (Month/Day/Year)	Establishment name:	
Establishment physical address:	Street	City	Province	Postal Code

(If you are transferring more than two licenses in a licence class, or for additional licenses of any type please use a separate sheet and attach to this agreement)

### PART 3: New Applicant Information

PLEASE PROVIDE A COPY OF THIS COMPLETED FORM TO THE NEW APPLICANT FOR THEIR RECORDS.

Applicant Full Name: HASTINGS CLUB HOSPITALITY CORP

Applicant Phone # with area code: 604-523-6188

Applicant E-mail: loren@niradia.com

Contact Person: Loren Ablanida

Contact Person Title/Position: EA/Office Manager

### PART 4: Agreement to Transfer Licence(s)

(Signature of signing officer of a company or society, sole proprietor or all individuals in a partnership is required here.)  
I (we) hereby relinquish all rights, title and interest in the above licence when the general manager transfers the licence to the applicant. Until that time I (we) acknowledge that I (we) remain responsible as the licensee.

Full name of current owner: Waldorf Hotel Ltd.

Date: 31/10/2013  
(Day/Month/Year)

Signature: 

Full name of current owner: Zagora Holdings Ltd.

Date: 31/10/2013  
(Day/Month/Year)

Signature: 

Proposed new owner:

Date:   
(Day/Month/Year)

Signature:

Proposed new owner:

Date:   
(Day/Month/Year)

Signature:

(If there are more than two owners please use a separate sheet and attach to this application.)

### PART 5: What Happens Next?

1. The licensee provides a copy of the completed copy of this form to the transfer applicant (new owner) for their records.
2. The licensee submits a complete copy of this form to the Liquor Control and Licensing Branch head office in Victoria.
3. The new owner submits a complete *Transfer of Liquor Licence* form (LCLB001c).
4. If an application has not been received from the new owner to transfer the liquor licence within 30 days from the date the agreement to transfer is received by the branch, a notice to cancel the liquor licence(s) will be issued.

#### Liquor Control and Licensing Branch

Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1

For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8

Toll-Free Phone: 866 209-2111 Fax: 250 952-7066 Web: www.pssg.gov.bc.ca/lclb E-mail: liquor.licensing@gov.bc.ca

Freedom of Information and Privacy Act - The information requested on this form is collected for the purpose of obtaining or making changes to a liquor licence application. All personal information is collected under the authority of Section 15 of the Liquor Control and Licensing Act (RSBC 1996, c.267). Questions should be directed to: Liquor Control and Licensing Branch, Freedom of Information Officer, PO Box 9292 STN PROV GOVT, Victoria, BC V8W 9J8. Ph: In Victoria, 250 952-5787 Outside Victoria, 1 866 209-2111. Fax: 250 952-7066

LCLB001d

2 of 2

Agreement to Transfer Liquor Licence - All Licence Classes

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<input type="checkbox"/> <b>Agent</b>	Note: An Agent's licence that shares a licence number with a manufacturer cannot be transferred without transferring the manufacturer's licence.	Licence #:	Expiry Date: (Month/Day/Year)
<input type="checkbox"/> <b>Wine Store</b>			
Licence #:	Expiry Date: (Month/Day/Year)	Establishment name:	
Establishment physical address:	Street	City	Province      Postal Code

(If you are transferring more than two licenses in a licence class, or for additional licenses of any type please use a separate sheet and attach to this agreement)

### PART 3: New Applicant Information

**PLEASE PROVIDE A COPY OF THIS COMPLETED FORM TO THE NEW APPLICANT FOR THEIR RECORDS.**

Applicant Full Name: <b>HASTINGS CLUB HOSPITALITY CORP</b>	
Applicant Phone # with area code: <b>604-523-6188</b>	Applicant E-mail: <b>loren@niradia.com</b>
Contact Person: <b>Loren Ablanida</b>	Contact Person Title/Position: <b>EA/Office Manager</b>

### PART 4: Agreement to Transfer Licence(s)

(Signature of signing officer of a company or society, sole proprietor or all individuals in a partnership is required here.)  
 I (we) hereby relinquish all rights, title and interest in the above licence when the general manager transfers the licence to the applicant. Until that time I (we) acknowledge that I (we) remain responsible as the licensee.

Full name of current owner:		Date:		Signature:	
Full name of current owner:		Date:		Signature:	
Proposed new owner:	<b>Hastings Club Hospitality Corp</b>	Date:	<b>30/10/2013</b>	Signature:	
Proposed new owner:		Date:		Signature:	

(If there are more than two owners please use a separate sheet and attach to this application.)

### PART 5: What Happens Next?

1. The licensee provides a copy of the completed copy of this form to the transfer applicant (new owner) for their records.
2. The licensee submits a complete copy of this form to the Liquor Control and Licensing Branch head office in Victoria.
3. The new owner submits a complete *Transfer of Liquor Licence* form (LCLB001c).
4. If an application has not been received from the new owner to transfer the liquor licence within 30 days from the date the agreement to transfer is received by the branch, a notice to cancel the liquor licence(s) will be issued.

#### Liquor Control and Licensing Branch

Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1

For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8

Toll-Free Phone: 866 209-2111    Fax: 250 952-7066    Web: [www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb)    E-mail: [liquor.licensing@gov.bc.ca](mailto:liquor.licensing@gov.bc.ca)

Freedom of Information and Privacy Act - The information requested on this form is collected for the purpose of obtaining or making changes to a liquor licence application. All personal information is collected under the authority of Section 15 of the Liquor Control and Licensing Act (RSBC 1996, c.267). Questions should be directed to: Liquor Control and Licensing Branch, Freedom of Information Officer, PO Box 9292 STN PROV GOVT, Victoria, BC V8W 9J8. Ph: In Victoria, 250 952-5787 Outside Victoria, 1 866 209-2111. Fax: 250 952-7066

LCLB001d

2 of 2

Agreement to Transfer Liquor Licence - All Licence Classes

LIQUOR CONTROL & LICENSING  
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**NOV 26 2013**

VICTORIA BC



# Liquor Control and Licensing Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Fourth Floor  
3350 Douglas Street  
Victoria BC

Telephone: (250) 952-5787  
Fax: (250) 952-7066  
<http://www.pssg.gov.bc.ca/lclb>

## RECEIPT FOR PAYMENT

Applicant/Licensee Name: WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.  
Establishment Name: WALDORF HOTEL  
Receipt Address: 1489 HASTINGS ST E  
VANCOUVER, BC V5L 1S4

**Payment Receipt  
# 2013-139935**

Date Paid: Thursday, November 28, 2013  
Location: Victoria  
Payment Method: Cheque #400002

*Receipt Inquiries? Call LCLB Victoria Head Office toll free at 1-866-209-2111*

### 1. Job No: 698654-30

**Liquor Primary Change Application Fee (024435)**

**\$330.00**

**TOTAL: \$330.00**

URAN

File in Posse



## Liquor Control and Licensing Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Fourth Floor  
3350 Douglas Street  
Victoria BC

Telephone: (250) 952-5787  
Fax: (250) 952-7066  
<http://www.pssg.gov.bc.ca/lclb>

### RECEIPT FOR PAYMENT

Applicant/Licensee Name: WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.  
Establishment Name: WALDORF HOTEL  
Receipt Address: 1489 HASTINGS ST E  
VANCOUVER, BC V5L 1S4

**Payment Receipt  
# 2013-139934**

Date Paid: Thursday, November 28, 2013  
Location: Victoria  
Payment Method: Cheque #400002

Receipt Inquiries? Call LCLB Victoria Head Office toll free at 1-866-209-2111

**1. Job No: 695609-44**

**Liquor Primary Change Application Fee (119584) \$330.00**

**TOTAL: \$330.00**

TRAN

File in Posse

Page 044 to/à Page 046

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## COMPLIANCE HISTORY

Name: WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

Currently Comprised of:

Name	Birth Date / Incorporation Date	A	D / O	Interest	Common		Preferred	
					Voting	Non-Voting	Voting	Non-Voting
s.21								
s.22								
s.21								

Establishment Association (Current and Historic) for:

WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

Licence #: 005941	Job #: 000686537-001	Current Status: Cancelled	Licence Type: Liquor Primary
Waldorf Hotel			Period Associated with Licence
			Feb 05, 1982 to Feb 05, 1982

Compliance History Activity

No Licence Enforcement History

Outcomes

Licence #: 119584	Job #: 000695609-001	Current Status: Licence Approved	Licence Type: Liquor Primary
Waldorf Hotel			Period Associated with Licence
			Feb 07, 1988 to Jan 16, 2014

Compliance History Activity

Mar 01, 2012 Compliance Meeting

Overcrowd beyond person capacity less than or equal to occupant load, s. 6(4) Reg., s. s. 6(4) Reg.

Completed

Nov 26, 2008 Compliance Meeting

Permit gambling, s. 36(2)(a) Act, s. s. 36(2)(a) Act

Completed

Nov 25, 2006 CN B006384, LPC b124022

Allow liquor to be removed from establishment, s. 42(4) Reg.

No enforcement recommended

May 16, 2006 Compliance Meeting

Permit person to become intoxicated, s. 43(2)(a) Act, s. s. 43(2)(a) Act

Completed

Licence #: 024435	Job #: 000698654-001	Current Status: Licence Approved	Licence Type: Liquor Primary
Waldorf Hotel			Period Associated with Licence
			Feb 15, 1982 to Jan 16, 2014

Compliance History Activity

Feb 07, 2011 Compliance Meeting

Overcrowd beyond person capacity more than occupant load, s. 6(4) Reg., s. s. 6(4) Reg.

Completed

Licence #: 024414	Job #: 000764575-001	Current Status: Licence Approved	Licence Type: Food Primary
Waldorf Hotel			Period Associated with Licence
			Feb 15, 1982 to Jan 16, 2014

Compliance History Activity

Dec 10, 2007 Compliance Meeting

Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg., s. s. 20 Act, s.11 Reg

Completed

Nov 09, 2005 Compliance Meeting

Completed

Aug 12, 2001 CN A000820

ALLOWING TO CONSUME 1/2 HOUR BEYOND CLOSING - REG S. 8(2)

No enforcement recommended

OPERATING OUTSIDE CLASS S. 20(1)(D), S. 16

No enforcement recommended

Contravene term & condition - Exceed licence capacity (no occupant load), s. 12 Act

No enforcement recommended

Contravene term & condition, s. 12 Act

No enforcement recommended

SERVICE WITHOUT FOOD REG. S. 17(2)

No enforcement recommended

Establishment Association (Current and Historic) for:

WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

---

Licence #: 191412	Job #: 002297067-001	Current Status: Licence Approved	Licence Type: Licensee Retail Store
Waldorf Hotel			Period Associated with Licence
			Jul 02, 1987 to Jan 16, 2014

Compliance History Activity

May 16, 2013 CN B016804  
Minor - Sell, give or otherwise supply liquor to minor, s. 33(1)(a) Act

Apr 07, 2011 Non-LPC Complaint  
Intoxication

May 19, 2007 CN B00787  
Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg.

Outcomes

Proven, \$7500 fine

Complaint review in progress

No enforcement recommended

---



January 16, 2014

Job # 698654-30 / 695609-44

Hastings Club Hospitality Corp.  
Waldorf Hospitality  
460 Fraser View Place  
Delta, BC V3M 6H4

**Re: Application to Transfer Licence – Step 3: Inspector's Review**  
**Establishment Name: Waldorf Hospitality Corp.**  
**Liquor Primary Liquor Licence # 024435**  
**Liquor Primary Liquor Licence # 119584**  
**Establishment Location: 1489 East Hastings Street, Vancouver**

---

Your application to transfer the above-noted licence is now at Step 3: Inspector's Review of the licensing process. This step requires the applicant, Hastings Club Hospitality Corp., to contact **Michelle Trelenberg, Liquor Inspector at 604-775-0053 or via email to [Michelle.Trelenberg@gov.bc.ca](mailto:Michelle.Trelenberg@gov.bc.ca)** to arrange for an education session and an establishment inspection. **The deadline for completing this step is February 17, 2014.**

To schedule an appointment you should contact the Inspector within the next seven days. The education session and establishment inspection must be completed by the deadline. If you cannot meet this deadline you will need to contact me directly to request an extension or your application may be terminated and the licence cancelled. If the application is terminated and the licence is cancelled, you will need to apply for a new licence to be able to serve liquor at your establishment.

One of the shareholders must be in attendance for the education session and the establishment inspection. Copies of the Serving it Right licensee certificate(s) must be available at the establishment inspection.

Please note that pursuant to section 16(1)(c) of the *Liquor Control and Licensing Act*, you must ensure that you have valid interest in the establishment in the same licensee name as stated on your licence.

After the Inspector's Review is completed, the application will move forward to Step 4: Final Assessment. All of the information obtained by the Liquor Control and Licensing Branch (Branch) is taken into consideration.

In Step 5: Applicant Advised of Decision, you will be advised whether the application has been approved. If the application is approved, a licence will be issued.

**Important note:**

All future correspondence will be sent to the establishment mailing address.

If you have any questions, please contact me at 250 952 5772 or toll-free at 1-866-209-2111.

Sincerely,

  
Erica Owsianski  
Case Manager

---

**Liquor Control and  
Licensing Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8  
Telephone: 250 952-5787  
Facsimile: 250 952-7066

Location:  
4<sup>th</sup> Floor, 3350 Douglas Street  
Victoria, BC  
<http://www.pssg.gov.bc.ca/lclb>

# HASTINGS CLUB HOSPITALITY CORP

460 Fraser View Place, Delta, BC V3M 6H4 T: 604-523-6188 F: 604-522-1604

November 25, 2013

Liquor Licensing  
Liquor Control & Licencing Board  
4<sup>th</sup> Flr, 3350 Douglas St.  
Victoria BC V8Z 3 L1

Dear Sir/Madam:

Re: Liquor Primary Licence #s: 119584 & 024435  
Transfer of Liquor Licences

We enclosed our application for the transfer of above noted licences Also attached are the required documentation along with a cheque for \$660 application fee.

Yours truly,

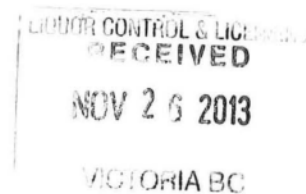
**Hastings Club Hospitality Corp.**

Per:



Loren Ablanida

Email: loren@niradia.com



460 Fraserview Place, Delta, BC V3M 6H4  
T 604-523-6188 F: 604-522-1604

DUPLICATE

Number: BC0981831



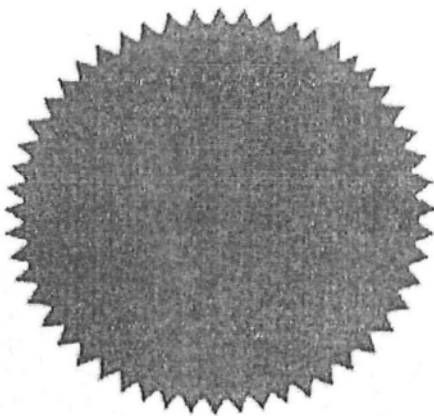
# CERTIFICATE OF INCORPORATION

*BUSINESS CORPORATIONS ACT*

I Hereby Certify that HASTINGS CLUB HOSPITALITY CORP. was incorporated under the Business Corporations Act on October 1, 2013 at 08:03 AM Pacific Time.

*Issued under my hand at Victoria, British Columbia  
On October 1, 2013*

**CAROL PREST**  
*Registrar of Companies*  
Province of British Columbia  
Canada



Page 053 to/à Page 054

Withheld pursuant to/removed as

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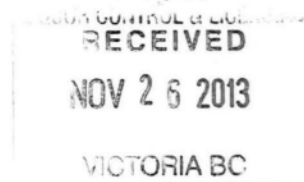
# CENTRAL SECURITIES REGISTER

## HASTINGS CLUB HOSPITALITY CORP.

### Class A Voting Common shares without par value

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									[Cancel details]
Oct 1, 2013	Oct 1, 2013	s.21,s.22							
Oct 31, 2013									
Oct 31, 2013									
Oct 31, 2013									

**Total issued:**



# CENTRAL SECURITIES REGISTER

## HASTINGS CLUB HOSPITALITY CORP.

### Class B Non-Voting Common shares without par value

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									[Cancel details].

**Total issued: 0**

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VICTORIA BC

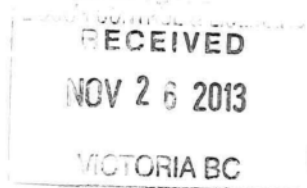
# CENTRAL SECURITIES REGISTER

## HASTINGS CLUB HOSPITALITY CORP.

### Class C Voting Common shares without par value

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									[Cancel details]

**Total issued: 0**



# CENTRAL SECURITIES REGISTER

## HASTINGS CLUB HOSPITALITY CORP.

### Class D Non-Voting Cumulative Redeemable Preferred shares without par value (Formerly Class D non-voting redeemable preferred)

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									[Cancel details]
Oct 31, 2013		s.21,s.22							
Oct 31, 2013									
Oct 31, 2013									

**Total issued:**

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VICTORIA BC

116 Corp



Number: BC0829814

# CERTIFICATE OF INCORPORATION

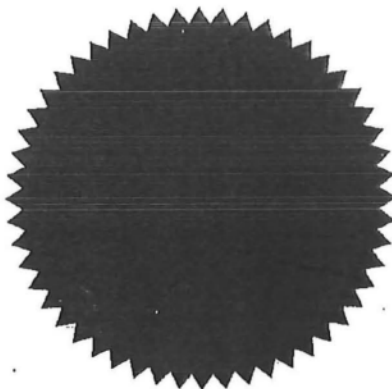
*BUSINESS CORPORATIONS ACT*

I Hereby Certify that VIAGGIO HOSPITALITY GROUP LTD. was incorporated under the Business Corporations Act on July 10, 2008 at 08:54 AM Pacific Time.

*Issued under my hand at Victoria, British Columbia*

*On July 10, 2008*

**RON TOWNSHEND**  
*Registrar of Companies*  
Province of British Columbia  
Canada



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# CENTRAL SECURITIES REGISTER

## VIAGGIO HOSPITALITY GROUP LTD.

### Class A voting common shares with a par value of \$0.01 each

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars [Cancel detail]s
Jul 10, 2008	Jul 10, 2008	s.21,s.22							
Jul 10, 2008	Aug 14, 2009								
Aug 14, 2009	Dec 29, 2009								
Dec 29, 2009	Dec 29, 2009								
Dec 29, 2009	Jun 1, 2011								



Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									<i>[Cancel detail]s</i>
Jun 1, 2011		s.21,s.22							
<b>Total issued:</b>									

FOR CONTROL & LICENSING  
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# CENTRAL SECURITIES REGISTER

## VIAGGIO HOSPITALITY GROUP LTD.

### Class E non-voting redeemable preferred shares with a par value of \$0.001 each

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company	
							Cash or Other	Paid Per Share
								Other Than Cash Particulars
							Cash	[Cancel detail]s
Dec 1, 2008		s.21,s.22						
Dec 1, 2008								
Total issued:								



DUPLICATE

Number: BC0710013



# **CERTIFICATE OF CHANGE OF NAME**

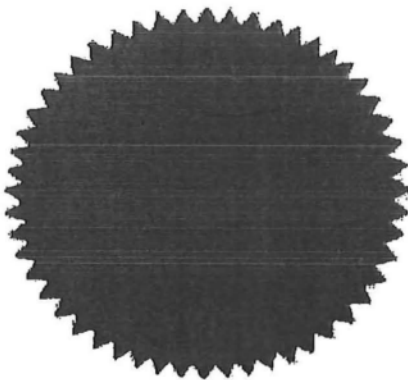
*BUSINESS CORPORATIONS ACT*

I Hereby Certify that TERRACON DEVELOPMENT CORP. changed its name to NIRADIA ENTERPRISES INC. on August 14, 2009 at 11:10 AM Pacific Time.

*Issued under my hand at Victoria, British Columbia*

*On August 14, 2009*

**RON TOWNSHEND**  
*Registrar of Companies*  
Province of British Columbia  
Canada





BRITISH  
COLUMBIA

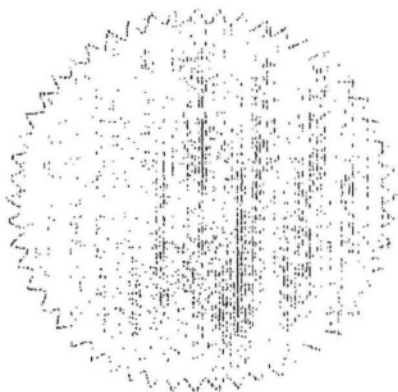
Ministry of Finance  
Corporate and Personal  
Property Registries

Number: BC0710013

# CERTIFICATE OF INCORPORATION

*BUSINESS CORPORATIONS ACT*

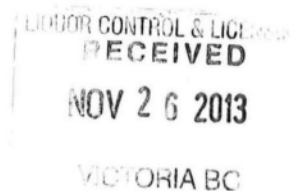
I Hereby Certify that TERRACON DEVELOPMENT CORP. was incorporated under the Business Corporations Act on December 1, 2004, at 08:48 AM Pacific Time.



*Issued under my hand at Victoria, British Columbia*

*On December 1, 2004*

JOHN S. POWELL  
Registrar of Companies  
Province of British Columbia  
Canada



Page 067 to/à Page 068

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CENTRAL SECURITIES REGISTER								
NIRADIA ENTERPRISES INC.								
Class A voting common shares with a par value of \$0.01 each								
Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company	
							Cash or Other	Paid Per Share
								Other Than Cash Particulars
							Cash	[Cancel detail]s
Jun 1, 2011		s.21,s.22						
Total issued:								

LICENSING CONTROL & LIC.  
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 NOV 25 2013  
 VICTORIA BC

# CENTRAL SECURITIES REGISTER

## NIRADIA ENTERPRISES INC.

### Class E non-voting redeemable preferred shares with a par value of \$0.0001 each

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									[Cancel detail]s
Jun 1, 2011		s.21,s.22							
Jun 1, 2011									
Total issued:									

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NOV 26 2013  
VICTORIA BC



NUMBER: 629056

**COMPANY ACT**



**CERTIFICATE OF INCORPORATION**

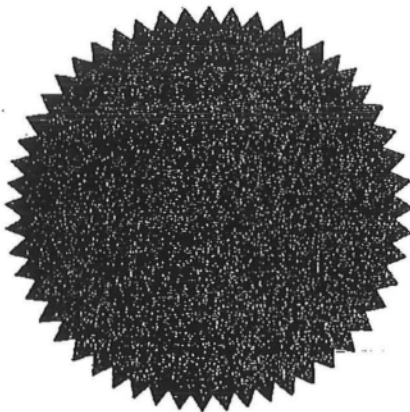
*I Hereby Certify that*

**SOLTERRA DEVELOPMENT CORP.**

has this day been incorporated under the *Company Act*

*Issued under my hand at Victoria, British Columbia*

*on June 08, 2001*



JOHN S. POWELL  
*Registrar of Companies*  
PROVINCE OF BRITISH COLUMBIA  
CANADA

Page 072 to/à Page 075

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CENTRAL SECURITIES REGISTER								
SOLTERRA DEVELOPMENT CORP.								
Class D voting shares with a par value of \$0.01 each								
Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company	
							Cash or Other	Paid Per Share
								Other Than Cash Particulars [Cancel detail]s
Jul 8, 2002	Aug 14, 2009	s.21,s.22						
Jun 14, 2007	Aug 14, 2009							
Aug 14, 2009	Dec 29, 2009							
Aug 14, 2009	Dec 29, 2009							

LUBOR CORP. & CO.  
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 VICTORIA BC

Date Share Certificate Issued	Date Share Certificate Cancelled	Full Name and Address of Shareholder	Number of Shares	Acquired by Allotment, Conversion, Transfer (or)	If Transferred, from whom	Cert. No.	Consideration Paid to Company		
							Cash or Other	Paid Per Share	
								Cash	Other Than Cash Particulars
									[Cancel detail]s
Dec 29, 2009	Dec 29, 2009	s.21,s.22							
Dec 29, 2009	Jun 1, 2011								
Jun 1, 2011									
Total issued:									

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 NOV 26 2013  
 VICTORIA BC

Page 078 to/à Page 091

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s.22

Transfer of Ownership 2014  
End





TEMP Hours Oct 26 + 27 / 2012  
START Oct 2012

Allan  
Diamond  
Architect

1910 E. Glen  
Vancouver, B.C.  
V6G 1K7  
Allan: 714-2001  
Allison: 714-2002  
E-mail: allan@allanarchitect.com

Copyright Reserved  
This Drawing and Design are and all of  
them remain the exclusive property of Allan  
Diamond Architect and may not be used or  
reproduced without the Architect's consent.  
Written dimensions shall have precedence  
over scaled dimensions. The Contractor  
will verify all dimensions on the job and  
shall be responsible for meeting the  
Architect's requirements before job  
commencement and conditions shown on the  
drawing.

Consultants:

Job No: 010-70

PROPOSED  
RENOVATION,  
WALDORF HOTEL

LP# 119584

Job # 695609-28

LIQUOR CONTROL AND LICENSING BRANCH  
APPROVED, IN PRINCIPLE

Subject to the terms and/or conditions specified in the approval

in principle letter(s) dated: Oct 21, 2010

Authority: [Signature]

Maximum Person Capacity: Person 01 = 30

Person 02 = 123

Person 03 = 80

Patio = 38

GROSS FLOOR AREA: 9702

NET AREA 1: 1663 sf

NET AREA 2: 462 sf

NET AREA 3: 1655 sf

PATIO AREA 1: 450 sf

REVIEWED AND ACCEPTED  
PURSUANT TO  
THE B.C. FIRE SERVICES ACT  
AND THE VANCOUVER FIRE BY-LAW  
OCT 17 2010  
Per: [Signature]  
L. SZIKLAI  
ACM / Deputy Chief, Fire Prevention  
THIS IS NOT A PERMIT

MAXIMUM OCCUPANT LOAD

LICENSED BEVERAGE ESTABLISHMENTS: \_\_\_\_\_ PERSONS

- 2.) DINING AND CAFETERIA SPACE \_\_\_\_\_
- 3.) NON FIXED SEATS AND TABLES \_\_\_\_\_
- 4.) NON FIXED SEATS \_\_\_\_\_
- 5.) STANDING SPACE \_\_\_\_\_
- 6.) OTHER USES \_\_\_\_\_

LP AREA 1 - 123

LP AREA 2 - 30

LP AREA 3 - 80

LP PATIO 1 - 38

LP PATIO 2 - 105

LIQUOR CONTROL & LICENSING  
RECEIVED  
OCT 12 2010  
VICTORIA, BC

Basement Level

PROPOSED BASEMENT FUR. PLAN  
Scale: 1/8" = 1'-0"

LCLB OFFICIAL PLAN

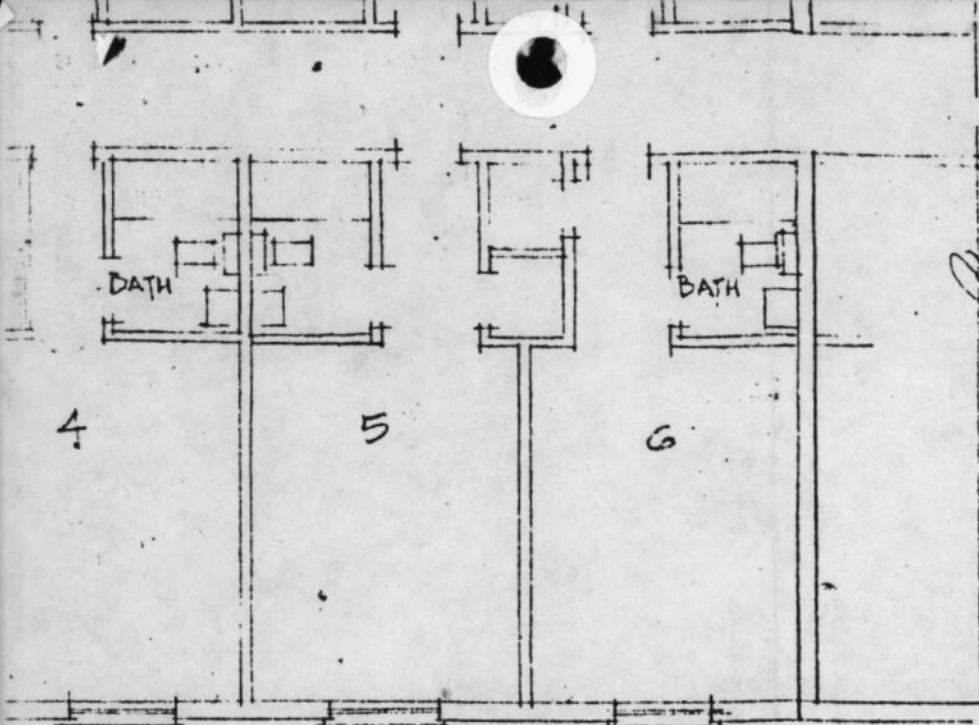
MUST BE KEPT WITH LIQUOR LICENCE AND  
AVAILABLE FOR INSPECTION AT ALL TIMES

Date Issued: November 8, 2010 Karen Agnew

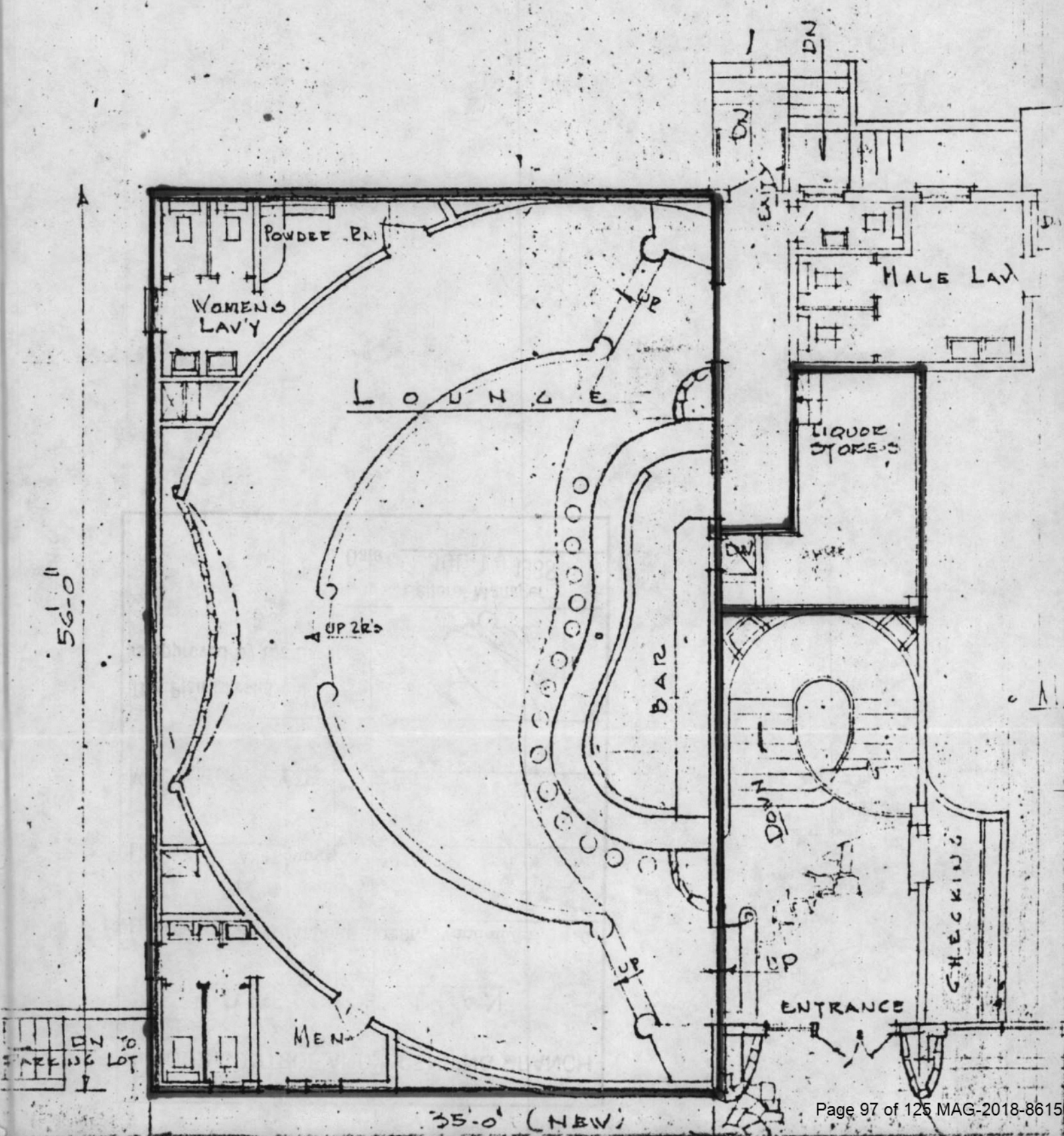
LP Licence # 119584

General Manager

Ex.-1.0



WEST FLOOR PLAN  
(6 ADDITIONAL ROOMS OVER LOUNGE)



## Establishment Compliance History

**Establishment:** WALDORF HOTEL

**Applicant:** Partnership: WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

Licence #: 024414 Job #: 000764575-001 Current Status: Licence Approved  
WALDORF HOTEL

Licence Type: Food Primary  
Period Associated with Licence  
Feb 15, 1982 to Oct 22, 2013

### Compliance History Activity

Aug 12, 2001 CN A000820

OPERATING OUTSIDE CLASS S. 20(1)(D), S. 16

Dec 10, 2007 Compliance Meeting

Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg., s. s. 20 Act, s.11 Reg

### Outcomes

No enforcement recommended

Completed

Licence #: 191412 Job #: 002297067-001 Current Status: Licence Approved  
WALDORF HOTEL

Licence Type: Licensee Retail Store  
Period Associated with Licence  
Jul 02, 1987 to Oct 22, 2013

### Compliance History Activity

May 16, 2013 CN B016804

Minor - Sell, give or otherwise supply liquor to minor, s. 33(1)(a) Act

Apr 07, 2011 Non-LPC Complaint

Intoxication

### Outcomes

Proven, \$7500 fine

Complaint review in progress

Licence #: 005941 Job #: 000686537-001 Current Status: Cancelled  
WALDORF HOTEL

Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 05, 1982 to Feb 05, 1982

### Compliance History Activity

No Licence Enforcement History

### Outcomes

Licence #: 119584 Job #: 000695609-001 Current Status: Licence Approved  
WALDORF HOTEL

Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 07, 1988 to Oct 22, 2013

### Compliance History Activity

Nov 25, 2006 CN B006384, LPC b124022

Allow liquor to be removed from establishment, s. 42(4) Reg.

Nov 26, 2008 Compliance Meeting

Permit gambling, s. 36(2)(a) Act, s. s. 36(2)(a) Act

### Outcomes

No enforcement recommended

Completed

Licence #: 024435 Job #: 000698654-001 Current Status: Licence Approved  
WALDORF HOTEL

Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 15, 1982 to Oct 22, 2013

### Compliance History Activity

Feb 07, 2011 Compliance Meeting

Overcrowd beyond person capacity more than occupant load, s. 6(4) Reg., s. s. 6(4) Reg.

### Outcomes

Completed

## Establishment Compliance History

**Applicant:** Partnership: WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

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Licence #: 024414 WALDORF HOTEL	Job #: 000764575-001	Current Status: Licence Approved	Licence Type: Food Primary Period Associated with Licence Feb 15, 1982 to Oct 22, 2013
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<u>Compliance History Activity</u>	<u>Outcomes</u>
Aug 12, 2001 CN A000820	
SERVICE WITHOUT FOOD REG. S. 17(2)	No enforcement recommended
Contravene term & condition, s. 12 Act	No enforcement recommended
Contravene term & condition - Exceed licence capacity (no occupant load), s. 12 Act	No enforcement recommended
ALLOWING TO CONSUME 1/2 HOUR BEYOND CLOSING - REG S. 8(2)	No enforcement recommended

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Licence #: 191412 WALDORF HOTEL	Job #: 002297067-001	Current Status: Licence Approved	Licence Type: Licensee Retail Store Period Associated with Licence Jul 02, 1987 to Oct 22, 2013
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<u>Compliance History Activity</u>	<u>Outcomes</u>
May 19, 2007 CN B00787	
Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg.	No enforcement recommended

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Licence #: 119584 WALDORF HOTEL	Job #: 000695609-001	Current Status: Licence Approved	Licence Type: Liquor Primary Period Associated with Licence Feb 07, 1988 to Oct 22, 2013
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<u>Compliance History Activity</u>	<u>Outcomes</u>
Mar 01, 2012 Compliance Meeting	
Overcrowd beyond person capacity less than or equal to occupant load, s. 6(4) Reg., s. s. 6(4) Reg.	Completed
May 16, 2006 Compliance Meeting	
Permit person to become intoxicated, s. 43(2)(a) Act, s. s. 43(2)(a) Act	Completed

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Licence #: 024414 WALDORF HOTEL	Job #: 000764575-001	Current Status: Licence Approved	Licence Type: Food Primary Period Associated with Licence Feb 15, 1982 to Oct 22, 2013
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<u>Compliance History Activity</u>	<u>Outcomes</u>
Nov 09, 2005 Compliance Meeting	
	Completed

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## COMPLIANCE HISTORY

Name: WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

Currently Comprised of:

Name	Birth Date / Incorporation Date	A	D / O	Interest	Common		Preferred	
					Voting	Non-Voting	Voting	Non-Voting

s.21

s.22

s.21

**Establishment Association (Current and Historic) for:**  
**WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.**

Licence #: 005941 Job #: 000686537-001 Current Status: Cancelled  
WALDORF HOTEL

Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 05, 1982 to Feb 05, 1982

**Compliance History Activity**

No Licence Enforcement History

**Outcomes**

Licence #: 119584 Job #: 000695609-001 Current Status: Licence Approved  
WALDORF HOTEL

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Period Associated with Licence  
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Nov 25, 2006 CN B006384, LPC b124022

Allow liquor to be removed from establishment, s. 42(4) Reg.

No enforcement recommended

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WALDORF HOTEL

Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 15, 1982 to Oct 22, 2013

**Compliance History Activity**

Feb 07, 2011 Compliance Meeting

Overcrowd beyond person capacity more than occupant load, s. 6(4) Reg., s. s. 6(4) Reg.

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Licence Type: Food Primary  
Period Associated with Licence  
Feb 15, 1982 to Oct 22, 2013

**Compliance History Activity**

Dec 10, 2007 Compliance Meeting

Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg., s. s. 20 Act, s.11 Reg

Completed

Nov 09, 2005 Compliance Meeting

Completed

Aug 12, 2001 CN A000820

ALLOWING TO CONSUME 1/2 HOUR BEYOND CLOSING - REG S. 8(2)

No enforcement recommended

OPERATING OUTSIDE CLASS S. 20(1)(D), S. 16

No enforcement recommended

Contravene term & condition - Exceed licence capacity (no occupant load), s. 12 Act

No enforcement recommended

Contravene term & condition, s. 12 Act

No enforcement recommended

SERVICE WITHOUT FOOD REG. S. 17(2)

No enforcement recommended

Establishment Association (Current and Historic) for:

WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.

Licence #: 191412 Job #: 002297067-001 Current Status: Licence Approved  
WALDORF HOTEL

Licence Type: Licensee Retail Store  
Period Associated with Licence  
Jul 02, 1987 to Oct 22, 2013

Compliance History Activity

May 16, 2013 CN B016804  
Minor - Sell, give or otherwise supply liquor to minor, s. 33(1)(a) Act  
Apr 07, 2011 Non-LPC Complaint  
Intoxication  
May 19, 2007 CN B00787  
Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg.

Outcomes

Proven, \$7500 fine  
Complaint review in progress  
No enforcement recommended

# COMPLIANCE HISTORY

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Currently Comprised of:

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s.21

s.22

s.21

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Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 05, 1982 to Feb 05, 1982

Compliance History Activity

No Licence Enforcement History

Outcomes

Licence #: 119584 Job #: 000695609-001 Current Status: Licence Approved  
WALDORF HOTEL

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Period Associated with Licence  
Feb 07, 1988 to Aug 23, 2011

Compliance History Activity

Nov 26, 2008 Compliance Meeting  
Permit gambling, s. 36(2)(a) Act, s. s. 36(2)(a) Act  
  
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Allow liquor to be removed from establishment, s. 42(4) Reg.  
  
May 16, 2006 Compliance Meeting  
Permit person to become intoxicated, s. 43(2)(a) Act, s. s. 43(2)(a) Act

Outcomes

Completed  
  
No enforcement recommended  
  
Completed

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Overcrowd beyond person capacity more than occupant load, s. 6(4) Reg., s. s. 6(4) Reg.

Outcomes

Completed

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OPERATING OUTSIDE CLASS S. 20(1)(D), S. 16  
Contravene term & condition - Exceed licence capacity (no occupant load), s. 12 Act  
Contravene term & condition, s. 12 Act  
SERVICE WITHOUT FOOD REG. S. 17(2)

Outcomes

Completed  
  
Completed  
  
No enforcement recommended  
No enforcement recommended  
No enforcement recommended  
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No enforcement recommended

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Licence Type: Licensee Retail Store  
Period Associated with Licence  
Jul 02, 1987 to Aug 23, 2011

Compliance History Activity

Apr 07, 2011 Non-LPC Complaint  
Intoxication

Outcomes

Complaint review in progress

Establishment Association (Current & Historic) for:  
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No enforcement recommended

# COMPLIANCE HISTORY

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Feb 05, 1982 to Feb 05, 1982

Compliance History Activity

No Licence Enforcement History

Outcomes

Licence #: 119584 Job #: 000695609-001 Current Status: Licence Approved  
WALDORF HOTEL

Licence Type: Liquor Primary  
Period Associated with Licence  
Feb 07, 1988 to Jul 18, 2011

Compliance History Activity

Nov 26, 2008 Compliance Meeting

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Nov 09, 2005 Compliance Meeting

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Aug 12, 2001 CN A000820

ALLOWING TO CONSUME 1/2 HOUR BEYOND CLOSING - REG S. 8(2)

No enforcement recommended

OPERATING OUTSIDE CLASS S. 20(1)(D), S. 16

No enforcement recommended

Contravene term & condition - Exceed licence capacity (no occupant load), s. 12 Act

No enforcement recommended

Contravene term & condition, s. 12 Act

No enforcement recommended

SERVICE WITHOUT FOOD REG. S. 17(2)

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WALDORF HOTEL

Licence Type: Licensee Retail Store  
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Compliance History Activity

Apr 07, 2011 Non-LPC Complaint

Intoxication

Outcomes

Complaint review in progress

Licence #: 191412 Job #: 002297067-001

Current Status: Licence Approved

Licence Type: Licensee Retail Store

WALDORF HOTEL

Period Associated with Licence

Jul 02, 1987 to Jul 18, 2011

Compliance History Activity

Outcomes

May 19, 2007 CN B00787

Operating contrary to primary purpose - Food Primary, s. 20 Act, s. 11 Reg.

No enforcement recommended

# ENFORCEMENT ISSUES



Ministry of Public Safety and Solicitor General  
Liquor Control & Licensing Branch

Mailing Address:  
PO Box 9292 Stn. Prov. Govt  
Victoria, BC V8W 9J8  
Telephone: 250-387-1254  
Fax: 250-387-9184

No. \_\_\_\_\_

## COMPLIANCE MEETING

Inspector's Name: **Edward Osei-Appiah**

Date: February 7<sup>th</sup>, 2011

Office Locations: **100 - 133 East 8<sup>th</sup> Avenue, Vancouver, BC V5T 1R8**

### ESTABLISHMENT INFORMATION:

Establishment Name: **WALDORF HOTEL**

Establishment Address: **1489 HASTINGS ST E  
VANCOUVER, BC V5L 1S4**

Licensee No.: **024435** License Class: **FP** Expiry Date: **July 31, 2009**

Licensee Name: **WALDORF HOTEL LTD. & ZAGORA HOLDINGS LTD.**

### MEETING DETAILS:

Attendees at compliance meeting:

Name: **Edward Osei-Appiah** - Association/Position: **Liquor Inspector** Contact No.: **(604) 775-0059**

Name: **Charlie Wager** - Association/Position: **Liquor Inspector** Contact No.: **(604)**

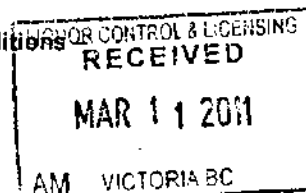
Name: **ERNESTO GOMEZ** - Association/Position: **DIRECTOR HOSPITALITY** Contact No.: **604-222-0253**

Name: **Thomas Anselmi** - Association/Position: **DIRECTOR ARTS + ENTERTAINMENT** Contact No.: **604 339 6279**

Name: **Nicolas Rossel** - Association/Position: **General Manager** Contact No.: **s.22**

Name: \_\_\_\_\_ - Association/Position: \_\_\_\_\_ Contact No.: \_\_\_\_\_

Licensee provided a copy of Updated November 2010 - Liquor Primary Terms and Conditions  
Appendix One - Penalty Schedule Four



### Reason compliance meeting was convened to discuss:

This is a follow-up to a routine inspection conducted at your establishment on January 16<sup>th</sup>, 2011 regarding: **Overcrowding beyond person capacity less than or equal to occupant load.**

## **Capacity**

### ***Policy Rationale***

As with other conditions pertaining to licensed premises, the capacities of the licensed areas within establishments must be considered in the context of effective management of the licensed areas, potential impacts on the local community and public safety concerns.

Section 6(1) of the Liquor Control and Licensing Regulations requires the general manager to set the person capacity of an establishment, "... having regard to the public interest and the views of a local government or first nation". It is under the authority of this section, therefore, that the general manager exercises discretion in connection with the capacity of licensed establishments. When doing so, the general manager, in keeping with the duty to "supervise the conduct and operation of licensed establishments", will place considerable emphasis on the relationship between capacity and the ability of the licensee and staff to manage the licensed area. The numbers must allow for the observation of patron behaviour, and the ability of staff to observe behaviour may be affected by activities such as entertainment involving patron participation.

Public interest issues that commonly arise in making decisions about capacity include safety concerns and potential impacts on the community. From a fire safety perspective, consideration must be given to the minimum amount of space per person that will allow safe movement within, and exit from, the building in the event of fire. Here again, the kinds of activities taking place in the establishment will obviously be a significant factor. The B.C. Fire Code, B.C. Building Code, and local rules or bylaws such as the Vancouver Building Bylaw establish "occupant loads", representing the maximum number of persons that can safely occupy a building or part of a building at any given time. The allowable "person capacity"<sup>60</sup> with which establishments are licensed by the Liquor Control and Licensing Branch conform to these occupant load standards. Indeed, under section 6(2) of the Liquor Control and Licensing Regulations, "... the general manager must refuse to issue, amend or transfer a licence ... if the occupant load of the establishment is not equal to the person capacity".

The presence of a licensed establishment may have significant impacts upon nearby residents and businesses. A local community will be concerned with parking and traffic flows, and with any noise or nuisance issues that may arise with particular premises or types of establishments. Because of the implications capacity can have for a local community, sections 10(3) and 53(4) of the regulations stipulate that a local government or First Nation must take these issues into account in considering the person capacity of a liquor primary establishment or a winery lounge or in the case of a winery special event area the size of that area. There are, in addition, a range of other factors the general manager may consider in the public interest — largely those factors which address the licensee's ability to comply with the terms and conditions of the licence.

The policies below detail these considerations as well as the technical requirements of setting person capacity for new and existing licences. They also outline the way in which licence amendment policies apply in respect of temporary or permanent changes in person capacity.<sup>61</sup>

### ***Policies***

#### **6.3.1. General considerations in setting person capacity**

The general manager must set the person capacity<sup>62</sup> for liquor primary, liquor primary club, and food primary licensed establishments and winery lounges and interior special event areas<sup>63</sup>. The person capacity of a licensed establishment shall be equal to the occupant load of the establishment, which is the least of the number of persons permitted in the establishment<sup>64</sup> determined under:

- the Provincial building regulations
- the *Fire Services Act* and British Columbia Fire Code Regulation, and
- any other safety requirement enacted, made or established by the local government or First Nation for the area in which the establishment is located.

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the *Fire Services Act* and British Columbia Fire Code Regulation, and  
any other safety requirement enacted, made or established by the local government or First Nation for the  
area in which the establishment is located.

[Liquor Control and Licensing Regulations, sections 1 and 6; Liquor Control and Licensing Branch Policy]

### **6.3.2. Factors considered in the public interest in setting person capacity**

In setting the person capacity of a licensed establishment, for new and existing licences, the factors considered will include those considered by a local government or First Nation in relation to a licence amendment~~s~~ as follows:

the potential for noise if the proposed person capacity is approved, and  
the impact on the community if the proposed person capacity is approved.

Additional factors that may be considered in the public interest include:

whether the number of persons implied by the capacity figures allows the licensee to maintain effective  
management and control of the licensed area  
location of the licensed establishment  
capacities of nearby licensed establishments  
licensee's compliance history, and  
establishment's history of compliance.

## **Outdoor Patios**

### ***Policy Rationale***

Policies concerning outdoor patios flow from earlier capacity policies and address the same public interest concerns of potential over-service and over-consumption, as well as effective management of a licensed area. Similar public interest considerations to those that relate to the initial building assessment phase of the original licence application process also apply to applications for outdoor patio endorsements. These considerations include health and safety concerns, and the ability of the licensee and staff to maintain control throughout the establishment. Staff supervision of access and egress points for a patio is of particular concern — especially as it relates to the possibility of access to the licensed area by minors.

Liquor service on an outdoor patio may significantly impact facilities, businesses and residents in the immediate vicinity of the establishment. Because of this, licence conditions such as hours of operation, capacity, and entertainment will have a bearing on whether or not an outdoor patio will be considered. These factors are all relevant in assessing noise and other effects likely to be felt by surrounding neighbours.

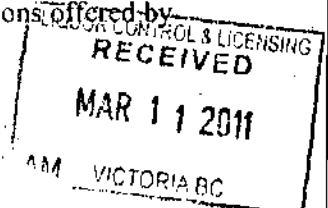
Concerns about health, safety and community impact are, therefore, paramount in considering outdoor patio service for liquor primary licensed establishments. Section 53 of the regulations governing licence amendment processes, and the following policies reflect this by requiring that the views of local government and First Nations be considered on applications for outdoor patios. By contrast, the primary operating purpose of a food primary licensed restaurant is to serve food, with liquor service available only as a complement to a meal. As such, a food primary establishment may have patios provided local building and zoning bylaws permit them.

Patios are not considered for licensee retail stores, which are licensed only for the sale of packaged liquor. Consumption is not permitted on the premises, with the exception of product demonstrations offered by manufacturers and their agents.

### ***Policies***

#### **6.4.1. General considerations in outdoor patio applications**

Subject to considerations in the public interest, the general manager may designate outdoor areas of a licensed establishment where liquor may be sold and served. In determining whether to designate the outdoor patio of a



liquor primary or liquor primary club licensed establishment or a winery lounge or special event area as an area of the establishment in which liquor will be consumed, the factors considered will include those considered by a local government or First Nation in relation to a licence amendment as follows:

- the potential for noise if the patio is approved, and
- the impact on the community if the patio is approved.

Additional factors that may be considered in the public interest include:

- whether the licensee can maintain effective management and control of the outdoor patio area
- whether the size and location of the outdoor patio negatively impacts surrounding residents and businesses;
- and
- such other factors as may be relevant in the public interest.

[*Liquor Control and Licensing Act*, section 12(3)(b); *Liquor Control and Licensing Regulations*, section 53(4); *Liquor Control and Licensing Branch Policy*]

☒ **Relevant section(s) of the Liquor Control and Licensing Act:**

**12 (1) The general manager, having regard for the public interest, may, on application, issue a licence for the sale of liquor.**

- (b) designate the areas of an establishment, both indoor and outdoor, where liquor may be sold and served,**
- (d) designate the areas within an establishment where minors are permitted,**
- (f) exempt a class or category of licensee from requirements with respect to serving food and non-alcoholic beverages in an establishment,**
- (l) Control signs used in or for an establishment.**

**Action against a licensee**

**20 (1) In addition to any other powers the general manager has under this Act, the general manager may, on the general manager's own motion or on receiving a complaint, take action against a licensee for any of the following reasons:**

- (a) the licensee's contravention of this Act or the regulations or the licensee's failure to comply with a term or condition of the licence;**
- (b) the conviction of the licensee of an offence under the laws of Canada or British Columbia or under the bylaws of a municipality or regional district, if the offence relates to the licensed establishment or the conduct of it;**
- (c) the persistent failure to keep the licensed establishment in a clean and orderly fashion;**

(c.1) a failure by the licensee to take reasonable measures to ensure that the operation of the establishment is not contrary to the public interest and does not disturb persons in the vicinity of the establishment;

(d) the existence of a circumstance that, under section 16, would prevent the issue of a licence;

(e) the suspension or cancellation of a municipally, regionally, provincially or federally granted licence, permit or certificate that the licensee is required to hold in order to operate the licensed establishment.

(2) If the general manager has the right under subsection (1) to take action against a licensee, the general manager may do any one or more of the following, with or without a hearing:

(a) [Repealed 1999-36-13.]

(b) impose terms and conditions on the licensee's licence or rescind or amend existing terms and conditions on the licence;

(c) impose a monetary penalty on the licensee in accordance with the prescribed schedule of penalties;

(d) suspend all or any part of the licensee's licence in accordance with the prescribed schedule of licence suspensions;

(e) cancel all or any part of the licensee's licence;

(f) order the licensee to transfer the licence, within the prescribed period, to a person who is at arm's length from the licensee.

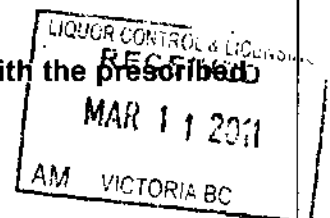
(2.1) The general manager may, if he or she is satisfied that it is in the public interest to do so,

(a) impose a monetary penalty under subsection (2) (c) that is greater than the amount provided for in the prescribed schedule of penalties, or

(b) suspend a licensee's licence under subsection (2) (d) for a period longer than that provided for in the prescribed schedule of suspensions.

attend before the general manager and answer on oath, unless the general manager directs otherwise, all questions touching the subject matter of the hearing, and produce all documents, writings, books, deeds and papers in accordance with the summons.

(4.3) When the general manager exercises a power under subsection (4.1), a person who



fails or refuses to comply with subsection (4.2) is liable, on application to the Supreme Court, to be committed for contempt as if in breach of an order or judgment of the Supreme Court.

(5) [Repealed 1999-36-14.]

☒ **Relevant section(s) of the Liquor Control and licensing Regulations:**

**Consumption of liquor in licensed establishments**

**42** (1) A person must not consume liquor in a licensed establishment unless that liquor has been purchased from or served by the licensee of that licensed establishment.

(2) A licensee must not allow consumption in the licensed establishment of liquor that was not purchased from or served by the licensee.

(3) A licensee, and the employees of the licensee, must not consume liquor while working in the licensed establishment.

(4) All liquor sold or served in a licensed establishment must be consumed there, and the licensee must not allow liquor, other than the following, to be taken from the licensed establishment:

(a) a bottle of wine that is unfinished by a patron and sealed by the licensee before being taken by that patron from the licensed establishment;

(b) liquor that is sold for consumption off premises in accordance with the Act, this regulation and the terms and conditions of the licence.

**Capacity**

**6** (1) Before the general manager

(a) approves the issuance of a licence,

(b) approves a structural alteration of or a change to the size of any area of a licensed

establishment,

(c) approves a transfer of a licence under section 21 (3) of the Act, or

(d) approves an application for an increase in the person capacity of a licensed establishment, the general manager must set the person capacity of the establishment, having regard to the public interest and the views of a local government or first nation if provided under section 10 or 53 of this regulation.

(2) Once the general manager has set the person capacity of an establishment in accordance with subsection (1), the general manager must refuse to issue, amend or transfer a licence for that establishment if the occupant load of the establishment is not equal to the person capacity.

(3) Despite subsection (2), if the occupant load of an establishment is less than the person capacity of the establishment set under subsection (1), the general manager may issue, amend or transfer the licence for that establishment after reducing the person capacity to equal the occupant load.

(4) It is a term and condition of a licence that there must not be, in the licensed establishment at any one time, more persons than the person capacity set under subsection (1) or (3).

(5) This section does not apply to a U-Brew, U-Vin, licensee retail store, distillery, brewery or a winery without a winery lounge endorsement.

### **Structural alterations**

Structural alteration of or change to the size of any area of a licensed establishment, except for U-Brews and U-Vins, must not be made without the written authorization of the general manager.

### **Liquor primary licences and liquor primary club licences**

**8** (1) A liquor primary licence in respect of an establishment may be issued, renewed or transferred if the primary purpose of the business carried on in the establishment is beverage service, entertainment or hospitality.

(2) For the purposes of subsection (1), the primary purpose of the business carried on in the following establishments is not beverage service, entertainment or hospitality:

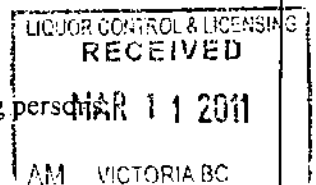
(a) a facility frequented predominantly by or directed at minors and other young persons

(b) a theatre as defined in the *Motion Picture Act*;

(c) a restaurant;

(d) a take-away service;

(e) a motor vehicle;



(f) a video games arcade.

(3) A liquor primary club licence may be issued, renewed or transferred only in respect of a club.

(4) Neither a liquor primary licence nor a liquor primary club licence may be transferred from one establishment to another unless the new establishment is considered by the general manager to be

(a) located within a reasonably close distance from the existing establishment, and

(b) within the same community as the existing establishment.

[am. B.C. Reg. 406/2003, s. 1.]

### **Terms and conditions for liquor primary or liquor primary club licences**

**9** The following terms and conditions apply to liquor primary licences and liquor primary club licences:

(a) minors are not allowed in the licensed establishment unless

(i) they are employed or retained as entertainers to entertain in the establishment,

(ii) they are allowed to be in the establishment by the general manager in the public interest, or

(iii) the establishment is a stadium, concert hall, convention centre, train, aircraft, motor vessel, airport or any other establishment the primary purpose of which is not the service of liquor and minors are allowed by the general manager to be in the establishment;

(b) subject to limitation by the general manager, hours of liquor service must start no earlier than 9:00 a.m. and end no later than 4:00 a.m. the next day;

(c) unless exempted by the general manager, food and non-alcoholic beverages must be available at reasonable prices to the patrons

☒ **Relevant section(s) of the Compliance and Enforcement Program, Policy and Procedures Manual:**

## **Overcrowding Beyond the Person or Patron Capacity**

### ***Policy Rationale***

Licensees that exceed their capacity by overcrowding are operating contrary to the public interest. Specifically, they are operating contrary to the principles of public safety and community standards.

The issue of public safety is most apparent when the overcrowding exceeds the occupant load. Getting out of a building safely during a fire or other threat is difficult in a place where liquor is served, loud music is playing and lighting is dim. The risk of death or serious injury is greater when the building is overcrowded.

The public interest in community standards is also relevant to the contravention of overcrowding. The maximum capacity established for a liquor-primary licence is the result of community input during the licensing process. The maximums are set so as to reduce the risk of negative impacts on neighbourhoods and communities. These negative impacts include late night disturbances, parking problems and traffic flow problems. Allowing licensees to exceed their approved capacity effectively negates this community input.

### **Definition of person capacity**

Person capacity means the maximum number of persons allowed in the establishment by the general manager.

[Liquor Control and Licensing Regulation, section 1(1)]

### **Definition of occupant load**

Occupant load means the least number of persons allowed in an establishment under:

- the provincial building regulations
- the Fire Services Act and British Columbia Fire Code Regulation, and
- any other safety requirements enacted, made or established by the local government or First Nation for the area.

[Liquor Control and Licensing Regulation, section 1(1)]

## **Permitting Removal of Liquor**

### ***Policy Rationale***

To ensure that the licensee is able to monitor the consumption of liquor sold in the establishment, the situations in which patrons may take liquor outside of the establishment or the red-lined area are restricted. In order to minimize the risk of tampering with unattended drinks, patrons are permitted to

take drinks into washrooms, so long as licensees have procedures in place to supervise activities occurring there.

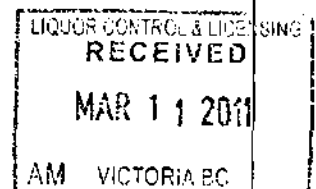
### ***Policy***

#### **Prohibition against permitting removal of liquor from the establishment**

A licensee must not allow liquor sold or served in a licensed establishment to be taken from the establishment, other than:

- an unfinished bottle of wine that is sealed by the licensee, or
- liquor that is sold for consumption off premises in accordance with the Act, regulation and terms and conditions of the licence.

[Liquor Control and Licensing Regulation, section 42(4)]



## **Prohibition against permitting removal of liquor from the red-lined area**

A licensee must not permit patrons to consume liquor outside of the red-lined area or to take liquor from the red-lined area into other parts of the establishment, unless the patron is taking liquor into a washroom that is adjacent to the red-lined area and:

- the patron does not walk through an unlicensed area (such as a hotel lobby) to do so, and
- the licensee has policies in place to supervise activities in the washroom.

[Liquor Control and Licensing Act, section 12; Liquor Control and Licensing Branch Policy]

☒ **Relevant section(s) of the Guide to Liquor Licensees Provided a Copy of: June 2007 edition – Terms and conditions and RBS responsibilities.**

## **Where customers may consume liquor**

Customers may not bring their own bottles of liquor to consume in your establishment, and you may only sell and serve liquor in the licensed area of your establishment (commonly referred to as the red-lined area" of your floor plans).

You may not permit customers to consume liquor outside of the red-lined area, or to take liquor from the red-lined area to other parts of your establishment, except Patrons may take liquor into the washroom as long as they are not walking through an unlicensed area (such as a hotel lobby), and you are properly supervising the washrooms.

## **Overcrowding**

Your liquor licence tells you the maximum number of patrons or the maximum number of persons (patrons and staff) that you may allow in your premises at one time (see the definitions of "patron capacity" and "person capacity" at the beginning of this guide).

It is important for you to know the type of capacity for which your establishment is licensed, and to make sure you stay within this limit. You must have controls at each entry point to your establishment, and you must be able to count the number of people entering and leaving. Local building/fire authorities also establish a maximum capacity or occupant load that may differ from your liquor licence maximum capacity. (In most cases, the occupant load maximum capacity will be greater than the liquor licence maximum capacity.) You may apply to the branch to increase your liquor licence maximum capacity so that it matches the occupant load maximum capacity set by building and/or fire authorities. If fire and building officials have each calculated an occupant load for your establishment, or if an engineer or architect has, and the numbers are not the same, the lower number is the one you must use.

## **Preventing disturbances**

You must take reasonable measures to make sure your business is not operating contrary to the public interest and does not disturb people near your establishment.

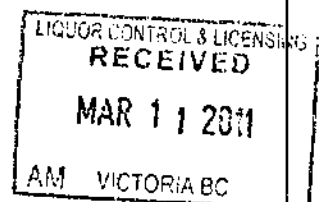
Examples of reasonable measures include installing adequate lighting outside your establishment and in the parking lot, supervising your parking areas, adding sound proofing, making approved structural changes to allow indoor line-up areas, and posting signs at the exit doors asking your patrons not to disturb your neighbours. (Please see *Appendix 2* for further examples of reasonable measures.)

## **Employee conduct-Liquor consumption**

You and your employees may not consume liquor in your establishment during working hours. This includes breaks, meal periods and between shifts on the same day. After work, you and your employees may consume liquor, provided:

- You do not offer liquor to employees at a reduced price, or in lieu of wages or as a bonus.
- Your employees are of legal drinking age.
- You are serving and consuming the liquor during the hours of sale indicated on the face of your licence.
- You — as the licensee — are not treated differently from a regular patron.

Entertainers may not consume liquor during a performance or while on stage in view of patrons.



## **Hours of sale**

You may sell liquor only during the hours indicated on the face of your licence. All liquor (in bottles or glasses) must be removed from the tables within half an hour of liquor service ending (i.e., the time specified on your licence). You may not serve liquor after midnight, unless you apply for, and the general manager approves, late night hours. The only exception is New Year's Eve, when you may serve liquor until 4:00 a.m. on January 1 regardless of your normal closing hour (and provided food is available to customers), unless the general manager has directed otherwise or local bylaws prohibit it.

## Licensed Establishments

Branch liquor inspectors conduct regular, unannounced inspections of licensed establishments to make sure licensees are following the Act and Regulations and their licence terms and conditions, and to make sure there are timely consequences when they don't. In addition, a liquor inspector may conduct an inspection:

- in response to a complaint from a member of the public, another licensee, a local government/First Nation, police or any other agency, or
- to follow-up on a Licensed Premises Check (LPC) issued by a police officer.

## Minors

Minors (in B.C., that is anyone under 19 years of age) are allowed in food-primary establishments on their own, and in a restaurant lounge if accompanied by an adult. However, it is against the law for you or your employees to sell, serve, or supply liquor to a minor. We expect you and your staff to put effective systems in place to meet this obligation. Minors employed in food-primary establishments who are 16 or older may serve liquor but may not open bottles, pour or mix liquor. Minors serving liquor must be under the supervision of adult staff.

## ID requirements

You must demonstrate that you are preventing minors from obtaining liquor. When you verify a customer's age, you and your employees must ask for **two** pieces of identification.

### The first piece of identification must:

- be issued by a government agency (e.g. a passport or driver's licence), and
- include the person's name, signature, birth date and picture.

### The second piece must:

- include an imprint or the holder's name (e.g. a credit card or Care Card), and
- include the person's signature and/or picture.

If the person cannot produce two pieces of acceptable identification that proves they are 19 or older, you must refuse service. You must cooperate with a liquor inspector if the inspector asks you or your staff to determine whether a person is a minor. You are encouraged (but not required) to retain identification that is clearly false and to turn it over to your liquor inspector. Where possible, the inspector will return the identification to the agency that issued it. (If the patron insists you return the ID, you should do so, but we encourage you to take a photocopy of it first to give to your liquor inspector.)

## Entry of Liquor Inspectors and Police Officer

You must give liquor inspectors and police officers immediate access to all areas of your establishment on request. It is a serious contravention to refuse or delay providing access to an inspector or police officer.

## Compliance Meeting

A compliance meeting is a meeting between you and the inspector – and possibly others, such as members of your staff, local police, government and fire officials. The purpose of the meeting is to promote voluntary compliance with the liquor licensing rules and to assist you in anticipating, and creating solutions for, potential problems. The inspector will prepare a written record of what is discussed including any procedures you intend to put in place to deal with the problem, and when they will come into effect. Once you and the inspector have signed it, you will receive a copy, and a second copy will be placed in your establishment's file. Compliance meetings are not required step before the branch takes enforcement action.

## Contravention Notice

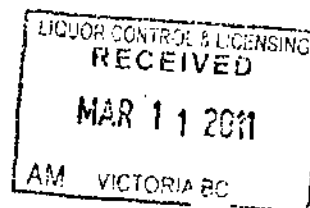
If a liquor inspector believes that you or your staff are contravening the Act, its Regulations or the terms and conditions of your licence, the inspector must issue a Contravention Notice to you, that identifies the alleged contravention. The inspector will then review the evidence and circumstances of the contravention in conjunction with the Liquor Control and Licensing Branch's file for your establishment. Based on that review, the inspector will decide whether to recommend that the general manager take enforcement action against you, as the licensee. If the inspector does not recommend enforcement action, he or she will keep the Contravention Notice in the branch's file on your establishment, and may require you to attend a Compliance Meeting.

## Action

If the adjudicator decides the contravention occurred, they may • suspend the liquor licence for a period of time

- impose a monetary penalty
- cancel a liquor licence
- impose, rescind or amend the terms and conditions of a licence, and
- order a licensee to transfer a licence.

If the adjudicator finds that either a licence suspension or monetary penalty is warranted, they may not impose a penalty less than the minimums set out in Schedule 4 of the Regulation. They may impose higher penalties when it is in the public interest to do so. They are not bound by the penalties proposed in the Notice of Enforcement Action. The type of enforcement action imposed will depend on a number of factors, including the nature of the contravention, the circumstances of the contravention, your establishment's compliance history, and your compliance history as a licensee. Any enforcement action imposed will form part of the compliance history of the licence and the licensee.



# APPENDIX 1

## Penalty Schedule

### Schedule 4

14	Permitting more persons in the licensed establishment than the patron or person capacity set by the general manager and the number of persons in the licensed establishment is less than or equal to the occupant load
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1 <sup>st</sup> offence	2 <sup>d</sup> offence	3 <sup>rd</sup> offence	Monetary Penalty
1-3 days	3-6 days	6-9 days	\$1000-3000

29-A breach of section 42(4) of this regulation by permitting liquor sold in the licensed establishment to be taken from the establishment

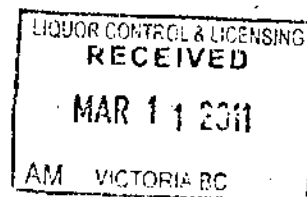
1 <sup>st</sup> offence	2 <sup>d</sup> offence	3 <sup>rd</sup> offence	Monetary Penalty
1-3 days	3-6 days	6-9 days	\$1000-3000

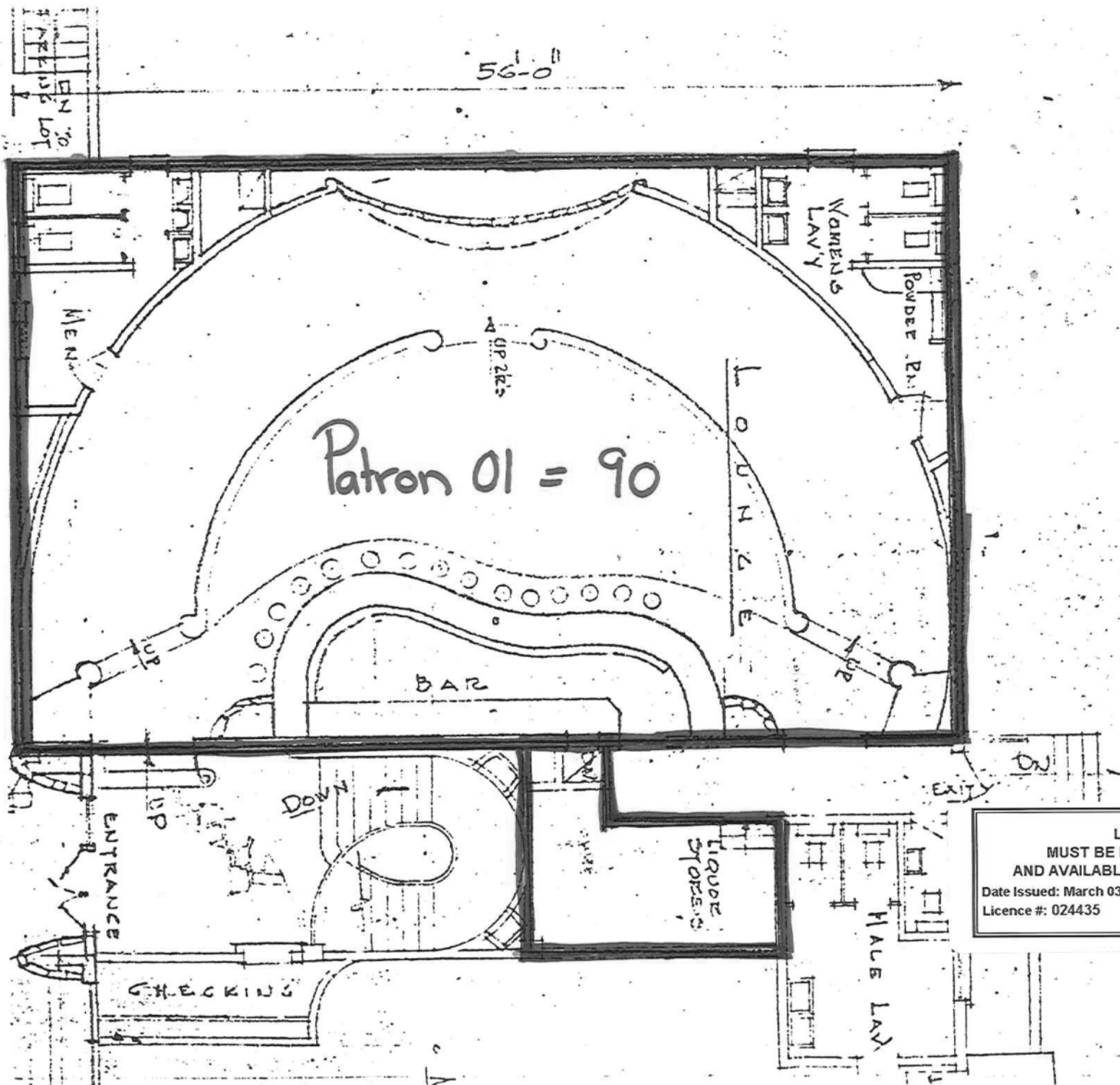
### Licensee Commitments:

- **Must post valid liquor license and red line floor plan in every licensed area.**
- Licensee must ensure all staff are clearly aware of the licensed capacity of the various licensed areas, and ensure that, in areas with multiple points of entry, procedures are in place to monitor the number of patrons entering and exiting(utilizing counters)
- Licensee must ensure that liquor is not removed from licensed area to unlicensed area; i.e. - Tiki bar to Nuba restaurant. **Failure to do so will ensure future enforcement action.**
- Licensee must ensure that all separate licensed areas are not overcrowded. **Failure to do so will ensure future enforcement action.**

☒ Other:

Inspector Name: Edward Osei-Appiah Edward Osei Appiah Inspector Signature: [Signature]  
Licensee Name: ERNESTO GOMEZ Licensee Signature: [Signature]





1ST FLOOR PLAN  
 2. ADDITIONAL ROOMS OVER LOUNGE)

LCLB OFFICIAL PLAN  
 MUST BE KEPT WITH LIQUOR LICENCE  
 AND AVAILABLE FOR INSPECTION AT ALL TIMES  
 Date Issued: March 03, 2014  
 Licence #: 024435  
 General Manager