



The Commonwealth of Massachusetts
Department of the State Treasurer
Alcoholic Beverages Control Commission
Boston, Massachusetts 02114

Deborah B. Goldberg
Treasurer and Receiver General

Kim S. Gainsboro, Esq.
Chairman

DECISION

MHF LOGAN OPERATING V LLC D/B/A HAMPTON INN REVERE
230 LEE BURBANK HIGHWAY
REVERE, MA 02151
LICENSE#: 102200101
HEARD: 07/26/2016

The Alcoholic Beverages Control Commission (the "Commission") held an Informational Hearing on Tuesday, July 26, 2016 regarding MHF Logan Operating V LLC d/b/a Hampton Inn Revere's (the "Applicant") petition for a transfer to it of an all alcohol innholder license under M.G.L. c. 138, §12 as well as an alteration of premises and pledge of the license. The Applicant has a multi-tiered ownership structure. At the hearing, the Applicant requested that the Commission grant an exemption to the Personal Information form and CORI form disclosure requirements for certain of the upper tier owners and requested time in which to submit additional information to the Commission about the ownership structure. The Commission gave the Applicant until September 1, 2016 to submit those documents. The Applicant then requested two additional extensions to submit the documentation, which the Commission granted. The Commission received information from the Applicant on September 20, 2016 and September 30, 2016, and the record is now closed.

In the Applicant's most recent submission, it clarified that it is seeking an exemption to the PIF and CORI disclosure requirements relative to the following entities:

1. Limited Partners of Lubert-Adler Real Estate Fund VII, L.P.;
2. Limited Partners of Lubert-Adler Real Capital VII Estate, LLC;
3. Limited Partners of Magna Fund V, LP; and
4. 9 members of Magna General Partner.

(Beneficial Interest Disclosure Exemption Request form (the "Form")). The Commission has reviewed all of the documentation submitted by the Applicant, has considered the testimony and representations made at the hearing, and has determined that:

1. Three of the entities for which the Applicant seeks an exemption (numbered 2-4 above) are not on the organization chart that the Applicant submitted to the Commission on September 30, 2016. (Form; Organization Chart).
2. The percentage of ownership for each of the entities listed on the organization chart does not match the percentages of ownership listed on the Form. (Form; Organization Chart).

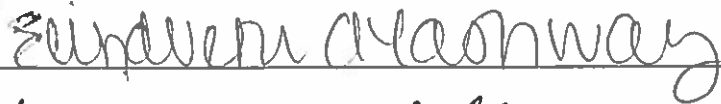
3. Entities named in the Affidavit of Robert Indeglia and in Exhibit A that apparently have ownership interests in the Applicant are not on the organization chart. (Indeglia Affidavit; Exhibit A; Organization Chart).

The entity names on the organization chart, affidavits, exhibits, and exemption request form should all match. To the extent acronyms are used, those entity names should be identified as defined terms so as to avoid confusion. The percentage of ownership for each entity should be accurately identified in all of the Applicant's submissions. If there are upper levels of ownership not identified on the organization chart, the ownership chart should be amended to include all levels of ownership. Moreover, with regard to the question on the Form asking why each of the entities for which it seeks an exemption should be granted such an exemption, the Applicant needs to provide a complete and thorough answer for each of the entities for which it seeks an exemption and not merely refer to its other submissions.

Therefore, after the hearing and deliberations, the Commission votes on today's date to issue a "Return No Action" on the Application.

ALCOHOLIC BEVERAGES CONTROL COMMISSION

Elizabeth Lashway, Commissioner



Kathleen McNally, Commissioner



Dated: October 19, 2016

You have the right to appeal this decision to the Superior Courts under the provisions of Chapter 30A of the Massachusetts General Laws within thirty (30) days of receipt of this decision.

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cc: Local Licensing Board
Frederick G. Mahony, Chief Investigator
Caroline Guarino-Wilichoski, Investigator
Joseph H. Devlin, Esq. via facsimile (617) 514-2825
Administration, File