

Fees Due	
Renewal Fee	312.50
Storage Permit \$100 X <u>1</u>	\$ <u>100</u>
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
<b>Amount Due/Paid</b>	<b>\$ <u>412.50</u></b>

**Submit to Local Licensing Authority**

**PAGOSA LIQUOR  
 30 NORTH PAGOSA BLVD  
 Pagosa Springs CO 81147**

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

## Retail Liquor or Fermented Malt Beverage License Renewal Application


Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name <b>PAGOSA LIQUOR INC</b>		Doing Business As Name (DBA) <b>PAGOSA LIQUOR</b>		
Liquor License # <b>07-93904-0000</b>	License Type <b>Liquor Store (county)</b>	Sales Tax License # <b>07939040000</b>	Expiration Date <b>04/29/2022</b>	Due Date <b>03/15/2022</b>
Business Address <b>30 B NORTH PAGOSA BLVD Pagosa Springs CO 81147</b>				Phone Number <b>9709464930</b>
Mailing Address <b>30 NORTH PAGOSA BLVD Pagosa Springs CO 81147</b>			Email <b><i>pagosaliquor@gmail.com</i></b>	
Operating Manager <b><i>Corey Stocker</i></b>	Date of Birth	Home Address	Phone Number	
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented* *If rented, expiration date of lease _____				
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

**Affirmation & Consent**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business <b>Corey Stockton</b>	Title <b>President</b>
Signature 	Date <b>3-9-22</b>

**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

Local Licensing Authority For <b>Archuleta County</b>	Date <b>4-5-22</b>	
Signature	Title <b>Chairman, BoCC</b>	Attest

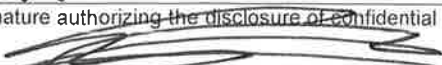
## Tax Check Authorization, Waiver, and Request to Release Information

I, Corey Stockton am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Pagosa Liquor (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>Pagosa Liquor</u>		Social Security Number/Tax Identification Number [REDACTED]	
Address <u>30 B N Pagosa Blvd</u>			
City <u>Pagosa Springs</u>		State <u>CO</u>	Zip <u>81147</u>
Home Phone Number [REDACTED]		Business/Work Phone Number <u>970 731 4801</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>Corey Stockton</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) 			Date signed <u>3.9.22</u>

### Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Pagosa Liquor, Inc.

is a

Corporation

formed or registered on 12/08/2006 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20061502393 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/15/2022 that have been posted, and by documents delivered to this office electronically through 03/16/2022 @ 09:37:37 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/16/2022 @ 09:37:37 in accordance with applicable law. This certificate is assigned Confirmation Number 13870548 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

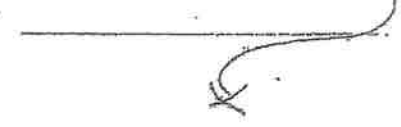


31' 6"

12' 0"

4' 6" - 6"

WALK-IN COOLER



PAGOSA LIQUOR



EXISTING "N. PAGOSA"

Marathon  
Suzuki CONVENIENCE

GAS STATION

15' 0"

3' 0"

ENTRY

3' 0"

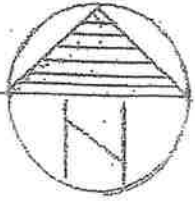
15' 0"

6' 0"

# FLOOR PLAN

SCALE :

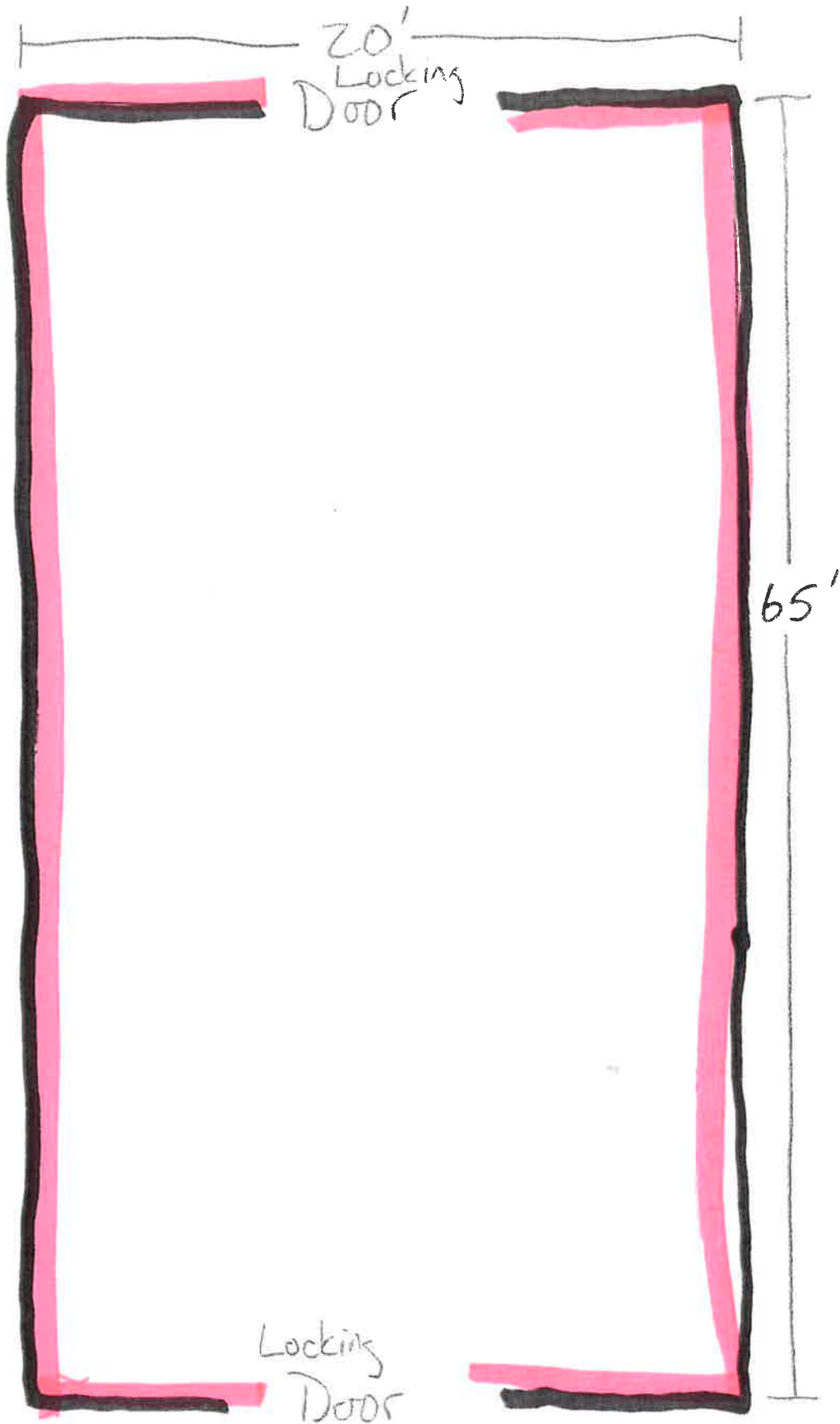
1/8" = 1'-0"



PAGOSA LIQUOR  
30 N PAGOSA BLVD  
PAGOSA SPRINGS, CO. 81147

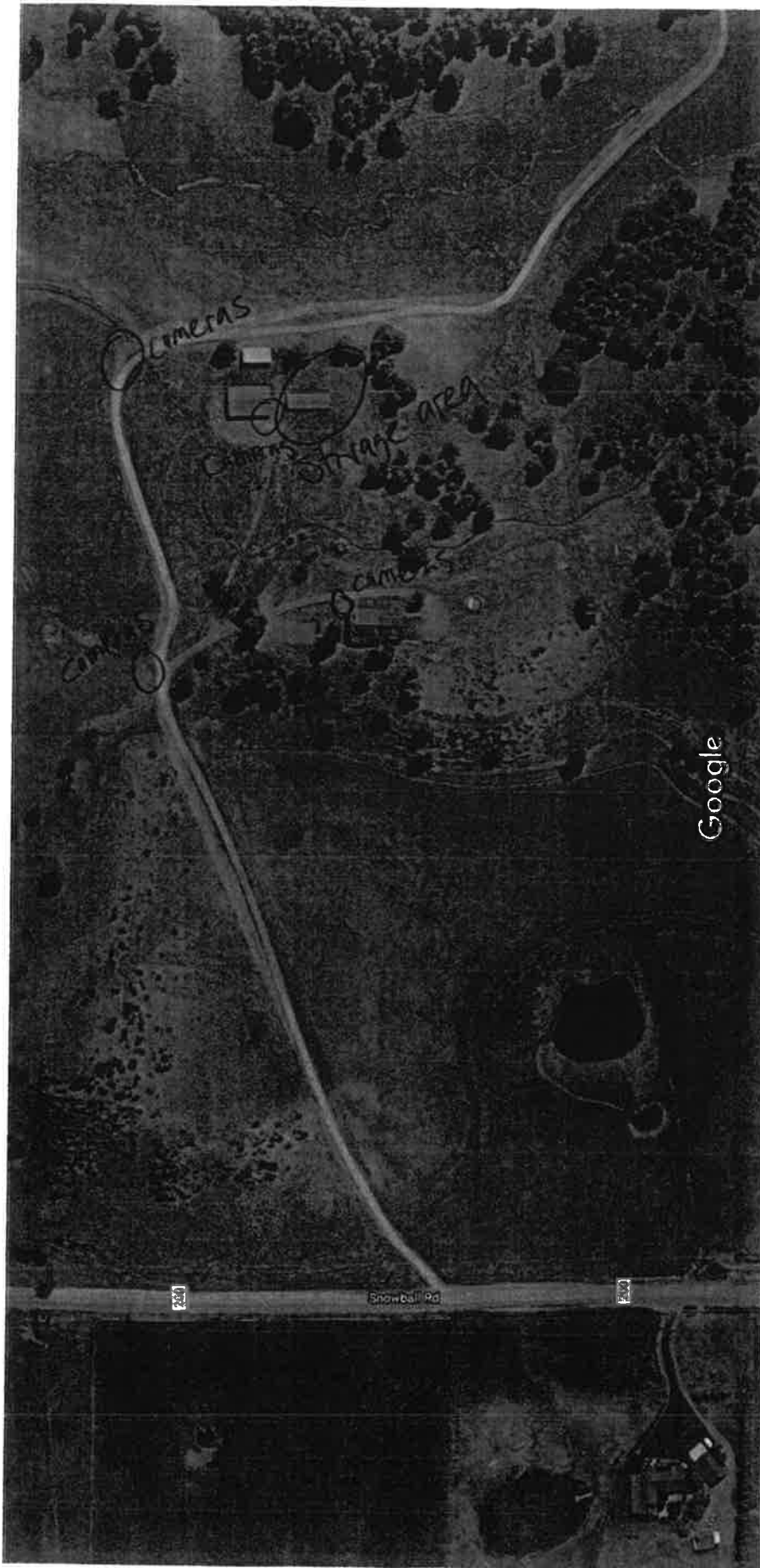
Storage Area Liquor & Wine

1339 B Carty Road 20D Pagosa Springs, CO 81147



1339 B County Road 200 Pagosa Springs, CO 81147

Google Maps



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, USDA Farm Service Agency, Map data ©2019 100 ft

property has multiple camera locations with view of storage area. Storage area has locking doors.

# Commercial Lease Agreement

This Lease is made this 1 day of March (Month), 2021 (Year) by and between Corey Stockton (hereinafter "Landlord") and Pagosa Liquor (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises:

30 B N Pagosa Blvd, Pagosa Springs Co 81147

2. The term of the Lease shall be for 10 years commencing 03/01/21 and ending 03/01/31

3. The Tenant shall pay to Landlord as rent \$ [REDACTED] per year in equal monthly installments of \$ [REDACTED] payable in advance 30 days (Time Period).

4. This Lease is subject to all present or future mortgages affecting the premises.

5. Tenant shall use and occupy the premises only as a Retail Liquor Store (Tenant Rental Status) subject at all times to the approval of the Landlord.

6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord.

7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:

none

8. The Tenant, at his own expense, shall furnish the following:

operating equipment + supplies

9. The Tenant shall purchase at his own expense public liability insurance in the amount of \$ 1,000,000 as well as fire and hazard insurance in the amount of \$ [REDACTED] for the premises and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.

10. The Tenant shall not permit or commit waste to the premises.

11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.

12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.


13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.


14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other remedies permitted by Law.

16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 1 day of March (Month) 2021 (Year).

  
Tenant

  
Landlord

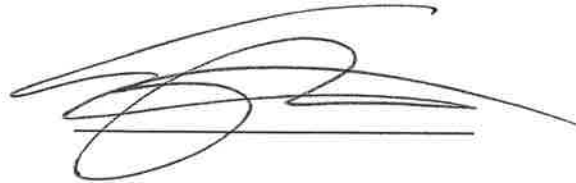
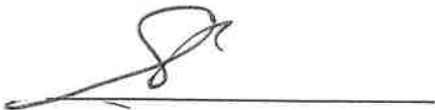


This Lease Agreement is made on the 26<sup>th</sup> day of September 2019, between Corey Stockton and Sara Stockton, whose offices are located at 30 North Pagosa Blvd, Pagosa Springs, Co 81147, referred to herein as Landlord and Pagosa Liquor, Inc. with its principal office located at 30 North Pagosa Blvd, Pagosa Springs, Co 81147, referred to herein as Tenant.

1. Description of Premises and use. Landlord hereby leases to Tenant a 1300 square foot storage facility measuring 65'x 20' located at 1339B County Road 200, Pagosa Springs, CO, 81147. Use shall be to warehouse bulk liquor and wine.
2. Term. The term of the Lease shall be ten years, commencing of the 26<sup>th</sup> day of September, 2019 and terminating on the 30<sup>th</sup> day of September, 2029. This term shall be automatically extended on a year to year basis unless notice to vacate is given by Landlord to Tenant at least sixty days prior to the end of the term or any subsequent term.
3. Rent. During the term of this lease, Tenant shall pay to Landlord (\$1) one dollar annually.

LANDLORD

TENANT

A large, stylized handwritten signature in black ink, appearing to be 'CS', written over a horizontal line.A large, stylized handwritten signature in black ink, appearing to be 'SS', written over a horizontal line.A smaller, stylized handwritten signature in black ink, appearing to be 'CS', written over a horizontal line.A smaller, stylized handwritten signature in black ink, appearing to be 'SS', written over a horizontal line.