

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

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**In the Matter of:** )  
 )  
MHF 2nd NOMA Operating Tenant VII, LLC )  
t/a Courtyard by Marriott Washington DC/US Capitol )  
 )  
Application for a New ) License No.: ABRA-118033  
Retailer’s Class B License ) Order No.: 2021-361  
 )  
at premises )  
1325 2nd Street, NE )  
Washington, D.C. 20002 )  
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MHF 2nd NOMA Operating Tenant VII, LLC, t/a Courtyard by Marriott Washington DC/US Capitol, Applicant

Emily Beline, on behalf of Advisory Neighborhood Commission (ANC) 6C ABL Committee

**BEFORE:** Donovan Anderson, Chairperson  
James Short, Member  
Bobby Cato, Member  
Rema Wahabzadah, Member  
Rafi Crockett, Member  
Jeni Hansen, Member  
Edward S. Grandis, Member

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**ORDER ON SETTLEMENT AGREEMENT**

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The official records of the Alcoholic Beverage Control Board (Board) reflect that MHF 2nd NOMA Operating Tenant VII, LLC, t/a Courtyard by Marriott Washington DC/US Capitol (Applicant), Applicant for a new Retailer’s Class B License and ANC 6C entered into a Settlement Agreement (Agreement), dated May 25, 2021, in accordance with D.C. Official Code § 25-446 (2001).

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Emily Beline, on behalf of ANC 6C, are signatories to the Agreement.

Accordingly, it is this 23rd day of June 2021, **ORDERED** that:

1. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
2. Copies of this Order shall be sent to the Applicant and ANC 6C.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: ac402e8-8e6d05f69e4b7200931dccc0ff

Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com  
*James Short*  
Key: 847ac720f204d6d0d1b032d42f4b0e

James Short, Member

eSigned via SeamlessDocs.com  
*Bobby Cato*  
Key: 255d3fadf0e149d7f0f75hd7017d20d

Bobby Cato, Member

Rema Wahabzadah, Member

eSigned via SeamlessDocs.com  
*Rafi Atiya Crockett, Member*  
Key: b5c0e91845e18e4016155e5c12f01cc

Rafi Crockett, Member

eSigned via SeamlessDocs.com  
*Jeni Hansen, Member*  
Key: 62172051f505447401856b5c2a4180f

Jeni Hansen, Member

eSigned via SeamlessDocs.com  
*Edward Grandis, Member*  
Key: 5027bda7f0f0040ec14ae6b52541ce5

Edward S. Grandis, Member

Pursuant to D.C. Official Code § 25-433(d)(1), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II of the District of Columbia Administrative Procedure Act, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code §2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty (30) days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001; (202/879- 1010). However, the timely filing of a Motion for Reconsideration pursuant to 23 DCMR §1719.1 (2008) stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. See D.C. App. Rule 15(b) (2004).

**ANC 6C SETTLEMENT AGREEMENT FOR  
MHF 2<sup>ND</sup> NOMA OPERATING TENANT VII LLC t/a  
COURTYARD BY MARRIOTT WASHINGTON DC US CAPITOL**

THIS AGREEMENT is made and entered into as of this \_\_\_ day of May 2021 by and between MHF 2<sup>nd</sup> Noma Operating Tenant VII LLC, operating under the trade name "Courtyard by Marriott Washington DC US Capitol" (hereinafter the "Applicant"), and Advisory Neighborhood Commission 6C, (hereinafter "ANC")(collectively, the "parties").

WHEREAS, Applicant having filed an application with the District of Columbia Alcoholic Beverage Control Board (hereinafter "ABC Board") for its Retailer's Class "B" 25 Percent license, ABRA-118033, ("the License") for premises within its licensed hotel located at 1325 2<sup>nd</sup> Street, NE Washington, D.C. (the "Premises");

WHEREAS, in recognition of the ABC Board's policy of encouraging parties to a protested proceeding to settle their differences by negotiating agreements, the parties hereto being desirous of entering into an agreement whereby, subject to approval of the ABC Board, Applicant will agree to adopt certain measures to address the ANC's concerns and to include this Agreement as a formal condition of its application, and ANC will agree to the issuance of the License provided that such an agreement is incorporated into the ABC Board's order issuing the license, which license is conditioned upon compliance with this Agreement and withdraw their Protest.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings memorialized herein, the parties agree as follows:

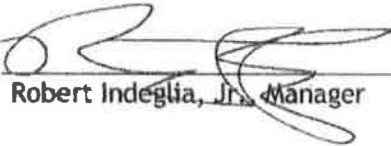
1. **Nature of Business:** Applicant will manage and operate a retail hotel market business which sells beer and wine for off-premises consumption. Applicant will operate at all times as a bona-fide Retailer's Class "B" 25 Percent (as such term is defined in ABC statutes and regulations).
2. **Hours:** Applicant's operating hours shall be 12:00 a.m. to 12:00 a.m. daily (24 hours). Applicant's hour of sales of alcoholic beverages inside the premises shall not exceed 6:00 a.m. to 1:00 a.m. daily.
3. **Noise Suppression:** The establishment operation shall at all times be in compliance with the D.C. Noise Control Act and DC Code 25-725.
4. **Deliveries:** Applicant shall make commercially reasonable efforts to require its vendors to make all deliveries of food, beverages, and supplies between the hours of 6:00 a.m. and 7:00 p.m.
5. **Refrain from Filing Protest:** ANC agrees to the issuance of the License and ANC shall refrain from filing a protest against the License application upon execution of this Agreement, provided that this Settlement Agreement is incorporated into the Board's order issuing, amending or renewing the License, which order is thereby conditioned upon compliance with such Settlement Agreement.

6. **Right to Seek Redress:** The parties agree that Applicant will be given written notice of any alleged violation of this Agreement and will be afforded ten (10) days in which to investigate and respond to any complaint. The parties agree that if any complaint of violation of this Agreement is not so resolved—or, with respect to a breach which reasonably requires more than ten (10) days to cure, efforts to cure the breach have not been commenced—then any failure of the Applicant to adhere to the foregoing commitments will constitute a breach of this agreement and grounds for the Protestant to file a complaint pursuant to D.C. Code 25-446(e) in order to enforce the provisions of the Agreement.

IN WITNESS WHEREOF, the Parties have affixed hereto their hands and seals.

Applicant:

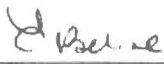
MHF 2<sup>ND</sup> NOMA OPERATING TENANT VII LLC  
By: MHF 2<sup>nd</sup> Noma Investor VII LLC, Managing Member  
By: Magna Hotel Fund VII REIT, Managing Member  
By: Magna Hotel Fund VII LP, Managing Member  
By: GP Magna Fund VII LLC, General Partner

By:   
Robert Indeglia, Jr., Manager

Date: 5/14/21

ANC:

ADVISORY NEIGHBORHOOD COMMISSION 6C

By:   
Stephen O'Neal, ANC 6C ABL Committee Chair  
Emily Beline ANC 6C ABL Member

Date: May 26 2021