



Pima County Clerk of the Board

Melissa Manriquez

Katrina Martinez
Deputy Clerk

Administration Division
130 W. Congress, 1st Floor
Tucson, AZ 85701
Phone: (520)724-8449 • Fax: (520)222-0448

Management of Information & Records Division
1640 East Benson Highway
Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 791-6666

January 7, 2022

Jared Michael Repinski
LPT Quik Mart No. 1302
PO Box 6252
Chandler, AZ 85246

RE: Arizona Liquor License Job No.: 174620
d.b.a. LPT Quik Mart No. 1302

Dear Mr. Repinski:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 10, Beer and Wine Store, which was received in our office on December 13, 2021. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, February 1, 2022, at 9:00 a.m. or thereafter, and will be held virtually.

You may attend this hearing virtually by calling this office to request remote access.

Should you have any questions pertaining to this matter, please contact this office at (520)724-8449.

Sincerely,

A handwritten signature in black ink that reads "Melissa Manriquez".

Melissa Manriquez
Clerk of the Board

Enclosure

001



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: 12-15-21

Date of Posting Removal: 1/5/22

Applicant's Name: LPT Quik Mart No. 1302
Repinski Jared Michael
Last First Middle

Business Address: 3250 W. Cortaro Farms Road Tucson 85742
Street City Zip

License #: 174620

I hereby certify that pursuant to A.R.S. 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

JAN 05 2022 02:50 PM CLK OF DD
MMA

STEVEN MONTANO PROCESS SERVER 520-351-6006
Print Name of City/County Official Title Phone Number

[Signature] 1/5/22
Signature Date Signed

Return this affidavit with your recommendations (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents. If you have any questions please call (602) 542-5141 and ask for the Licensing Division.



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TO: Development Services, Zoning Division
FROM: Katrina Martinez
Deputy Clerk
DATE: 12/14/2021
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Jared Michael Repinski
d.b.a. LPT Quik Mart No. 1302
3250 W. Cortaro Farms Road
Tucson, AZ 85742

Arizona Liquor License Job No. 174620
Series 10, Beer and Wine Store
New License
Person Transfer
Location Transfer

ZONING REPORT

DATE: 12/14/21

Will current zoning regulations permit the issuance of the license at this location?

Yes No

If No, please explain:

Pima County Zoning Inspector

When complete, please return to cob_mail@pima.gov

DEC 14 21 PM 02:04 POC CLK OF HD D6

21-19-9433

State of Arizona
Department of Liquor Licenses and Control

Created 12/10/2021 @ 09:47:01 AM

Local Governing Body Report

LICENSE

Number: _____ Type: 010 BEER AND WINE STORE

Name: LPT QUIK MART #1302

State: Pending

Issue Date: _____ Expiration Date: _____

Original Issue Date: _____

Location: 3250 W CORTARO FARMS ROAD
TUCSON, AZ 85742
USA

Mailing Address: PO BOX 6252
CHANDLER, AZ 85246
USA

Phone: (520)297-2685

Alt. Phone: (480)664-0389

Email: JREPINSKI22@YAHOO.COM

AGENT

Name: JARED MICHAEL REPINSKI

Gender: Male

Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA

Phone: (480)664-0389

Alt. Phone: _____

Email: JREPINSKI22@YAHOO.COM

OWNER

Name: L.P.T. RETAIL MANAGEMENT SERVICES LLC

Contact Name: JARED MICHAEL REPINSKI

Type: LIMITED LIABILITY COMPANY

AZ CC File Number: R-1957458-1 State of Incorporation: FL

Incorporation Date: 10/16/2014

Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA

Phone: (480)664-0389

Alt. Phone: _____

Email: JREPINSKI22@YAHOO.COM

Officers / Stockholders

DL 1011030525PC CLK TID
②

Name:	Title:	% Interest:
KEVIN NEIL GANDY	MEMBER	50.00
SIMON BITTON	MEMEBER	20.00
SAMMY SALOMON BITTON	MEMBER	20.00
DUANE SCOTT WARNACK	MEMBER	5.00
DAWN ANN BERNHOFT	MEMBER	5.00

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: KEVIN NEIL GANDY
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (512)567-2263
 Alt. Phone:
 Email: KGANDY@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMEBER**

Name: SIMON BITTON
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (561)351-0065
 Alt. Phone:
 Email: SBITTON@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: SAMMY SALOMON BITTON
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (561)441-8206
 Alt. Phone:
 Email: SAMBITTON@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: DUANE SCOTT WARNACK
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (512)284-6719
 Alt. Phone:
 Email: DWARNACK@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: DAWN ANN BERNHOFT
Gender: Female
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (512)369-2494
Alt. Phone:
Email: DBERNHOFT@LPTSERVICES.COM

MANAGERS

Name: SCOTT JEFFREY MILLER
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (480)862-2325
Alt. Phone:
Email: SMILLER@LPTSERVICES.COM

APPLICATION INFORMATION

Application Number: 174620
Application Type: New Application
Created Date: 12/10/2021

(AC)

QUESTIONS & ANSWERS

010 Beer and Wine Store

- 1) Are you applying for an Interim Permit (INP)?
Yes
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 2) Provide name, address, and distance of nearest school and church.
(If less than one (1) mile note footage)
LEGACY TRADITIONAL SCHOOL
3500 W CORTARO FARMS RD, TUCSON, AZ 85742
1,517 FEET
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
3530 W MAGEE RD, TUCSON, AZ 85741
2,547 FEET
- 3) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY MANAGEMENT COMPANY
- 4) Is there a penalty if lease is not fulfilled?
No
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?
No
If no, in what City, Town, County or Tribal/Indian Community is this business located?
PIMA COUNTY
- 6) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
\$0
- 7) Is there a drive through window on the premises?
No
- 8) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
NO
- 9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

MANAGEMENT AGREEMENT

BETWEEN

Southwest Convenience SPE LLC and

**L.P.T. Retail Management Services LLC
449 Loughorn Trail**

Weatherford, TX 76087

This Management Agreement (this "Agreement") is made and entered into as of October 22, 2021 (the "Effective Date"), by and between Southwest Convenience SPE LLC ("Client") and together with any assignee of Client hereinafter "Owner") and L.P.T. Retail Management Services LLC (hereinafter "LPT").

WITNESSETH:

WHEREAS, Owner owns, controls, or leases one or more retail sites and desires that such site or sites be open and operated as a convenience store, truck stop, travel center, car wash, or QSR site; and,

WHEREAS, LPT has developed and provides site management services for companies in the retail sector on a global basis; and,

WHEREAS, Owner wishes to engage LPT as the operator of one or more sites (collectively, the "Properties").

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the mutual receipt of which is acknowledged, the parties agree to be bound by the following Agreement.

DEFINITIONS

In addition to other terms defined elsewhere in this agreement, the following are definitions of terms used herein:

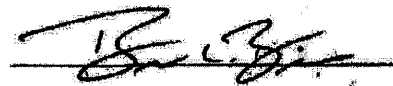
"Claims" shall mean all claims, requests, accusations, allegations, assertions, complaints, petitions, demands, suits, actions, proceedings, and causes of action of every kind and description.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement personally or by their officers or authorized agents, as of October 22, 2021.

L.P.T. Management Retail Services LLC
("LPT")

Southwest Convenience SPE LLC
("Owner")

By: 



Name: Kern N. Gandy

Brett L. Bishov

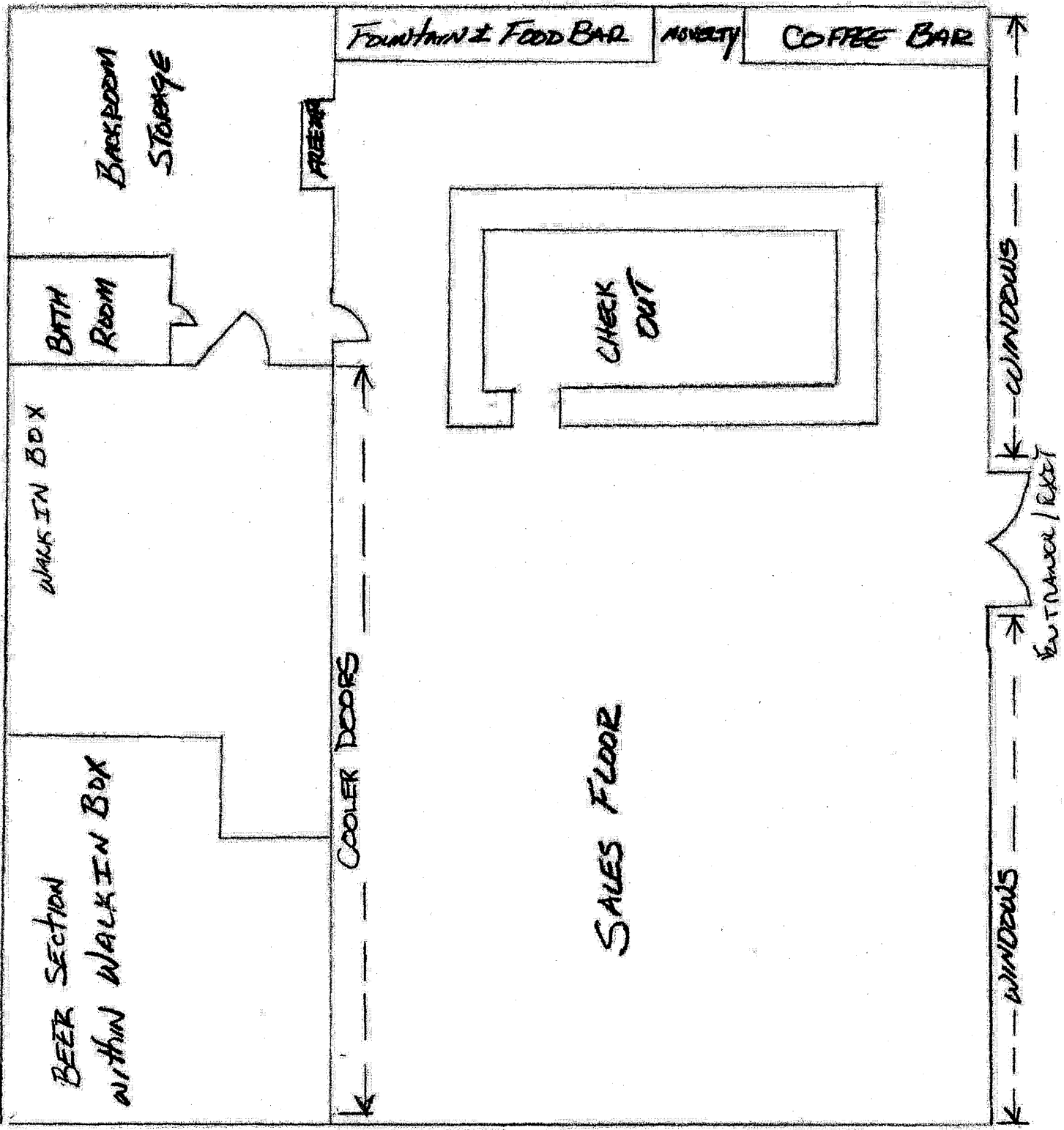
Title: President

Principal and Authorized Representative

#1302-

'21 12 10 Liq. Admin AM 9 56

2224 SQ FT



LEAD TO STORAGE THROUGHOUT STORE

State of Arizona
Department of Liquor Licenses and Control

Created 12/10/2021 @ 09:47:30 AM

Local Governing Body Report

LICENSE

Number:	INP100016397	Type:	INP INTERIM PERMIT
Name:	LPT QUIK MART #1302		
State:	Active		
Issue Date:	12/10/2021	Expiration Date:	03/25/2022
Original Issue Date:	12/10/2021		
Location:	3250 W CORTARO FARMS ROAD TUCSON, AZ 85742 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(520)297-2685		
Alt. Phone:	(480)664-0389		
Email:	JREPINSKI22@YAHOO.COM		

AGENT

Name:	JARED MICHAEL REPINSKI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	
Email:	JREPINSKI22@YAHOO.COM

OWNER

Name:	L.P.T. RETAIL MANAGEMENT SERVICES LLC		
Contact Name:	JARED MICHAEL REPINSKI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	R-1957458-1	State of Incorporation:	FL
Incorporation Date:	10/16/2014		
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(480)664-0389		
Alt. Phone:			
Email:	JREPINSKI22@YAHOO.COM		

Officers / Stockholders

Name:	Title:	% Interest:
KEVIN NEIL GANDY	MEMBER	50.00
SIMON BITTON	MEMEBER	20.00
SAMMY SALOMON BITTON	MEMBER	20.00
DUANE SCOTT WARNACK	MEMBER	5.00
DAWN ANN BERNHOFT	MEMBER	5.00

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: KEVIN NEIL GANDY
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (512)567-2263
 Alt. Phone:
 Email: KGANDY@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMEBER**

Name: SIMON BITTON
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (561)351-0065
 Alt. Phone:
 Email: SBITTON@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: SAMMY SALOMON BITTON
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (561)441-8206
 Alt. Phone:
 Email: SAMBITTON@LPTSERVICES.COM

**L.P.T. RETAIL MANAGEMENT SERVICES LLC -
MEMBER**

Name: DUANE SCOTT WARNACK
 Gender: Male
 Correspondence Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
 Phone: (512)284-6719
 Alt. Phone:
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Name: DAWN ANN BERNHOFT
Gender: Female
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Phone: (512)369-2494
Alt. Phone:
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Name: SCOTT JEFFREY MILLER
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (480)862-2325
Alt. Phone:
Email: SMILLER@LPTSERVICES.COM

APPLICATION INFORMATION

Application Number: 174622
Application Type: New Application
Created Date: 12/10/2021



QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location
10100193
- 2) Is the license currently in use?
Yes
- 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

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 issued to the current location you are applying for, **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S. §4-203.01(A)

1. Enter license number currently at the location: 10100193

2. Is the license currently in use? Yes No If no, how long has it been out of use? _____

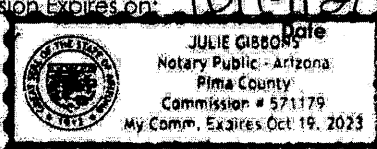
NOTARY

I (Print Full Name) Shelly Ruth Gibbons hereby declare that I am the Agent, Current Owner, or Controlling Person on the stated license and location.

Signature: Shelly Ruth Gibbons State of AZ County of Pima

The foregoing instrument was acknowledged before me this 25 Day of October, 2021

My Commission Expires on: 10/19/2023 Day Month Year



JULIE GIBBONS
Notary Public - Arizona
Pima County
Commission # 571179
My Comm. Expires Oct 19, 2023

Julie Gibbons
Signature of Notary

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: 03-18-2010 State where Incorporated/Organized: FLORIDA
- b) AZ Corporation or AZ L.L.C. File No: R1957458-1 Date authorized to do business in AZ: 10-08-2014

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. Attach additional sheets as needed. Disclose all controlling persons and members, shareholders or general partners who own a beneficial interest of 10% or more of the applicant or licensee.

Last	First	Middle	Name <u>Member</u>	% Owned	Mailing Address	City	State	Zip
GANDY	KEVIN	NEIL	PRESIDENT <u>MEMBER</u>	50	11340 LENOX LN	FRISCO, TX		75033
BITTON	SIMON		V. PRESIDENT <u>MEMBER</u>	20	6617 JESSICA COURT	LAKE WORTH, FL		33467
BITTON	SAMMY	SALOMON	MEMBER	20	6118 CREEKSIDE TR	JUPITER, FL		33458
WARNACK	DUANE	SCOTT	MANAGING MEMBER	5	451 LONGHORN TRL	WEATHERFORD, TX		76087
BERNHOF	DAWN	ANN	MANAGING MEMBER	5	449 LONGHORN TRL	WEATHERFORD, TX		76087

SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license A.R.S. §4-204

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

1. Current Licensee's Name: _____
(Exactly as it appears on the license) Last First Middle
2. Assignee's Name: _____
Last First Middle
3. License Number: _____

ATTACH A COPY OF THE DOCUMENT THAT SPECIFICALLY ASSIGNS THE LIQUOR LICENSE TO THE ASSIGNEE.