

**POST ROAD COMPANY, LLC  
55 ANDERSON STREET  
BOSTON MA 02114**

**SEPTEMBER 3, 2024**

**BEACON HILL CIVIC ASSOCIATION**

**RE: 39 CHARLES STREET**

**TO WHOM IT MAY CONCERN:**

**1. CONCERNS**

- A. CEDAR LANE CONCERNS – WE WILL PROVIDE PHOTOGRAPHIC EVIDENCE AT THE MEETING THAT STAFF CANNOT ACCESS THIS AREA AND WE WILL PLEDGE IN A GOOD NEIGHBOR AGREEMENT THAT NEITHER STAFF NOR DELIVERIES WILL BE ALLOWED THERE.**
  
- B. GARBAGE – HELD INDOORS UNTIL RIGHT BEFORE PICK UP.**
  
- C. OPERATOR FINANCIALS – FULLY VETTED AND APPROVED BY THE MASSACHUSETTS ALCOHOLIC BEVERAGES CONTROL COMMISSION FOR A LIQUOR LICENSE. POST ROAD COMPANY LLC HOLDS A CURRENT LICENSE TO SELL BEER AND WINE IN BEACON HILL. JASON INDELICATO IS THE MANAGER OF RECORD ON THIS LICENSE. LANDLORD HAS CONFIDENCE IN JASON.**
  
- D. OPERATOR EXPERIENCE – CHRIS SPAGNUOLO WILL ASSIST AS THE OPERATIONS MANAGER AND CONSULTANT. JASON WILL TAKE THE LEAD ON THE BUILDOUT OF THE RESTAURANT. CHRIS HAS OWNED AND OPERATED A BEACON HILL RESTAURANT WITH A LIQUOR LICENSE FOR NUMEROUS YEARS. HIS BIO IS ATTACHED.**
  
- E. OVERSATURATION – ONLY THREE RESTAURANTS ON THE PROPOSED BLOCK AND ONE RESTAURANT ON THIS SIDE OF THE STREET. BEACON HILL PUB, BIN 26, KING AND EYE AND PANIFICIO HAVE ALL CLOSED IN THE NEIGHBORHOOD.**

F. VENTILATION – FORMER LAUNDROMAT, LANDLORD HAS PLEDGED A NEW CENTER VENTILATION SYSTEM WILL BE INSTALLED AT A COST OF \$100,000.

G. FINANCING – LANDLORD WILL PROVIDE FULL BUILDOUT AS TENANT IMPROVEMENTS; POST ROAD WILL PROVIDE START UP EQUITY OF \$300,0000.

2. OPERATIONS MANAGER AND CONSULTANT CHRIS SPAGNUOLO (BIO ATTACHED)
3. POST ROAD COMPANY HAS ESTABLISHED A PARTNERSHIP WITH SAVENOR'S TO DISTRIBUTE PRODUCT AT THE "BEACON HILL MARKET" AT 55 ANDERSON STREET AND POST ROAD COMPANY WILL SERVE SAVENOR'S PRODUCT AT THE HILL KITCHEN AT 39 CHARLES STREET.
4. PETITION WITH OVER 100 SIGNATURES IN THE NEIGHBORHOOD. LETTERS OF SUPPORT FROM: EMPIRE REALTY TRUST, THE SEVENS, FORD REALTY AND ABUTTERS.

SINCERELY,



POST ROAD COMPANY, LLC  
BY, JASON INDELICATO(MANAGER)