

State of Arizona
Department of Liquor Licenses and Control

Created 04/01/2025 @ 11:30:28 AM

Local Governing Body Report

LICENSE

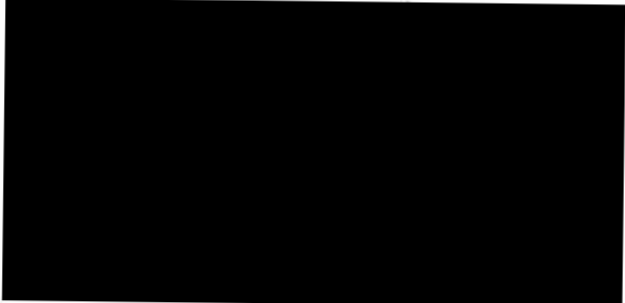
Number: Type: 012 RESTAURANT
Name: STREETS OF NEW YORK #32
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 9240 W NORTHERN AVENUE
PEORIA, AZ 85345
USA
Mailing Address: 530 E MCDOWELL RD 107-241
PHOENIX, AZ 85004
USA
Phone: (480)353-8035
Alt. Phone:
Email: TJMORSE1208@Q.COM

AGENT

Name: THERESA JUNE MORSE
Gender: Female
Correspondence Address: 530 E MCDOWELL RD 107-241
PHOENIX, AZ 85004
USA
Phone: (480)353-8035
Alt. Phone:
Email: TJMORSE1208@Q.COM

OWNER

Name: STREETS OF NEW YORK INC
Contact Name: THERESA JUNE MORSE
Type: CORPORATION
AZ CC File Number: 01172760 State of Incorporation: AZ
Incorporation Date:
Correspondence Address: 11811 N TATUM BOULEVARD
#P180
PHOENIX, AZ 85028
USA
Phone: (480)353-8035
Alt. Phone:
Email: TJMORSE1208@Q.COM



Name:	Title:	% Interest:
LORRAINE GLAESER MARITAL TRUST	Stockholder	50.00
LORRAINE GLAESER SURVIVOR TRUST	Stockholder	48.00
2011 IRREVOCABLE CHILDRENS TRUST	Stockholder	2.00
LORRAINE GLAESER	Pres,Sec/Treas,CEO,Director	


STREETS OF NEW YORK INC - Stockholder

Name: LORRAINE GLAESER MARITAL TRUST
Contact Name: LORRAINE GLAESER MARITAL TRUST
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 18111 N TATUM BOULEVARD
STE P180
PHOENIX, AZ 85028
USA
Phone: (623)584-1446
Alt. Phone: (480)353-8035
Email:

STREETS OF NEW YORK INC - Stockholder

Name: LORRAINE GLAESER SURVIVOR TRUST
Contact Name: LORRAINE GLAESER SURVIVOR TRUST
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 18111 N TATUM BOULEVARD
STE P180
PHOENIX, AZ 85028
USA
Phone: (623)584-1446
Alt. Phone: (480)353-8035
Email:

LORRAINE GLAESER MARITAL TRUST - Trustee LORRAINE GLAESER SURVIVOR TRUST - Trustee 2011 IRREVOCABLE CHILDRENS TRUST - Trustee STREETS OF NEW YORK INC - Pres,Sec/Treas,CEO,Director

Name: LORRAINE GLAESER
Gender: Female
Correspondence Address: 
USA
Phone: (602)619-4599
Alt. Phone:
Email: LINDA@STREETSOFFNEWYORK.COM

STREETS OF NEW YORK INC - Stockholder

Name: 2011 IRREVOCABLE CHILDRENS TRUST
Contact Name: 2011 IRREVOCABLE CHILDRENS TRUST
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 18111 N TATUM BOULEVARD
STE P180
PHOENIX, AZ 85028
USA
Phone: (623)584-1446
Alt. Phone: (480)353-8035
Email:

MANAGERS

Name: ZACHARY JOSEPH DALTON
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (623)584-1446
Alt. Phone: (510)757-8846
Email:

Name: CASEY LEE NOLAN
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)230-7770
Alt. Phone: (602)686-9546
Email:

Name: LAURA REE HUTCHINS
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)391-1900
Alt. Phone: (602)554-3496
Email:

Name: FRANCISCO J SERRANO MAGALLANES
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)949-9036
Alt. Phone: (602)793-9271
Email:

Name: JASON NATHANIEL AGUILAR
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)952-0124
Alt. Phone: (623)326-9209
Email:

Name: MICHAEL ANDREW PRILL
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (623)572-9887
Alt. Phone: (602)705-3957
Email:

Name: MICHAEL KENNETH KELLEY
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)614-9480
Alt. Phone: (480)570-4161
Email:

Name: KEVIN KYLE SPENCER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)733-3777
Alt. Phone: (480)599-7021
Email:

Name: GINGER KAY BERG
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (623)587-0177
Alt. Phone: (602)573-1078
Email:

Name: JOSEPH E FOX
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)375-2974
Alt. Phone:
Email:

Name: VINCENZO MONTEGROSSO
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: DAVID V LEONARD
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (928)773-8600
Alt. Phone: (928)522-7079
Email:

Name: FREDERICK M MINKNER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)423-5969
Alt. Phone:
Email:

Name: JOSEPH DOWELL
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: MARK W BUTSCH
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: BRIAN SCOTT SUTERA
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (623)572-9887
Alt. Phone: (602)942-9799
Email:

Name: JAMES KENNETH WRIGHT
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)941-4915
Alt. Phone: (602)404-4718
Email:

Name: BRADLEY S ANSTEAD
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: DARRELL CLAY PERUCH
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)978-4000
Alt. Phone: (480)473-8767
Email:

Name: OSCAR ROBLES
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)277-0212
Alt. Phone:
Email:

Name: MARK EDWARD TEETERS
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (928)759-9877
Alt. Phone: (520)717-0537
Email:

Name: KURT ZEURCHER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: BONNIE L GLAESER
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (602)993-7754
Alt. Phone:
Email:

Name: DEANNA L FALCONER

Gender: Female

Correspondence Address: [REDACTED]

USA

Phone: (602)246-4103

Alt. Phone:

Email:

Name: CHRIS J LANG

Gender: Male

Correspondence Address: [REDACTED]

USA

Phone: (999)999-9999

Alt. Phone:

Email:

Name: JAMES J BONS

Gender: Male

Correspondence Address: [REDACTED]

Phone: (602)482-1020

Alt. Phone:

Email:

Name: JOHN M CAVALLARO

Gender: Male

Correspondence Address: [REDACTED]

USA

Phone: (999)999-9999

Alt. Phone:

Email:

Name: PATRICK CHRISTOPHER DEASY
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (623)587-0177
Alt. Phone: (623)505-7437
Email:

Name: SUZANNE PECK
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (602)939-9621
Alt. Phone:
Email:

Name: JEFFREY LEE LAKOWSKI
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (928)708-0707
Alt. Phone: (602)956-3341
Email:

Name: LINDSAY MARIE DUGAN
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (602)870-8773
Alt. Phone:
Email:

Name: DONALD JOSEPH PETERSON
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)986-6175
Alt. Phone: (480)289-0141
Email: NYPIZZA316@YAHOO.COM

Name: MICHAEL RICHARD GIBSON
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)295-9577
Alt. Phone:
Email:

Name: NICHOLAS DIGENO
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)556-1036
Alt. Phone:
Email:

Name: ZACHARY J SCHROEDER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)813-7772
Alt. Phone: (480)390-0942
Email:

Name: ANTHONY MICHAEL MARTEL
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)971-6400
Alt. Phone: (602)384-5392
Email:

Name: DARREN JAMES ANDERSON
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)391-1900
Alt. Phone: (480)889-4565
Email:

Name: CARLOS G ARELLANO
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)837-3730
Alt. Phone: (623)521-8015
Email:

Name: KORTNEY L KEATON
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)218-7779
Alt. Phone: (480)361-8744
Email:

Name: MICHAEL SHANE LINDSEY
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)326-9023
Alt. Phone:
Email: SHANE.LINDSEY@HOTMAIL.COM

Name: JAMES FRANCIS DEAugLIELMO
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)230-7770
Alt. Phone: (602)664-2411
Email:

Name: STEVEN JOSEPH WILSON
Gender: Male
Correspondence Address: [REDACTED]
Phone: (928)759-9877
Alt. Phone: (928)717-1882
Email:

Name: DENNIS S SILVERT
Gender: Male
Correspondence Address: [REDACTED]
Phone: (602)944-4423
Alt. Phone: (480)946-6926
Email:

Name: SANDRA KAY PERKINS
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (602)788-0787
Alt. Phone: (480)538-5153
Email:

Name: PANTALEON SERRANO
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)789-7827
Alt. Phone: (623)934-9832
Email:

Name: DANIEL L MATTA
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)953-8777
Alt. Phone: (623)386-0515
Email:

Name: MEGAN LEIGH BRUCE
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (623)584-1446
Alt. Phone: (623)262-8139
Email:

Name: FAWN MARISSA MELQUIST
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)893-6700
Alt. Phone:
Email:

Name: NATIVIDAD ESTEBAN ACOSTA
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)944-4423
Alt. Phone:
Email:

Name: ABDELILAH RAFIK
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (520)689-5845
Alt. Phone: (480)282-7001
Email:

Name: STEPHEN EUGENE MENZLER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (623)572-9887
Alt. Phone: (623)385-9378
Email:

Name: BRIAN JASON GERLACH
Gender: [REDACTED]
Correspondence Address: [REDACTED]

Phone: (480)310-4283
Alt. Phone:
Email: BRI_J_GERLACH@YAHOO.COM

Name: JENNIFER E HILTON
Gender: Female
Correspondence Address: [REDACTED]

Phone: (480)733-3777
Alt. Phone: (480)444-6294
Email:

Name: RONELL LEIGH MASSEY
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)268-5287
Alt. Phone:
Email: RONNIEMASSEY81812@GMAIL.COM

Name: BART ALLEN MASSEY
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)268-3628
Alt. Phone:
Email: BARTMASSEY40209@GMAIL.COM

Name: ROBERT DICKEY
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: DFAM53114@GMAIL.COM

Name: GABRIEL M WYNN
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: GREENGFAN@GMAIL.COM

Name: SILVIU MUGUREL DINCULESCU
Gender: [REDACTED]
Correspondence Address: [REDACTED]
USA
Phone: (000)000-0000
Alt. Phone:
Email: MUGURELDSM@YAHOO.COM

Name: JEFFREY LEE LAKOWSKI
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: STREETS17@STREETSOFFNEWYORK.COM

Name: CHRISTOPHER RAY ENGELSTAD
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)365-9156
Alt. Phone:
Email: CHRISENGLESTAD@YAHOO.COM

Name: LAURA REE HUTCHINS
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)519-3009
Alt. Phone: (480)353-8035
Email: LAURAHUTCHINS1784@GMAIL.COM

APPLICATION INFORMATION

Application Number: 340107
Application Type: New Application
Created Date: 03/24/2025

QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
Yes
What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.
4/1/25
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
TENANT
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
LANDLORD REMEDIES
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
CONTIGUOUS
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
PIZZA, PASTA & SANDWICHES

State of Arizona
Department of Liquor Licenses and Control

Created 04/01/2025 @ 11:29:57 AM

Local Governing Body Report

LICENSE

Number:	INP070032731	Type:	INP INTERIM PERMIT
Name:	STREETS OF NEW YORK #32		
State:	Active		
Issue Date:	04/01/2025	Expiration Date:	07/15/2025
Original Issue Date:	04/01/2025		
Location:	9240 W NORTHERN AVENUE PEORIA, AZ 85345 USA		
Mailing Address:	530 E MCDOWELL RD 107-241 PHOENIX, AZ 85004 USA		
Phone:	(480)353-8035		
Alt. Phone:			
Email:	TJMORSE1208@Q.COM		

AGENT

Name:	THERESA JUNE MORSE
Gender:	Female
Correspondence Address:	530 E MCDOWELL RD 107-241 PHOENIX, AZ 85004 USA
Phone:	(480)353-8035
Alt. Phone:	
Email:	TJMORSE1208@Q.COM

OWNER

Name:	STREETS OF NEW YORK INC		
Contact Name:	THERESA JUNE MORSE		
Type:	CORPORATION		
AZ CC File Number:	01172760	State of Incorporation:	AZ
Incorporation Date:			
Correspondence Address:	11811 N TATUM BOULEVARD #P180 PHOENIX, AZ 85028 USA		
Phone:	(480)353-8035		
Alt. Phone:			
Email:	TJMORSE1208@Q.COM		

Officers / Stockholders

Name:	Title:	% Interest:
LORRAINE GLAESER MARITAL TRUST	Stockholder	50.00
LORRAINE GLAESER SURVIVOR TRUST	Stockholder	48.00
2011 IRREVOCABLE CHILDRENS TRUST	Stockholder	2.00
LORRAINE GLAESER	Pres,Sec/Treas,CEO,Director	


STREETS OF NEW YORK INC - Stockholder

Name: LORRAINE GLAESER MARITAL TRUST
 Contact Name: LORRAINE GLAESER MARITAL TRUST
 Type: TRUST
 AZ CC File Number: State of Incorporation:
 Incorporation Date:
 Correspondence Address: 18111 N TATUM BOULEVARD
 STE P180
 PHOENIX, AZ 85028
 USA
 Phone: (623)584-1446
 Alt. Phone: (480)353-8035
 Email:

STREETS OF NEW YORK INC - Stockholder

Name: LORRAINE GLAESER SURVIVOR TRUST
 Contact Name: LORRAINE GLAESER SURVIVOR TRUST
 Type: TRUST
 AZ CC File Number: State of Incorporation:
 Incorporation Date:
 Correspondence Address: 18111 N TATUM BOULEVARD
 STE P180
 PHOENIX, AZ 85028
 USA
 Phone: (623)584-1446
 Alt. Phone: (480)353-8035
 Email:

LORRAINE GLAESER MARITAL TRUST - Trustee LORRAINE GLAESER SURVIVOR TRUST - Trustee 2011 IRREVOCABLE CHILDRENS TRUST - Trustee STREETS OF NEW YORK INC - Pres,Sec/Treas,CEO,Director

Name: LORRAINE GLAESER
 Gender: Female
 Correspondence Address: 
 USA
 Phone: (602)619-4599
 Alt. Phone:
 Email: LINDA@STREETSOFFNEWYORK.COM

STREETS OF NEW YORK INC - Stockholder

Name: 2011 IRREVOCABLE CHILDRENS TRUST
Contact Name: 2011 IRREVOCABLE CHILDRENS TRUST
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 18111 N TATUM BOULEVARD
STE P180
PHOENIX, AZ 85028
USA
Phone: (623)584-1446
Alt. Phone: (480)353-8035
Email:

MANAGERS

Name: ZACHARY JOSEPH DALTON
Gender: Male
Correspondence Address: [REDACTED]
Phone: (623)584-1446
Alt. Phone: (510)757-8846
Email:

Name: CASEY LEE NOLAN
Gender: Male
Correspondence Address: [REDACTED]
Phone: (602)230-7770
Alt. Phone: (602)686-9546
Email:

Name: LAURA REE HUTCHINS
Gender: Female
Correspondence Address: [REDACTED]
Phone: (480)391-1900
Alt. Phone: (602)554-3496
Email:

Name: FRANCISCO J SERRANO MAGALLANES
Gender: Male
Correspondence Address: [REDACTED]
Phone: (480)949-9036
Alt. Phone: (602)793-9271
Email:

Name: JASON NATHANIEL AGUILAR
Gender: Male
Correspondence Address: [REDACTED]
Phone: (602)952-0124
Alt. Phone: (623)326-9209
Email:

Name: MICHAEL ANDREW PRILL
Gender: Male
Correspondence Address: [REDACTED]
Phone: (623)572-9887
Alt. Phone: (602)705-3957
Email:

Name: MICHAEL KENNETH KELLEY
Gender: Male
Correspondence Address: [REDACTED]
Phone: (480)614-9480
Alt. Phone: (480)570-4161
Email:

Name: KEVIN KYLE SPENCER

Gender: Male

Correspondence Address: [REDACTED]
USA

Phone: (480)733-3777

Alt. Phone: (480)599-7021

Email:

Name: GINGER KAY BERG

Gender: Female

Correspondence Address: [REDACTED]

Phone: (623)587-0177

Alt. Phone: (602)573-1078

Email:

Name: JOSEPH E FOX

Gender: Male

Correspondence Address: [REDACTED]

Phone: (602)375-2974

Alt. Phone:

Email:

Name: VINCENZO MONTEGROSSO

Gender: Male

Correspondence Address: [REDACTED]
USA

Phone: (999)999-9999

Alt. Phone:

Email:

Name: DAVID V LEONARD
Gender: Male
Correspondence Address: [REDACTED]

Phone: (928)773-8600
Alt. Phone: (928)522-7079
Email:

Name: FREDERICK M MINKNER
Gender: Male
Correspondence Address: [REDACTED]

USA
Phone: (602)423-5969
Alt. Phone:
Email:

Name: JOSEPH DOWELL
Gender: Male
Correspondence Address: [REDACTED]

USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: MARK W BUTSCH
Gender: Male
Correspondence Address: [REDACTED]

USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: BRIAN SCOTT SUTERA
Gender: Male
Correspondence Address: [REDACTED]

Phone: (623)572-9887
Alt. Phone: (602)942-9799
Email:

Name: JAMES KENNETH WRIGHT
Gender: Male
Correspondence Address: [REDACTED]

Phone: (602)941-4915
Alt. Phone: (602)404-4718
Email:

Name: BRADLEY S ANSTEAD
Gender: Male
Correspondence Address: [REDACTED]

USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: DARRELL CLAY PERUCH
Gender: Male
Correspondence Address: [REDACTED]

Phone: (602)978-4000
Alt. Phone: (480)473-8767
Email:

Name: OSCAR ROBLES
Gender: Male
Correspondence Address: [REDACTED]

Phone: (602)277-0212
Alt. Phone:
Email:

Name: MARK EDWARD TEETERS
Gender: Male
Correspondence Address: [REDACTED]

Phone: (928)759-9877
Alt. Phone: (520)717-0537
Email:

Name: KURT ZEURCHER
Gender: Male
Correspondence Address: [REDACTED]
USA

Phone: (999)999-9999
Alt. Phone:
Email:

Name: BONNIE L GLAESER
Gender: Female
Correspondence Address: [REDACTED]
USA

Phone: (602)993-7754
Alt. Phone:
Email:

Name: DEANNA L FALCONER
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (602)246-4103
Alt. Phone:
Email:

Name: CHRIS J LANG
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (999)999-9999
Alt. Phone:
Email:

Name: JAMES J BONS
Gender: Male
Correspondence Address: [REDACTED]
Phone: (602)482-1020
Alt. Phone:
Email:

Name: JOHN M CAVALLARO
Gender: Male
Correspondence Address: [REDACTED]
Phone: (999)999-9999
Alt. Phone:
Email:

Name: PATRICK CHRISTOPHER DEASY
Gender: Male
Correspondence Address: [REDACTED]

Phone: (623)587-0177
Alt. Phone: (623)505-7437
Email:

Name: SUZANNE PECK
Gender: Female
Correspondence Address: [REDACTED]

Phone: (602)939-9621
Alt. Phone:
Email:

Name: JEFFREY LEE LAKOWSKI
Gender: Male
Correspondence Address: [REDACTED]

Phone: (928)708-0707
Alt. Phone: (602)956-3341
Email:

Name: LINDSAY MARIE DUGAN
Gender: Female
Correspondence Address: [REDACTED]
USA

Phone: (602)870-8773
Alt. Phone:
Email:

Name: DONALD JOSEPH PETERSON
Gender: Male
Correspondence Address: [REDACTED]

Phone: (480)986-6175
Alt. Phone: (480)289-0141
Email: NYPIZZA316@YAHOO.COM

Name: MICHAEL RICHARD GIBSON
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)295-9577
Alt. Phone:
Email:

Name: NICHOLAS DIGENO
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)556-1036
Alt. Phone:
Email:

Name: ZACHARY J SCHROEDER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)813-7772
Alt. Phone: (480)390-0942
Email:

Name: ANTHONY MICHAEL MARTEL
Gender: Male
Correspondence Address: [REDACTED]

Phone: (602)971-6400
Alt. Phone: (602)384-5392
Email:

Name: DARREN JAMES ANDERSON
Gender: Male
Correspondence Address: [REDACTED]

Phone: (480)391-1900
Alt. Phone: (480)889-4565
Email:

Name: CARLOS G ARELLANO
Gender: Male
Correspondence Address: [REDACTED]

Phone: (480)837-3730
Alt. Phone: (623)521-8015
Email:

Name: KORTNEY L KEATON
Gender: Female
Correspondence Address: [REDACTED]

Phone: (480)218-7779
Alt. Phone: (480)361-8744
Email:

Name: MICHAEL SHANE LINDSEY
Gender: Male
Correspondence Address: [REDACTED]
Phone: (480)326-9023
Alt. Phone:
Email: SHANE.LINDSEY@HOTMAIL.COM

Name: JAMES FRANCIS DEAugLIELMO
Gender: Male
Correspondence Address: [REDACTED]
Phone: (602)230-7770
Alt. Phone: (602)664-2411
Email:

Name: STEVEN JOSEPH WILSON
Gender: Male
Correspondence Address: [REDACTED]
Phone: (928)759-9877
Alt. Phone: (928)717-1882
Email:

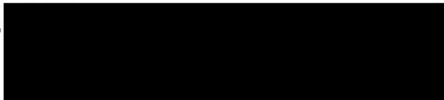
Name: DENNIS S SILVERT
Gender: Male
Correspondence Address: [REDACTED]
Phone: (602)944-4423
Alt. Phone: (480)946-6926
Email:

Name: SANDRA KAY PERKINS
Gender: Female
Correspondence Address:



Phone: (602)788-0787
Alt. Phone: (480)538-5153
Email:

Name: PANTALEON SERRANO
Gender: Male
Correspondence Address:



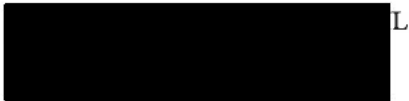
Phone: (602)789-7827
Alt. Phone: (623)934-9832
Email:

Name: DANIEL L MATTA
Gender: Male
Correspondence Address:



Phone: (602)953-8777
Alt. Phone: (623)386-0515
Email:

Name: MEGAN LEIGH BRUCE
Gender: Female
Correspondence Address:



Phone: (623)584-1446
Alt. Phone: (623)262-8139
Email:

Name: FAWN MARISSA MELQUIST
Gender: Female
Correspondence Address: [REDACTED]
Phone: (480)893-6700
Alt. Phone:
Email:

Name: NATIVIDAD ESTEBAN ACOSTA
Gender: Male
Correspondence Address: [REDACTED]
Phone: (002)944-4425
Alt. Phone:
Email:

Name: ABDELILAH RAFIK
Gender: Male
Correspondence Address: [REDACTED]
Phone: (520)689-5845
Alt. Phone: (480)282-7001
Email:

Name: STEPHEN EUGENE MENZLER
Gender: Male
Correspondence Address: [REDACTED]
Phone: (623)572-9887
Alt. Phone: (623)385-9378
Email:

Name: BRIAN JASON GERLACH
Gender: Male
Correspondence Address: [REDACTED]

Phone: (480)310-4283
Alt. Phone:
Email: BRI_J_GERLACH@YAHOO.COM

Name: JENNIFER E HILTON
Gender: Female
Correspondence Address: [REDACTED]

Phone: (480)733-3777
Alt. Phone: (480)444-6294
Email:

Name: RONELL LEIGH MASSEY
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)268-5287
Alt. Phone:
Email: RONNIEMASSEY81812@GMAIL.COM

Name: BART ALLEN MASSEY
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (480)268-3628
Alt. Phone:
Email: BARTMASSEY40209@GMAIL.COM

Name: ROBERT DICKEY
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: DFAM53114@GMAIL.COM

Name: GABRIEL M WYNN
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: GREENGFAN@GMAIL.COM

Name: SILVIU MUGUREL DINCULESCU
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: MUGURELDSM@YAHOO.COM

Name: JEFFREY LEE LAKOWSKI
Gender: Male
Correspondence Address: [REDACTED]
Phone: (000)000-0000
Alt. Phone:
Email: STREETS17@STREETSOFFNEWYORK.COM

Name: CHRISTOPHER RAY ENGELSTAD
Gender: Male
Correspondence Address: [REDACTED]
Phone: (480)365-9156
Alt. Phone:
Email: CHRISENGLESTAD@YAHOO.COM

Name: LAURA REE HUTCHINS
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: (480)519-3009
Alt. Phone: (480)353-8035
Email: LAURAHUTCHINS1784@GMAIL.COM

APPLICATION INFORMATION

Application Number: 340108
Application Type: New Application
Created Date: 03/24/2025

QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location
12077454
- 2) Is the license currently in use?
No
How long has it been out of use?
02/2025
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page?
Yes
A Document of type INTERIM NOTARY PAGE is required.

SECTION 5 Interim Permit

125 4 1 Day cert #1043

If you intend to operate business while the application is pending, you will need an interim permit pursuant to A.R.S. § 4-203.01. For approval of an interim permit: There must be a valid license of the same series currently issued to the location.

1. Current license number at the location: 12077454 2. Is the license currently in use? Yes No
2. If the license is **NOT** currently in use, how long has it been since the license was last used at this location? 2/28/2025

I (Print Full Name) SEE ATTACHED LEASE/LETTER hereby declare that I am the Current Owner, Agent, or Controlling Person on the stated license and location.

Sign in front of Notary: _____
(Current Agent/Individual as listed on the license certificate)

State of _____ County of _____ Signed before me on this ____ day of _____, 20____. Notary Signature _____ My commission expires on ____ / ____ / ____	<div style="border: 1px solid black; width: 100%; height: 100%; margin: 0 auto;"> <p style="text-align: center; margin-top: 50px;">Notary Seal</p> </div>
---	---

SECTION 6 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND \$22 PROCESSING FEE PER CARD.

1. If the applicant is an entity, and not an individual, answer questions 1a-b.
- a) Date Incorporated/Organized: 8/8/1978 State where Incorporated/Organized: ARIZONA
- b) AZ Corporation or AZ L.L.C. Entity No: 01172760 Approval Date: 8/8/1978
2. List any individual or entity that owns a beneficial interest of 10% or more and/or controls the applicant or licensee. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
SEE FLOWCHART ATTACHED								

(Attach additional sheet if necessary)

2100 SQUARE FEET

Fenced Patio

Patio - 6 Tables

Entrance

E/E

2700 Sq Ft

Tables and chairs

To Patio

Table For Service

LIQUOR STORAGE

Closet

Laundry Room

DINING

Dining room
Table + chairs

Meat Room

Dish area

Booths
Table

DINING

112 m service

Service Counter

E/E

Refrigerator Tables

Hand Sink

Service Area

Beer Tap

Kitchen

Over the
Stove
Booth

Walk
In
Freezer

Delivery Door

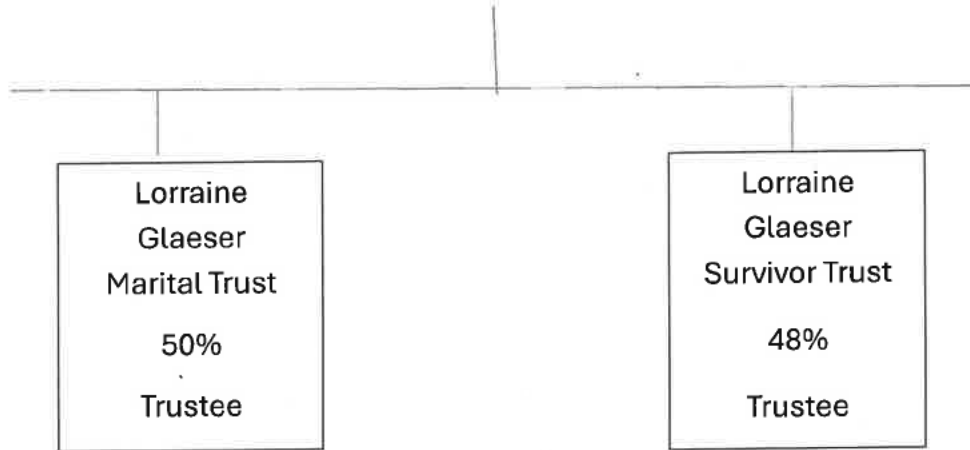
Front Door

E/E

11/24/24 AZD/LC

STREETS OF NEW YORK INC
LORRAINE GLAESER
President, Director, CEO, Secretary, Treasurer and Trustee

100%



NO ONE ELSE HOLDS 10% INTEREST
OR GREATER



RESTAURANT/HOTEL/MOTEL OPERATION PLAN

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with **Black Ink**

STREETS OF NEW YORK #32

1. Name of restaurant (Please print): _____

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	NONE
Oven	BLODGETT 100-6-ES CONVECTION, IMPERIAL PIZZA OVEN
Freezer	TRUE T-23-HC 23" FREEZER
Refrigerator	BOOTZ WALK-IN COOLER
Sink	TRIPLE COMPARTMENT SINK, PREP SINK, 2 HAND SINKS, MOP SINK
Dish Washing Facilities	ACCURATE DISHMACHINE AND TRIPLE SINK
Food Preparation Counter (Dimensions)	MAGALI 92" U STORE PREP AND MAGALI 67" PREP TABLES
Other	HOBART 60 QT MIXER, SODA/TEA/COFFEE MAKER, ICE MAKER

3. Attach a copy of your FULL menu with pricing **INCLUDING NON-ALCOHOLIC BEVERAGES**

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 86 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? YES No

(If yes, what percentage of the public floor space does this area cover?) _____ %

6. List the **seating capacity** for:

a) Restaurant dining area of your premises: [75]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area [+ 8]

TOTAL [= 83]

7. What type of dinnerware is primarily used in your restaurant? Reusable Disposable Both

8. Does your restaurant contain any **games, televisions, or any other entertainment?** YES No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

5 TELEVISIONS

9. Do you have live entertainment or dancing? YES No
If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	6
Bartenders	0
Hostesses	0
Managers	1
Servers	6
Other (BUSSERS)	2
Other (DISHWASHERS)	2
Other (DELIVERY DRIVERS)	2 (FOOD ONLY)

I, (Print Full Name) THERESA JUNE MORSE hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: _____



**RECORDS REQUIRED
FOR AUDIT
RESTAURANT/HOTEL/MOTEL**

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

STREETS OF NEW YORK #32

1. Name of restaurant (Please print): _____
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. **General Ledger**
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks
12. **Tax Records**
 - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
 - B. Income Tax Return - city, state and federal (copies)
 - C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. **Payroll Records**

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each work day)
- D. Payroll records for all employees showing hours worked each week and hourly wages

25 4 1 Lic. Dept #10143

14. **Off-site Catering Records** (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCAION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

A.R.S. §4-210(A)7


The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

I, (Print Full Name) THERESA JUNE MORSE , hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: 

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE



25 MAR 24 AM 11:24 AZD LCC

APPETIZERS

- PIZZA ROLLUP 11.50**
1/2 size of two pizza toppings • mozzarella • Italian spices • drizzle of marinara
- HICKEN TENDERS 12.00**
ve chicken tenders • Streets seasoned fries • choice of sauce
- 1/2 IG MOZZ STICKS 10.50**
1/2 ve Italian breaded mozzarella sticks • drizzle of marinara
- MEATBALLS 10.50**
three large seasoned meatballs • marinara • mozzarella
- 2ea BONELESS WINGS 16.00**
- 2ea BAKED TRADITIONAL WINGS 18.00**
mild • medium • hot • honey hot • BBQ • honey BBQ • Streets gold • ranch or blue cheese

GARLIC CHEESE BREAD 5.00
garlic buttered bread • mozzarella • Italian spices • side of marinara

CHEESY PASSION BREAD 8.75
garlic buttered passion bread • parmesan • mozzarella • Italian spices • side of marinara

SEASONED STREETS FRIES 7.75
fries • parmesan • parsley • garlic • salt & pepper

ARTICHOKE SPINACH DIP 12.00
oven baked • artichokes • spinach • sour cream • parmesan • served with thin crust pizza bread or toasted crostinis
gluten free available 2.50

SOUPS cup 5.50 bowl 7.50

MINISTRONE
chicken stock • tomato broth • tomatoes • onions • carrots • celery • garlic • red potatoes • cabbage • zucchini • cannellini beans • parsley
served with a slice of garlic cheese bread

ITALIAN WEDDING
carrots • celery • onions • meatballs • spinach • adini de pepe pasta • parsley

PIZZA BY THE SLICE

EXTRA LARGE CHEESE SLICE 3.50
ADDITIONAL TOPPINGS .50 each
SLICE OF GOURMET 6.95

NY Combo	Mediterranean	Old Standby
Meatlovers	Chicken Cacciatore	Primavera

TOASTED 9" SUB SANDWICHES

choice of white or wheat sub roll
choice of seasoned Streets fries • pasta salad • chips • side garden or caesar salad

NEW ITALIAN BEEF 15.50
thin sliced roast beef • provolone • giardiniera • garlic buttered toasted roll • drizzle of au jus

TILL THE #1 14.00
ham • cotto salami • provolone • lettuce • tomatoes • red onions • Streets Italian dressing

FILED HIGH ROAST BEEF 15.50
old rare roast beef • mayo • provolone • lettuce • tomatoes • red onions • Streets Italian dressing

MEATBALL 15.00
four large seasoned meatballs • marinara • mozzarella • Italian spices

ITALIAN SAUSAGE 15.00
sweet Italian sausage • mixed bell peppers • onions • marinara • mozzarella • Italian spices

LOT PASTRAMI 15.75
alf pound pastrami • swiss • mustard • pickle

7 BEST OF EVERYTHING 15.00
capicola ham • genoa salami • swiss • lettuce • tomatoes • red onions • pepperoncinis • Streets Italian dressing

1/2 IVEN ROASTED TURKEY 15.50
1/2 natural antibiotic free cold turkey breast • mayo • provolone • lettuce • tomatoes

ULTIMATE CHEESESTEAK 15.50
roast beef • onions • mushrooms • alfredo • provolone • pepperoncinis

SALADS

NEW UPTOWN CHOPPED WEDGE 15.00
romaine • red onions • cherry tomatoes • cucumbers • crumbled pepperoni • kalamata olives • gorgonzola • creamy ranch vinaigrette

CHOPPED ANTIPASTO 15.00
mixed greens • capicola ham • genoa salami • pepperoni • roma tomatoes • cucumbers • mixed bell peppers • pepperoncinis • black and green olives • swiss • mozzarella • Streets Italian dressing

CAPRESE 10.50
roma tomatoes • fresh mozzarella • basil • red onions • kalamata olives • balsamic • EVOO

CHOPPED GREEK 13.50
romaine • roma tomatoes • cucumbers • mixed bell peppers • red onions • kalamata olives • feta • greek dressing

STREETS CLASSIC CAESAR 12.50
romaine • roma tomatoes • red onions • croutons • parmesan • caesar dressing

GARDEN 10.00
mixed greens • roma tomatoes • bell peppers • black olives • red onion cucumbers • carrots • red cabbage • pepperoncinis • choice of dressing

DRESSINGS
Streets Italian • ranch • blue cheese • balsamic vinaigrette • greek • caesar • 1000 island • chipotle ranch

ADD BREADED OR GARLIC CHICKEN 4.75 ADD SHRIMP 5.00

CREATE YOUR OWN PASTA 12.00

PASTA CHOICE spaghetti • penne • angel hair
SAUCE CHOICE marinara • alfredo • pesto • vodka cream • chipotle cream sauce

ADD A PROTEIN 4.75 breaded or garlic chicken breast • meatballs • sausage

ADD SHRIMP 5.00

ADD YOUR FAVORITE VEGGIE .50 each

PASTA SPECIALTIES

add garden or caesar salad and garlic cheese bread 3.50

LORRIE'S LASAGNA 16.75
layered pasta • seasoned ground beef • sausage • marinara • ricotta • mozzarella • Italian spices

SPECIAL BAKED ZITI 16.75
penne pasta • italian sausage • creamy ricotta • mushrooms • marinara • melted mozzarella • Italian spices

SOUTHWEST CHIPOTLE 16.75
garlic chicken breast • onions • mixed bell peppers • whipped ricotta • southwest spices • spicy chipotle alfredo • choice of pasta

PASTA & ITALIAN SAUSAGE 16.75
sweet Italian sausage • marinara • parmesan • choice of pasta

PASTA & MEATBALLS 16.75
three large seasoned meatballs • marinara • parmesan • choice of pasta

TOSCANA 16.75
garlic chicken breast • artichoke hearts • spinach • onions • roasted garlic • roma tomatoes • pesto cream sauce • choice of pasta

CHICKEN PARMIGIANA 17.50
marinated and breaded chicken breast • marinara • mozzarella • choice of pasta

CHEESE RAVIOLI 16.00
three cheese Italian blend • marinara • parmesan

CREATE YOUR OWN NEW YORK PIZZA

ADITIONAL OR THIN CRUST thin crust not available in 18"	10"	12.00	14"	16.00	16"	18.00	18"	20.00
TOPPINGS	10"	1.00	14"	2.00	16"	2.50	18"	3.00
ELFISH COW VEGAN MOZZARELLA	10"	0.50	14"	1.00	16"	1.25	18"	1.50
NEW add a drizzle of Mike's Hot Honey	10"	1.00	14"	2.00	16"	2.50	18"	3.00

25 MAR 24 AM 11:24 AZD.LLC

AUCES tomato • tuscan EVOO • alfredo • pesto • chipotle ranch

ROTEINS anchovy • bacon • breaded chicken • garlic chicken • cup & crisp pepperoni • genoa • ham • meatball •
pepperoni • roast beef • sausage • shrimp

CHEESE mozzarella • fresh mozzarella • gorgonzola • provolone • cheddar • swiss • feta • Selfish Cow vegan mozzarella

VEGGIES artichoke hearts • basil • bell peppers • black olives • calabrian chilis • giardiniera • green olives • jalapeño • kalamata olives •
mushroom • onion • pepperoncini • pineapple • roasted garlic • roma tomatoes • spinach • sun dried tomatoes • zucchini

CREATE YOUR OWN SPECIALTY CRUST PIZZA

GLUTEN FREE	10"	16.50	14"	21.50
CAULIFLOWER	10"	16.50		
TOPPINGS	10"	1.00	14"	2.00

CALZONES 14.50

whipped ricotta • marinara • mozzarella •
side of marinara sauce
add your choice of toppings .50 each

FEATURED PIZZA

PEPP'N MIKE'S PIZZA

tomato sauce • mozzarella • double crispy cup pepperoni • Mike's Hot Honey

10"	14.00	14"	20.00	16"	23.00	18"	26.00
-----	-------	-----	-------	-----	-------	-----	-------

UPTOWN GOURMET PIZZA

ADITIONAL OR THIN CRUST	10"	16.00	14"	22.00	16"	25.00	18"	28.00
--------------------------------	-----	-------	-----	-------	-----	-------	-----	-------

thin crust not available in 18"

ARGHERITA garlic butter • mozzarella • roma tomatoes • red onions • basil • roasted garlic • parmesan • balsamic

SOUTHWEST chipotle ranch • mozzarella • southwest seasoned ground beef • bell peppers • onions • cheddar • roma tomatoes •
italian parsley

NEW YORK COMBO tomato sauce • mozzarella • pepperoni • Italian sausage • meatballs • mixed bell peppers • mushrooms •
onions • black olives • extra cheese

EATLOVERS tomato sauce • mozzarella • pepperoni • Italian sausage • meatballs • ham • bacon

MEDITERRANEAN tomato sauce • mozzarella • spinach • roma tomatoes • red onions • sun dried tomatoes • artichoke hearts •
kalamata olives • feta

PRIMAVERA tomato sauce • mozzarella • roma tomatoes • mixed bell peppers • mushrooms • onions • zucchini • black olives • cheddar

OLD STANDBY tomato sauce • mozzarella • pepperoni • Italian sausage • mushrooms • onions

OUR CHEESE FORMAGGIO tomato sauce • mozzarella • swiss • provolone • cheddar

CHEESESTEAK alfredo sauce • mozzarella • roast beef • mushrooms • red onions • roasted garlic • giardiniera

BQ CHICKEN bbq sauce • provolone • mushrooms • zucchini • garlic chicken • red onions • cheddar

CHICKEN CACCIATORE tomato sauce • mozzarella • roma tomatoes • mushrooms • mixed bell peppers • onions • breaded chicken •
black olives • extra cheese

WHITE PIZZA garlic butter • EVOO • roasted garlic • whipped ricotta • Italian parsley

LUNCH SPECIALS

11:00 AM TO 4:00 PM

FOUR WINGS & A SLICE 8.75
additional toppings .50 each

SLICE & A SOFT DRINK 5.75
additional toppings .50 each

2 SLICES OF CHEESE 6.00
additional toppings .50 each

HALF SANDWICH & SALAD OR SOUP 9.50

SLICE & SALAD OR SOUP 7.50
additional toppings .50 each

choice of small garden salad, caesar salad, or soup

ANY SUB SANDWICH A LA CARTE 12.75

SALAD AND SOUP 8.25
salad choice: garden or caesar
soup choice: minestrone or Italian wedding

MIKE'S HOT HONEY

Made in Brooklyn, New York a combination of
100% pure honey infused with chili peppers.
Mike's Hot Honey's one-two flavor punch of sweetness
then heat makes any dish more dynamic.

add a drizzle to any item

BEVERAGES

PEPSI DRINKS 3.75

pepsi • diet pepsi • starry • lemonade • dr. pepper •
mountain dew • mug root beer • orange crush

AZ LEMONADE STAND 32oz JAR 7.00

BREWED ICED TEA 3.75

RED BULL 3.50

ask your server for selections

BOTTLED WATER 3.75

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

25 4 1 Lic. Dept 01043

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? Agent Controlling Person Manager

Name of persons who will be handling the day to day operations: _____

LAURA REE HUTCHINS

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

- 1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes No
- 2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes No
- 3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S. §4-202(D)* Yes No
- 4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) *A.R.S. §4-202,4-210*
**Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.* Yes No
- 5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes No

I, (Print Full Name) THERESA JUNE MORSE hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: _____ Date: 03/20/2025



ALIEN STATUS

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with **Black Ink**

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type) THERESA JUNE MORSE

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? Yes No - If **yes**, indicate place of birth:

City DETROIT State MICHIGAN COUNTRY USA

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document: AZ DRIVER LICENSE

If you answered **No**, you must complete Sections III.

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
2. An alien who is granted asylum under Section 208 of the INA.
3. A refugee admitted to the United States under Section 207 of the INA.
4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
5. An alien whose deportation is being withheld under Section 243(h) of the INA.
6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
7. An alien who is a Cuban/Haitian entrant.
8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

11. A nonimmigrant whose visa for entry is related to employment in the United States, or
12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 et seq.];
13. A foreign national not physically present in the United States.
14. **Otherwise Lawfully Present**
15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

THERESA JUNE MORSE

Print Name

Signature

03/19/2025

Date



Arizona Dept. of Liquor Licenses and Control
 https://www.azliquor.gov
 (602) 542-5141

DLLC USE ONLY

Fee:	810717
Job #:	340107
Date Accepted:	
CSR:	

Personal Information Questionnaire

805-683
Pending

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A \$22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

 A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

 A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

 A.R.S. §4-101(22) and
 A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

AGENT
 CONTROLLING PERSON
 MANAGER

1. Name: GLAESER LORRAINE
- Last
First
Middle
2. Social Security # [REDACTED] Birth Date: [REDACTED]
(a public record)
3. Driver's License [REDACTED] State [REDACTED]
(NOT a public record)
5. Are you a resident of Arizona? Yes No Date of residency: 04 / 01 / 1976
6. Email address: lglaeser1@hotmail.com
7. Home Address: [REDACTED]
8. Daytime phone #: 602-619-4599 Alternative phone #: 480-353-8035

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number: _____
2. Business Name (doing business as): STREETS OF NEW YORK #32
3. Business Address: 9240 W NORTHERN AVE PEORIA AZ 85345

AMENDMENT



Arizona Dept. of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Fee:
Job #: 340107
Date Accepted:
CSR:

Personal Information Questionnaire

Penning 805-663

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A \$22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.
A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.
A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.
A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

AGENT CONTROLLING PERSON MANAGER

1. Name: GLAESER LORRAINE
Last First Middle

2. Social Security # [REDACTED] Birth Date: [REDACTED]
(a public record)

3. Driver's License [REDACTED] State [REDACTED]
(NOT a public record)

5. Are you a resident of Arizona? Yes No Date of residency: 04 / 01 / 1976

6. Email address: lglaeser1@hotmail.com

7. Home Address: [REDACTED]

8. Daytime phone #: 602-619-4599 Alternative phone #: 480-353-8035

480-953-8777

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number: _____

2. Business Name (doing business as): STREETS OF NEW YORK #32

3. Business Address: 9240 W NORTHERN AVE STE 101 PEORIA AZ 85345

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS 251 APR 24 AM 11:25 AZD LLC

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? Agent Controlling Person Manager

Name of persons who will be handling the day to day operations: _____


LAURA HUTCHINS

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

- 1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes No
- 2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes No
- 3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S. §4-202(D)* Yes No
- 4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) *A.R.S. §4-202, 4-210*
**Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.* Yes No
- 5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes No

I, (Print Full Name) LORRAINE GLAESER hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature:  Date: 03/19/2025

25 MAR 24 AM 11:25 AZDILL

25 MAR 24 AM 11:25 AZDILL

March 22, 2025

Arizona Department of Liquor
800 W Washington Suite 500
Phoenix Arizona 85007

Re: Trusts within Streets of New York Inc.

To whom this may concern,

I, Lorraine Glaeser have leased a new restaurant location in Peoria Arizona. My liquor Agent attempted to file my application on Friday, March 21, 2025 however, there were inconsistencies with the records on file at Arizona Department of Liquor. The purpose of this letter is to provide clarification of the Shareholders of Streets of New York Inc.

I am the President, Director, CEO, Secretary and Treasurer of Streets of New York Inc. All of my active liquor licenses should reflect the following stockholders within Streets of New York Inc.

- Lorraine Glaeser Marital Trust 50%
- Lorraine Glaeser Survivor Trust 48%

No one else holds 10% or greater interest in the liquor licenses.

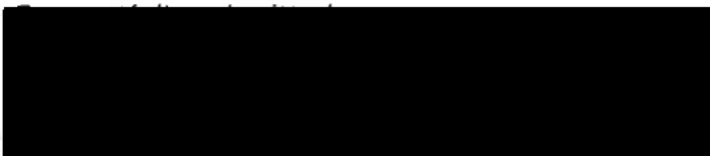
The following liquor licenses should match the above shareholders:

1. 12133066 Streets of New York 150 E Sheldon Street Prescott AZ 86301
2. 12078222 Streets of New York 9249 W Union Hills Dr Peoria AZ 85382
3. 2307B049 Streets of New York 1959 S Signal Butte Rd 105 Mesa AZ 85209
4. 1207B067 Streets of New York 6740 W Deer Valley Rd 101 Glendale AZ 85310
5. 12073950 Streets of New York #1 3120 E Cactus Rd Phoenix AZ 85033
6. 12072048 Streets of New York #10 16838 N 7th St Phoenix AZ 85022
7. 1207B068 Streets of New York #13 15560 N Frank Lloyd Wright Blvd #6 Scottsdale AZ 85260
8. 1207A559 Streets of New York #16 5965 W Ray Rd Chandler AZ 85226
9. 1207A800 Streets of New York #19 214 E Camelback Rd Phoenix AZ 85012
10. 012070002711 Streets of New York #2 7805 N 35th Ave Phoenix AZ 85051
11. 1207B070 Streets of New York #28 2805 W Carefree Hwy Phoenix AZ 85086
12. 012070024448 Streets of New York #31 1985 W Happy Valley Rd #105 Phoenix AZ 85085

13. 1207B064 Streets of New York #4 6730 E Thomas Rd Scottsdale AZ 85251

It is not known if the shareholders are correctly identified on all of the above active licenses. Therefore, I have provided all current liquor licenses and addresses of each location.

Should you need a flowchart, or an amendment to include the shareholders on each application, I authorize my Agent, Theresa June Morse to provide you with the additional documentation. Additionally, my liquor Agent will be submitting an Agent change on liquor license reflecting me as agent.



Lorraine Glaeser
Corporate Office
11811 N Tatum Blvd P-180
Phoenix AZ 85022



FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY	
Job #:	340107
Date Accepted:	

[Redacted] *Sealing*

805-663

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date	Name of Applicant:	
03/19/2025	Lorraine Glaeser	
Name of Fingerprint Technician:		
Angela Straughan		
Fingerprint tech	[Redacted]	
Fingerprint tech	FINGERPRINT PHOENIX	Number:
		602-493-5542
Type of Photo ID Provided (check one):		
<input checked="" type="checkbox"/> Driver's License	<input type="checkbox"/> Passport	<input type="checkbox"/> Other (Please specify)



Arizona Dept. of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

25 MAR 24 AM 11:25 AZULLC
DLLC USE ONLY

Fee:
Job #: 30407
Date Accepted:
CSR:

Personal Information Questionnaire

Handwritten: Pending 805-663

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A \$22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

[] AGENT [] CONTROLLING PERSON [x] MANAGER

1. Name: HUTCHINS LAURA REE
2. Social Security #: [redacted] Birth Date: [redacted]
3. Driver's License #: [redacted] State: [redacted]
5. Are you a resident of Arizona? [x] Yes [] No Date of residency: 06 / 01 / 2006
6. Email address: laurahutchins.1784@gmail.com
7. Home Address: [redacted]
8. Daytime phone #: 480-519-3009 Alternative phone #: 480-353-8035

SECTION 2 - LICENSED BUSINESS INFORMATION

1. Liquor License #:
2. Business Name (doing business as): STREETS OF NEW YORK #32
3. Business Address: 9240 W NORTHERN AVE PEORIA AZ 85345

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

MAR 24 AM 11:25 AZDLLC

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? Agent Controlling Person Manager

Name of persons who will be handling the day to day operations: _____


HUTCHINS, LAURA REE

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

- 1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes No
- 2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes No
- 3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? A.R.S. §4-202(D) Yes No
- 4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) Yes No
A.R.S. §4-202, 4-210
**Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.*
- 5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes No

I, (Print Full Name) LAURA REE HUTCHINS hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature:  Date: 03/19/2025



FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #: 340107

Date Accepted:

CSR: [Redacted]

Pending

805-663

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date 03/20/25	Name of Applicant: Laura Hutchins
Name of Fingerprint Technician: Manny Singh	
Fingerprint Technician's Agency/Company Name: WPS Store 3780	
Phone Number: 602 4832122	
Type of Photo ID Provided (check one):	
<input checked="" type="checkbox"/> Driver's License	<input type="checkbox"/> Passport
<input type="checkbox"/> Other (Please specify)	

Certificate # _____

<input checked="" type="checkbox"/>	On-sale
<input type="checkbox"/>	Off-sale
<input type="checkbox"/>	On- and off-sale

Certificate of Completion
 For
Title 4 BASIC Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

LAURA HUTCHINS

[Redacted Signature]

Signature

02/20/2023

Training Completion Date

02/20/2026

Certificate Expiration Date
(three years from completion date)

Training Provider Information

Avant Garde Alcohol Training & Education

Company Name

530 East McDowell Road, #107-241 Phoenix, AZ 85004

Mailing Address

(480) 353-8035

Daytime Contact Phone Number

I, **THERESA J MORSE**, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Redacted Signature]

20 / 02 / 2023

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

Certificate # _____

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

LAURA HUTCHINS

2/20/2023

Training Completion Date

2/20/2026

Certificate Expiration Date
(three years from completion date)

Training Provider Information

Avant Garde Alcohol Training & Education

Company Name

530 East McDowell Road, #107-241 Phoenix, AZ 85004

Mailing Address

(480) 353-8035

Daytime Contact Phone Number

I, **THERESA J MORSE**, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 **MANAGEMENT** Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

20 / 2 / 2023

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

- | | | | |
|----------------------------------|----------------------------------|--------------------------|--------------------------------------|
| In-state Microbrewery (series 3) | Government (series 5) | Bar (series 6) | Beer & Wine Bar (series 7) |
| Conveyance (series 8) | Liquor Store (series 9) | Private Club (series 14) | Hotel/Motel w/restaurant (series 11) |
| Restaurant (series 12) | In-state Farm Winery (series 13) | | Beer & Wine Store (series 10) |

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.



THRIVE REALTY
& PROPERTY MANAGEMENT

2514R 24001129 AZD LLC

3/12/25

To: Arizona Department of Liquor
800 W. Washington St. Suite 500
Phoenix, Arizona 85007

From: Thrive Realty & Property Management on behalf of PHX JDS Development LLC

Re: New Tenant takeover

To Whom It May Concern,

I am the Property Manager, for the owner of the property located at 9240 W Northern Avenue Suite 101 Peoria, AZ 85381. The previous tenant, PCI Properties, LLC was locked out of the premises on 2/28/25 due to non payment and breach and is no longer our tenant. As of 3/1/25 Streets of New York, Inc. is our new tenant.

If you have any questions, I may be contacted at 623.329.8066 / bonnie@thriverealtyaz.com

Sincerely,



Bonnie Kingcannon

Broker / Owner / Senior Property Manager

Thrive Realty & Property Management

623.253.3300

bonnie@thriverealtyaz.com

25 SEP 24 PM 11:29 AZDLIC

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (this "Lease") is executed to be effective as of March 1, 2025 by and between, PHX - JDS Development, LLC, a California limited liability company ("Landlord") and Streets of New York, Inc, an Arizona Corporation ("Tenant").

WITNESSETH:

1. **Lease Premises.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, certain premises consisting of a building area containing approximately 2700 square feet (hereinafter referred to as the "Lease Premises"). The address of the building of the Lease Premises is 9240 W. Northern Avenue, Peoria, Arizona 85345 (hereinafter referred to as the "Building"). The Lease Premises is Suite 1 of the building and is described on Exhibit "A," hereto.

2. **Adjacent Premises.** Intentionally Omitted.

3. **Term.** The term of this Lease shall be for six months commencing on March 1, 2025 and terminating on August 30, 2025. Termination by Tenant is limited as set forth herein and if Tenant's right to terminate is not properly and timely exercised, this Lease shall remain in full force and effect subject to its terms and conditions. Provided that Tenant is not then in default of its obligations under this Lease (after opportunity to cure as provided by this Lease), Tenant shall have the right and option ("Renewal Option") to renew the Term of this Lease for three (3) successive periods of five (5) years each (each, a "Renewal Term"). Tenant shall give notice to Landlord of Tenant's exercising of such option (each a "Renewal Notice") not later than ninety (90) days prior to the expiration of the then effective term of this Lease, TIME BEING OF THE ESSENCE, with respect to giving of the Renewal Notice by Tenant to Landlord; provided, however, that the Renewal Notice shall be validly and effectively given only if, on the date that Tenant shall exercise its Renewal Option (the "Exercise Date") this Lease shall not have been previously terminated or cancelled and there shall be no unexpired Event of Default. If Tenant shall validly exercise its Renewal Option in accordance with the provisions of this Section 3, this Lease shall be deemed to be extended pursuant to the Renewal Notice, subject to the provisions of this Lease. The applicable Renewal Term shall commence on the day following the then effective Expiration Date and shall end at midnight on the date that is five (5) Lease Years thereafter. All of the terms, covenants and conditions of this Lease shall continue in full force and effect during the applicable Renewal Term, except that during the first Renewal Term, Tenant shall have an option to extend the term of this Lease for one (1) Renewal Term pursuant to this Article, and during the last Renewal Term, Tenant shall have no further right to extend the term of this Lease.

4. **Base Rent.**

a. Tenant shall pay to Landlord as rent for the Lease Premises monthly payments, in advance, on the first day of each month during the term of this Lease as follows ("Base Rent"): The Base Rent for the six month period will be \$7500, all fees and taxes included. Six months will terminate on August 30, 2025. We are granting 2 months of Free rent, so payments will start on May 1, 2025 (March and April, 2025 will be free). Base rent for first optional 5 year period will start on Sept 1, 2025 and end August 30, 2030, at a Base Rent of \$5600 plus all pertinent CAM charges and taxes. Subsequent lease years shall be increased by three (3%) per year from the

Commercial Lease

previous year's Base Rent during the term of this Lease and any renewal terms.

b. Rent for any period during the term hereof which is for less than one (1) month shall be a pro rata portion of the monthly rent. Rent shall be payable in lawful money of the United States to Landlord at the address referred to in Paragraph 30 hereof or to such other persons or at such other places as Landlord may designate in writing. Rent shall be payable without notice, demand, deduction, or any offset whatever.

c. In the event Tenant fails to make any installment payment of rent within five (5) days of the date due, without written demand or notice for payment, then Tenant shall, pay to Landlord a late charge equal to five percent (5%) of the amount due. In addition, such delinquent amount and the late charge shall bear interest from the due date of the rent as provided herein at the rate of eighteen percent (18%) per annum, until paid.

5. **Security Deposit.** In addition to the amounts owed under Section 4 hereof, upon the execution of this Lease, Tenant will deposit with Landlord the sum equal to the first month's Base Rent as security for performance by Tenant. If Tenant fails to pay any of the rent or other sums payable hereunder by Tenant, or if Tenant fails to perform any of the terms, covenants, and conditions of this Lease to be performed by Tenant, then Landlord at its option may apply the entire security deposit, or so much thereof as may be necessary, to compensate Landlord for loss or damage to Landlord by reason of default. If Tenant performs all the terms, covenants, and conditions of Tenant hereunder and timely pays all of the rents and other sums to be paid by Tenant hereunder, then the security deposit shall be returned to Tenant within a reasonable time after Landlord has had the opportunity to inspect the premises after the later of termination of the lease term or any extended terms.

6. **Uses and Suitability.**

a. The Lease Premises shall be used only for and occupied by Tenant for only a Restaurant and for no other purposes whatsoever.

b. Tenant agrees that it has conclusively established that Tenant has accepted the Lease Premises in "as-is" condition and as complete for all purposes. Tenant shall comply with any and all municipal, county, and state laws and regulations governing and regulating the use of the Lease Premises. Tenant acknowledges that Landlord has not made any representation or warranty as to the suitability or condition of the Lease Premises for the conduct of Tenant's business.

c. Tenant shall not do or permit anything to be done in or about the Lease Premises which will increase the existing rate of insurance upon the building in which the Lease Premises are contained or cause the cancellation of any insurance policy covering said Lease Premises or the building containing the Lease Premises, nor shall Tenant sell or permit to be kept, used or sold in or about said Lease Premises any articles which may be prohibited by a standard form of policy of fire insurance.

d. Tenant shall not do or permit anything to be done in or about the Lease Premises which will in any way obstruct or materially interfere with the rights of other tenants or occupants of the building or injure or unreasonably annoy them or use or allow the Lease Premises to be used for any unlawful purposes (with the standard of unlawfulness determined by the State of Arizona and the local

Commercial Lease

25 SEP 24 PM 10:44

municipality in which the Lease Premises is located) nor shall Tenant cause, maintain, or permit any nuisance in, on or about the Lease Premises. Tenant shall not commit or suffer to be committed any waste in or upon the Lease Premises.

e. Tenant shall not use the Lease Premises or permit anything to be done in or about the Lease Premises which will in any way conflict with any law, statute, zoning restriction, ordinance, or governmental rule or regulation or requirements of duly constituted public authorities now in force or which may hereafter be enacted or promulgated. Tenant shall not (either with or without negligence) cause or permit the escape, generation, manufacture, storage, disposal or release of any biologically or chemically active or other hazardous substances or materials in, on or about the Lease Premises. Tenant shall not allow the storage or use of such substances or materials in any manner not sanctioned by law and by the highest standards prevailing in the industry for the storage and use of such substances or material, nor allow to be brought into the Building any such materials or substances except to use in the ordinary course of Tenant's business, and then only after written notice is given to Landlord of the identity of such substances or materials. Without limitation, hazardous substances and materials shall include those described in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 et seq., the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901 et seq., any applicable state or local laws and the regulations adopted under these acts. In all events, Tenant shall indemnify Landlord in the manner elsewhere provided in this Lease from any release of hazardous materials on the Lease Premises occurring while Tenant is in possession or elsewhere if caused by Tenant or persons acting under Tenant. The within covenants shall survive the expiration or earlier termination of the term of this Lease.

7. **Net Lease/Additional Rent.** This Lease is intended to be a net lease where Landlord is guaranteed to receive the Base Rent plus (i) expenses directly attributable to Tenant's occupancy of the Lease Premises and (ii) Tenant's pro-rata share of expenses, maintenance and capital improvements related to the building and adjacent property upon which the building is situated. In addition to the Base Rent, Tenant shall pay to Landlord as additional rent said expenses, maintenance and capital improvements incurred by Landlord during the term of this Lease. In addition to the foregoing, additional rent consists of the following:

a. Tenant's pro rata share of property taxes and assessments levied against the Building and Tenant's pro rata share of property insurance;

b. Tenant's pro rata share of property taxes and assessments and property insurance shall be calculated as a ratio, the numerator being the square footage of the Lease Premises and the denominator being the square footage of the building. The Lease Premises are agreed to be 2700 square feet, and the building is agreed to be 7900 square feet.

c. After the end of each calendar year, Landlord shall supply Tenant with a written assessment of the property taxes, assessments, expenses, maintenance and capital improvements incurred for the year less Tenant's payments previously made, and a breakdown of Tenant's share of such costs as additional rent. Tenant shall pay to Landlord in full within thirty (30) days of the receipt thereof the balance owed by Tenant, if any. Any excess paid by Tenant during the year, shall be credited towards future payments of additional rent. Notwithstanding the foregoing, Tenant shall have sixty (60) days after received of the Landlord's written assessment to dispute Landlord's provided written assessment of the property taxes, assessments, expenses, maintenance and capital improvements incurred for the

year, and payment by Tenant shall not be interpreted as Tenant's acceptance of such written assessment.

d. In the event this Lease is in effect only part of any calendar year, the net expenses shall be prorated based upon the time this Lease is in effect.

8. **Personal Property Taxes.** Tenant shall pay prior to delinquency all taxes assessed or levied upon Tenant's occupancy of the Lease Premises or upon Tenant's trade fixtures, furniture, equipment and all other personal property of Tenant contained in the Lease Premises or elsewhere. When possible, Tenant shall cause said trade fixtures, furnishings, equipment, and all other personal property to be assessed and billed separately from the real property of Landlord.

9. **Janitorial.** Tenant shall be required to keep the Lease Premises in a clean and satisfactory condition at Tenant's sole cost and expense.

10. **Damage or Destruction.**

a. Except as otherwise provided in this Lease, in the event that the Lease Premises or the Building in which the Lease Premises are contained are damaged by fire or other casualty fully covered by Landlord's insurance, such damage shall be repaired by and at the expense of Landlord. Until such repairs are completed, and except to the extent such damage is caused by Tenant or its agent or employees, the rent payable hereunder shall be abated in proportion to the portion of the Lease Premises which is rendered unusable by Tenant in the conduct of its business as determined by the Landlord in its reasonable discretion. In no event shall Landlord be obligated to spend more than the net insurance proceeds received by Landlord on account of any casualty to repair or restore the Lease Premises.

b. In the event such repairs cannot, in the reasonable opinion of Landlord, be substantially completed within sixty (60) days after the occurrence of such damage (without the payment of overtime or other premiums), Landlord may, at its option, exercisable by giving reasonable notice to Tenant, make such repairs with due diligence. In such event, this Lease shall continue in full force and effect and the rent payable by Tenant hereunder shall be abated in proportion to the portion of the Lease Premises which is rendered unusable by Tenant in the conduct of its business as determined by the Landlord in its reasonable discretion until such repairs are completed.

c. With respect to any damage which Landlord is obligated to repair or elects to repair, Tenant waives the provisions of Arizona Revised Statutes, Section 33-343 (which section deals with Tenant's rights to termination in the event of damage or destruction of the Premises).

d. Landlord shall not under any circumstances be required to make any repairs to or replacements of any paneling, decoration, office fixtures, railing, ceiling, or floor covering, partitions or any other property installed in the Lease Premises by Tenant.

e. Notwithstanding anything to the contrary above, in the event of damage to or destruction of all or any portion of the Lease Premises or the Building to the extent of twenty percent (20%) or more of the then insurable replacement value of the Building, Landlord shall have the right to terminate this Lease by written notice to Tenant, given within thirty (30) days after the date of such damage, destruction or declaration. Upon the giving of any such notice, this Lease shall terminate.

E. In the event that the damage or cost of repair is less than five percent (5%) of the replacement value, or in the event Landlord does not elect to terminate this Lease, the Lease shall remain in full force and effect and the Lease Premises shall be repaired and rebuilt in accordance with the other provisions of this Lease, and the rent payable by Tenant hereunder shall be abated in proportion to the portion of the Lease Premises which is rendered unusable by Tenant in the conduct of its business as determined by the Landlord in its reasonable discretion until such repairs are completed.

11. Liability Insurance.

a. **Tenant's Insurance.** Tenant shall obtain and keep in force during the term of this Lease a Commercial General Liability policy of insurance protecting Tenant and Landlord (as an additional insured) against claims for bodily injury, personal injury and property damage based upon, involving or arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than \$1,000,000 per occurrence with an "Additional Insured Landlord of Premises" endorsement. The policy shall not contain any intra-insured exclusions as between insured persons or organizations but shall include coverage for liability assumed under this lease as an "insured contract" for the performance of Tenant's indemnity obligations under this Lease. The limits of said insurance required by this Lease or as carried by Tenant shall not, however, limit the liability of Tenant nor relieve Tenant of any obligation hereunder. All insurance to be carried by Tenant shall be primary to and not contributory with any similar insurance carried by Landlord, whose insurance shall be considered excess insurance only.

b. **Insurance Endorsement.** Subject to the requirements of Paragraph 11(c) Tenant at its cost shall either by separate policy or, at Landlord's option, by endorsement to a policy already carried, maintain insurance coverage on all of Tenant's personal property, Tenant owned alternations and utility installations, if any, in, on, or about the Lease Premises. Such insurance shall be full replacement cost coverage with a deductible of not to exceed \$1,000 per occurrence. The proceeds from any such insurance shall be used by Tenant for the replacement of personal property or the restoration of Tenant owned alternations and utility installations. Tenant shall be the insuring party with respect to the insurance required by this Paragraph 11(b) and shall provide Landlord with written evidence that such insurance is in force.

c. **Insurance Policies.** Insurance required hereunder shall be with companies duly licensed to transact business in the state of Arizona, and maintaining during the policy term a "General Policyholders Rating" of at least B+, V, or such other rating as may be required by a Lender having a lien on the Premises, as set forth in the most current issue of "Best's Insurance Guide." Tenant shall not do or permit to be done anything which shall invalidate the insurance policies. Tenant shall cause to be delivered to Landlord certified copies of, or certificates evidencing the existence and amounts of, the insurance and with the additional insureds required. No such policy shall be cancelable or subject to modification except after thirty (30) days prior written notice to Landlord. Tenant shall, at least thirty (30) days prior to the expiration of such policies, furnish Landlord with evidence of renewals or "insurance binders" evidencing renewal thereof, or Landlord may order such insurance and charge the cost thereof to Tenant, which amount shall be payable by Tenant to Landlord upon demand.

d. **Tenant's Improvements.** The Landlord shall not be required to ensure Tenant owned alterations and utility installations, if any.

e. **Limitation of Damages.** Landlord shall not be liable for injury or damage to the person or goods, wares, merchandise or other property of Tenant, Tenant's employees, contractors, invitees, customers, or any other person in or about the Lease Premises, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, fire sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, whether the said injury or damage results from conditions arising upon the Lease Premises or upon other portions of the Building of which the Lease Premises are a part, or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is accessible or not. Landlord shall not be liable for any damages arising from any act or neglect of any other tenant of Landlord. Notwithstanding Landlord's negligence or breach of this Lease, Landlord shall under no circumstances be liable for injury to Tenant's business or for any consequential damages, punitive damages, loss of income or profit therefrom.

12. Liability and Indemnification.

a. Tenant shall indemnify and hold Landlord harmless from and against all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, charges and expenses, including reasonable attorneys' fees, which may be imposed upon or incurred by or asserted against Landlord arising from any breach or default by Tenant, from any use, non-use or condition of the Lease Premises created by or attributable to Tenant or Tenant's employees, customers, agents, invitees, licensees, guests or Tenants, and from any negligence, act or omission attributable to Tenant or Tenant's employees, customers, agents, invitees, licensees, guests or Tenants except for those caused by the Landlord's gross negligence or intentional malfeasance. In the event that any action or proceeding shall be brought against Landlord by reason of any claim referred to in this Paragraph 12, Tenant, upon written notice from Landlord, shall at Tenant's sole cost and expense resist or defend the same through counsel reasonably selected by Landlord. Landlord shall not be liable for any damage to or theft of any personal property, goods, commodities or materials in or about the Lease Premises except as caused by the gross negligence or intentional malfeasance of the Landlord or its employees or agents. Tenant agrees that Landlord and Landlord's agents, employees, and servants shall not be liable, and Tenant waives all claims for damage to property and business sustained during the term of this Lease by Tenant occurring in or about the Building, resulting directly or indirectly from any existing or future condition, defect, matter or thing in the Lease Premises, the Building or any part thereof, or from equipment or appliances becoming out of repair or from accident, or from any occurrence, act or omission of Landlord, Landlord's agents, employees or servants, any tenant or occupant of the Building or any other person except as caused by the Landlord's gross negligence or intentional malfeasance.

b. The term "Landlord" as used in this Lease so far as covenants or obligations on the part of Landlord are concerned shall be limited to mean and include only the owner or owners of the Building at the time in question, and in event of any transfer or conveyance the then grantor shall be automatically freed and released from all personal liability accruing from and after the date of such transfer or conveyance as respects the performance of any covenant or obligation on the part of Landlord contained in this Lease to be performed, it being intended hereby that the covenants and obligations contained in this Lease on the part of Landlord shall be binding on the then Landlord only during and in respect to its period of ownership. In the event of a sale or conveyance by Landlord of the Building, the same shall operate to release Landlord from any future liability upon any of the covenants or conditions herein contained and in such event, Tenant agrees to look solely

to the responsibility of the successor in interest of Landlord in and to this Lease. This Lease shall not be affected by any such sale or conveyance, and Tenant agrees to attorn to the purchaser or grantee, which purchaser or grantee shall be personally obligated on this Lease only so long as it is the owner of Landlord's interest in and to this Lease. Furthermore, Tenant agrees to look solely to Landlord's interest in the building for the recovery of any judgment from Landlord, it being agreed that Landlord and its principals shall never be personally liable for any such judgment.

13. Eminent Domain. If the Lease Premises shall be taken, or if a substantial portion thereof shall be taken, which shall prevent Tenant from conducting its business under this Lease, by proper authority for public or quasi-public use, and not by any direct or indirect cause of Tenant, Tenant may terminate this Lease by giving Landlord written notice of such termination within two (2) months after such taking and the rent shall abate during the unexpired portion of this Lease, effective from the date when possession of the part so taken shall be required for the use and purpose for which it has been taken. If only a part of the Lease Premises is so taken and the part not so taken shall be sufficient for the reasonable use of the remainder for the purpose of Tenant's business under this Lease, this Lease shall remain in full force and effect, except that the rent shall be reduced in proportion of Building square footage to which the Lease Premises so taken bears to the Lease Premises originally leased. All compensation awarded for any such taking shall belong to and be the property of Landlord.

14. Repairs.

a. Landlord shall make all necessary repairs to the roof, structural components and exterior walls, parking areas, common areas and sidewalks appurtenant to the building of which the Lease Premises are a part except interior walls, glass, windows, and doors. Notwithstanding anything to the contrary, any damage caused or permitted by Tenant, or by Tenant's employees, agents or invitees, to the Lease Premises or to the building shall be repaired by Tenant, or at Landlord's election, Landlord may repair such damage at the expense of Tenant and Tenant shall promptly reimburse Landlord for such expense upon Landlord's demand.

b. Tenant, at Tenant's expense, shall maintain and keep the Lease Premises in good order, condition and repair, including but not limited to doors, windows, glass, interior plumbing, lighting, HVAC, Grease Traps and electrical wiring. Tenant shall keep the Lease Premises in a neat and sanitary condition including keeping the exterior of the building immediately adjacent to the Lease Premises neat, clean and free of debris. All repairs, restorations and replacements shall be in quality and class equal to the original work existing at the time that Tenant first took possession of the Lease Premises. Tenant shall always maintain a Rodent Prevention service. Tenant shall maintain a Grease Trap Maintenance company for quarterly drainage and maintenance service.

c. Tenant agrees to notify Landlord reasonably promptly of any defective condition known to Tenant which Landlord is required to repair, and the failure to report such known defects shall make Tenant responsible to Landlord for any additional liability, cost or expense incurred by Landlord by reason of Tenant's failure to notify Landlord of such known defect. Landlord shall be under no duty to inspect the Premises.

15. Tenant's Improvements. Tenant, at Tenant's expense, may make such other alterations and improvements to the interior of the Lease Premises as may be necessary or desirable for the conduct of the business of Tenant; provided, however, that Tenant shall make no alterations or improvements which may impair the structural strength of the Building, which may affect the roof or the electrical, mechanical, plumbing, or HVAC systems of the Building, or which may conflict with any existing

provisions of any mortgages on or against the Lease Premises; and, provided further, that Tenant shall first obtain Landlord's written consent for such alterations and improvements, which consent shall not be unreasonably withheld by Landlord. All Tenant's improvements and alterations shall be made by licensed, bonded and insured contractors. Landlord may require, as a condition to consenting to such alterations and improvements, that the work be done by under Landlord's direction, but at the expense of Tenant, and Landlord also may require that Tenant give security (such as payment and performance bonds) that the work will be completed expeditiously, subject to any delays beyond the control of Tenant, and in compliance with all laws and ordinances and all rules and regulations of any and all governmental authorities having jurisdiction of or over the Lease Premises. All such alterations and improvements shall be and remain the property of the Landlord and shall not be removed by Tenant at the termination of the term of this Lease, unless Landlord so directs in writing. Tenant, at the expense of Tenant, shall repair all damage to the Lease Premises which shall have been occasioned by the installation or removal of improvements or alterations. Landlord shall not be responsible or liable for any loss of, or damage to, Tenant's improvements or alterations.

16. Liens. If the Lease Premises, or any part thereof, or Tenant's leasehold interest therein, shall at any time during the term of the Lease become subject to the lien of any vendor, mechanic, laborer, or material man based upon the furnishing of materials or labor to Tenant or the Lease Premises and contracted for by Tenant, Tenant shall cause the same, at Tenant's expense, to be discharged or bonded over within fifteen (15) days after notice thereof.

17. Default.

a. If Tenant fails to pay any rents when due within five (5) days of the due date, or if Tenant defaults in the performance of any other term or covenant of this Lease, and any such default is not cured within ten (10) days after written notice thereof from Landlord to Tenant, then, in any such event Landlord may, at Landlord's option, terminate this Lease and/or re-enter the Lease Premises and remove all persons and all or any property therefrom either by summary dispossession proceedings or by any other suitable action or proceeding at law or by force or otherwise, without being guilty of trespass or liable to indictment, prosecution, or damage therefore, and repossess and enjoy the Lease Premises, together with all improvements, additions, alterations, installations and fixtures, without such re-entry and repossession working a forfeiture or waiver of the rents to be paid and the covenants to be performed by Tenant during the full term of this Lease, and upon such termination or re-entry, Tenant will quit and surrender the Lease Premises to Landlord, but Tenant shall remain liable as hereinafter provided. Upon termination of this Lease or expiration of Tenant's right to occupy the Lease Premises by reason of the happening of any of the foregoing events, or in any other manner or circumstances whatsoever, whether with or without legal proceedings, by reason of or based upon or arising out of a default or breach of this Lease on the part of Tenant, or upon the happening of any default hereunder, Landlord may, at its option, at any time and from time to time, relet the Lease Premises or any part or parts thereof, for the account of Tenant or otherwise, and receive and collect the rent therefor, applying the same first to the payment of such expenses as Landlord may have incurred in recovering possession of the Lease Premises, including attorneys' fees and expenses for putting the same into good order and condition or preparing or altering the same for re-rental to the extent Landlord deems necessary or desirable and all other expenses, commissions and charges paid, assumed or incurred by Landlord in or about re-letting the Lease Premises and then to the fulfillment of the covenants of Tenant hereunder. Any such re-letting herein provided for may be for the remainder of the term of this Lease, as originally granted, or for a longer or shorter period. Landlord shall have the right to change the character and use made of the Lease Premises, and Landlord shall

Sept 2010-44

not be required to accept any substitute tenant offered by Tenant or to observe any instructions given by Tenant up to the later of the time of such termination of the Lease or of such recovery of possession of the Lease Premises by Landlord, as the case may be, and thereafter, except in a case in which liability of Tenant as hereinafter provided arises by reason of the happening of the insolvency of Tenant, the covenants and agreements, if required by Landlord, to pay to Landlord until the end of the initial term of this Lease, and/or any renewal term, as the case may be, the equivalent of the amount of all net reserved hereunder, and all other charges required to be paid by Tenant, less the net proceeds of retelling if any. Landlord shall have the election in place of and instead of holding Tenant so liable forthwith to recover against Tenant as damages for loss of the bargain and not as a penalty, an aggregate sum which at the time of such termination of this Lease or of such recovery of possession of the Lease Premises by Landlord, as the case may be, represents the then present worth of the excess, if any, of the aggregate of the rent and all other charges payable to Tenant hereunder that would have accrued for the balance of the initial term, and/or any renewal term, as the case may be, over the then present worth of the fair market rents and all other charges for the Lease Premises for the balance of such term. In addition, upon any default hereunder, Landlord shall have the right to exercise in connection therewith or separately any other rights or remedies provided by law or in equity.

b. The rights and remedies of Landlord shall include, but are not limited to, enforcement of any rights and privileges hereunder by mandatory injunction, restraining order or other equitable relief. In the event of re-entry by Landlord as herein above provided, Landlord shall not be or become responsible for or incur any liability to Tenant or other persons for any personal property, goods, commodities or materials in or about the Lease Premises at the time of re-entry, the Landlord may store or dispose of such personal property, goods, commodities or materials at the expense of Tenant with payment therefore to be made by Tenant upon demand of Landlord.

18. **Insolvency.** In addition to any other rights or remedies of Landlord hereunder, if Tenant shall at any time during the term of this Lease be or become insolvent, or if Tenant shall compound Tenant's debts or sign over Tenant's estate or effects for payment thereof, or if any sheriff, marshal, constable or any other officer take possession of the Lease Premises by virtue of any execution or attachment, or if any receiver or trust is appointed of any property of Tenant, or in the event Tenant shall be adjudged bankrupt, then and in any such event it shall be lawful for Landlord at Landlord's election to enter into and upon the Lease Premises, or any part thereof, and to have, hold and possess and enjoy the same, and this Lease shall thereupon be terminated, anything herein contained to the contrary notwithstanding.

19. **Legal Expenses.** In the event of any suit or arbitration instituted by either Landlord or Tenant against the other in any way connected with this Lease, or for the recovery of rent or possession of the Lease Premises, the successful party to any such action shall recover from the other party reasonable attorneys' fees and court costs in connection with said suit.

20. **Landlord's Right.** In the event that Tenant does not pay before delinquent any taxes, assessments or other charges to be paid hereunder by Tenant, Landlord shall have the right to make such payment and to thereupon charge Tenant for the amount of such payment, together with interest thereon from the date of such payment to the date of repayment by Tenant to Landlord at the rate of eighteen percent (18%), per annum. Notwithstanding the above, Landlord shall give Tenant at least three (3) business days' notice and opportunity to cure any unpaid charges pursuant to this Section 21 before Landlord pays such charges, unless it would materially or irreparably affect Landlord or the Lease Premises for Landlord to delay such payment for three (3) business days provided, however,

that this provision shall not require Landlord to provide any notice to Tenant for its failure to timely pay Base Rent.

21. Subordination.

a. This Lease and the estate granted hereby shall be subject and subordinate to the lien of any mortgage or mortgages which now or hereafter may constitute a lien on the Lease Premises, and to any agreements at any time made, modifying, supplementing, extending or renewing any such mortgages; provided, however, that Landlord shall use commercially reasonable efforts (taking into consideration Tenant's use of the Premises) to attempt to obtain from the mortgagee under any such mortgage an agreement in substance that, so long as Tenant shall not be in default in the terms of this Lease, this Lease and the estate hereby granted shall not be terminated. The provisions for the subordination of this Lease and the estate hereby granted shall be self-operative and no further instruments shall be required to effect such subordination; provided, that the parties hereto shall, upon request by any mortgagee at any time or times, execute and deliver any and all instruments that may be reasonably necessary or properly effect such subordination or to confirm or evidence the same.

b. Tenant shall at any time upon not less than ten (10) days prior written notice from Landlord execute, acknowledge and deliver to Landlord a statement in writing: (1) Certifying that this Lease is unmodified and in full force and effect (or, if modified stating the nature of such modification and certifying that this Lease as so modified in full force and effect) and the date to which the rent and other charges are paid in advance, if any, and (2) acknowledging that there are not any uncured defaults on the part of the Landlord hereunder, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by a prospective purchaser or encumbrance of the Lease Premises. Tenant's failure to deliver such statement within such time shall be conclusive upon Tenant: (a) This Lease is in full force and effect, without modification except as may be represented by Landlord; and (b) There are no uncured defaults in Landlord's performance. If Landlord desires to sell, finance or refinance the Lease Premises, or any part thereof, Tenant hereby agrees to deliver to any purchaser or lender designated by Landlord such financial statements of Tenant. All such financial statements shall be received by Landlord in confidence and shall be used only for the purposes therein set forth.

22. **Signs.** No signs, advertisements or notices shall be placed by Tenant visible from the outside of the building, whether walls, roofs, windows, sidewalks, doors or otherwise, except such as shall first be approved in writing by Landlord, which approval may be given or withheld in Landlord's sole discretion. If such approval by Landlord is given, such signs, advertisements or notices shall be installed and maintained at Tenant's expense and shall conform to all applicable governmental laws, rules and regulations.

23. **Right of Entry.** Landlord may, during the term of this Lease, at all reasonable times and during usual business hours, enter upon the Lease Premises for the purpose of inspection of same or for the purpose of showing same to prospective lenders and purchasers, and in addition, may, at any time within the last six (6) months of the term of this Lease show the Lease Premises to prospective Tenants. Notwithstanding the above, Landlord shall use reasonable efforts to coordinate such visits in advance with Tenant so that such visits may be conducted in accordance with Arizona law regarding business operations of the type conducted by Tenant at the Lease Premises.

24. Surrender of Premises and Holding Over.

With copy to:

Bonnie Kingcannon
Thrive Property Management
(623)329-8066
arizonapropertymanager@gmail.com

If to Tenant:

Streets of New York Restaurants, Inc
11811 N Tatum Blvd Suite P-180
Phoenix, Arizona 85028
(602) 953-8777 Office
(602) 619-4599 Cell

With copy to:

All rental payments shall be made to Landlord at the above address. The addresses may be changed from time to time by either party by serving notice as above provided. All notices shall be effective if mailed as aforesaid on the second business day following deposit in the mail or otherwise upon actual receipt by the recipient.

27. Delays; Default by Landlord.

a. Landlord shall not be responsible for any delay or failure in the observance or performance of any term or condition of this Lease to be observed or performed by Landlord to the extent that such delay results from action or order of governmental authorities civil commotion, strikes, fires, acts of God or the public enemy act or default of any Tenant in the Building inability to procure labor, material fuel, electricity, or other forms of energy or any other cause beyond the reasonable control of Landlord, whether or not similar to the matters herein specifically enumerated. Any delay shall extend by like time any period of performance by Landlord and shall not be deemed a breach of or failure to perform this Lease or any provisions hereof.

b. In the event of any default under this Lease by Landlord, Tenant, before exercising any rights that it may have at law to cancel this Lease, shall have given written notice of such default to Landlord and shall have offered Landlord a reasonable opportunity to correct and cure the default said reasonable opportunity to cure shall be no less than thirty (30) days of if such default cannot be cured within that time, then any such additional time as may be necessary. Tenant also agrees to give, the holders of any mortgages or deeds of trust ("mortgages") by registered mail, a copy of any notice of default served upon Landlord, provided that prior to such notice Tenant has been notified in writing of the addresses of such mortgages. Tenant further agrees that if Landlord shall have failed to cure such default within the aforesaid time limit, then the mortgagees shall have an additional thirty (30) days within which to cure such default or if such default cannot be cured within that time, then such additional time as may be necessary, if within such thirty (30) days any mortgagee has commenced and is diligently pursuing the remedies necessary to cure such default (including but not limited, to

a. Except as provided hereinafter, upon the expiration or earlier termination of this Lease, Tenant shall quit and surrender the Lease Premises, "broom-clean," in good condition and repair (reasonable wear and tear excepted). If the Lease Premises are not surrendered at the end of the Lease term, Tenant shall indemnify Landlord against loss or liability resulting from delay by Tenant in so surrendering the Lease Premises, including, without limitation, any claims made by an succeeding tenant based on such delay.

b. If Tenant or any successor in interest of Tenant, should remain in possession of the Lease Premises after the expiration of the Lease term without executing a new lease, then such holding over shall be construed as a tenancy from month to month, subject to all the covenants, terms, provisions and obligations of this Lease except base rent, which shall be subject to an automatic increase of twenty-five percent (25%) per month, over and above the amount paid in the last full calendar month of the Lease term. Nothing contained herein shall be construed as Landlord's permission for Tenant to hold over.

25. Certain Rights Reserved by Landlord. Landlord reserves the following rights exercisable without notice and without liability to Tenant and without effecting an eviction, constructive or actual, or disturbance of Tenant's use or possession, or giving rise to any claim for setoff or abatement of rent: (A) to control, install, affix and maintain any and all signs on the property, or on the exterior of the Building and in the corridors, entrances and other common areas thereof, except those signs within the Lease Premises not visible from outside the Lease Premises; (B) to reasonably designate, limit, restrict and control any service in or to the Building, any restriction, designation, limitation or control imposed by reason of this subparagraph shall be imposed uniformly on Tenant and other tenants occupying space in the Building; (C) to retain at all times and to use in appropriate instances keys to all doors within and into the Lease Premises; no locks shall be changed without the prior written consent of Landlord; this provision shall not apply to Tenant's safes or other areas maintained by Tenant for the safety and security of monies, securities, negotiable instruments or like items; (D) to make repairs, improvements, alterations, additions or installations, whether structural or otherwise, in and about the Building, or any part thereof, and for such purposes to enter upon the Lease Premises, and during the continuation of any of said work, to temporarily close doors, entryways, public spaces and corridors in the Building and to interrupt or temporarily suspend services and facilities; and (E) to approve the size and location of safes and other heavy equipment and articles in and about the Lease Premises and the Building and to require all such items to be moved into and out of the Building and the Lease Premises only at such times and in such manner as Landlord shall direct in writing.

26. Notices. Any notice required or permitted to be given or served by either party to this Lease shall be deemed to have been given or served when made in writing, by certified or registered mail or overnight delivery, addressed as follows:

If to Landlord:

James Spitzig
110 W 11th Street, Suite 450
Los Angeles, CA 90015
(213)300-6325
jlevel3@gmail.com

commencement of foreclosure proceedings if necessary to effect such cure) in which event this Lease shall not be terminated while such remedies are being so diligently pursued.

28. **Disputes.** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration by one arbitrator, such arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, nothing shall prohibit any party from applying directly to the Maricopa County Superior Court of the State of Arizona for any injunctive relief without the necessity of resorting to arbitration.

29. **Parking.**

a. Tenant acknowledges that there is parking available in the uncovered parking area adjoining the building. Tenant, other tenants, and visitors of the building may park in such spaces without charge on a non-exclusive basis. Tenant shall use reasonable efforts to not overutilize available parking spaces to the detriment of other users of the building. Tenant has designated parking for Street of New York Customer Only, identified with stall signage. Tenant has the right to occupy more parking as needed.

b. Tenant's use of all parking areas shall be subject to any rules and regulations, including (if desired by Landlord at any time throughout the Lease term) regulations governing the designation of specific parking spaces. Landlord shall not be responsible for any vandalism or other damages from any cause occurring to automobiles or their contents while located in such parking spaces or moving in the parking area.

30. **Miscellaneous.**

a. **Brokerage Commission.** Each of the parties represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from all liabilities arising from any such claim (including, without limitation, the cost of counsel fees in connection therewith).

b. **No Waiver.** Any waiver by any of the parties hereto of any breach of this Lease, or of any right of any party, must be in writing, and in any event shall not constitute a waiver of any other breach or of any other right.

c. **Entire Agreement.** This Lease and the attached Addendum contain the entire agreement between the parties hereto and no term or provision hereof may be changed, waived, discharged or terminated unless the same be in writing executed by both parties hereto.

d. **Benefits.** Subject to Paragraph 17 hereof, this Lease shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

e. **Severability.** If any term or provision of this Lease shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and each other term and provision of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

f. **Abandonment.** Tenant shall not vacate or abandon Lease Premises at any time during the Commercial Lease

term of this Lease, nor permit the Leased Premises to remain unoccupied for a period longer than fifteen (15) consecutive days during the term of this Lease; and if Tenant shall abandon, vacate or surrender the Lease Premises, or be dispossessed by process of law, or otherwise, any personal property belonging to Tenant and left on the Lease Premises shall be deemed abandoned.

g. **Tenant Authority.** Tenant represents and warrants to Landlord that this Lease has been duly authorized by all necessary parties and that this Lease constitutes and will constitute a binding obligation of Tenant.

h. **Governing Law.** The validity, construction, interpretation and performance of this Lease shall be determined under the laws of the State of Arizona without regard to choice of law principles. Any legal action shall be commenced in the courts of the state of Arizona in Maricopa County, Arizona.

i. **Necessary Documents.** Each party will execute promptly any and all documents of any kind as character which may be necessary or proper to carry out the terms of this Lease.

j. **Time.** Time is of the essence of this Lease.

k. **Counterparts.** This Lease may be executed in counterparts. Each such counterpart hereof shall be deemed an original, but all counterparts shall constitute but one Lease.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LANDLORD:

PHX-JDS Development,
LLC

TENANT:

Streets of New York Restaurants, Inc

James J. [redacted] - Owner

Louie Glaser - President/CEO

March 10, 2025