

# Pima County Clerk of the Board

Julie Castañeda

**Melissa Manriquez**  
Deputy Clerk

Administration Division  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701  
Phone: (520)724-8449 • Fax: (520)222-0448

Document and Micrographics Mgt. Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

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October 3, 2017

George Leonard Engle  
Fast Market 8148  
8350 N. Central Expressway, Ste. No. M2185  
Dallas, TX 75206

RE: Arizona Liquor License No.: 10103827  
d.b.a. Fast Market 8148

Dear Mr. Engle:

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 September 8, 2017. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, November 7, 2017, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building  
Board of Supervisors Hearing Room  
130 W. Congress, 1st Floor  
Tucson, AZ 85701

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

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Castañeda", is written over the typed name.

Julie Castañeda  
Clerk of the Board

Enclosure



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

DCT 0217M0244 PC CLK OF BD  
ARS

**AFFIDAVIT OF POSTING**

Date of Posting: 9/11/17

Date of Posting Removal: 10/2/17

Applicant's Name: **Fast Market 8148**  
Engle George Leonard  
Last First Middle

Business Address: **15240 N. Oracle Road** **Tucson** **85739**  
Street City Zip

License #: 10103827

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.

R. Grenier, #6175 PCSD 351-6000  
Print Name of City/County Official Title Phone Number

[Signature] 10/2/17  
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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Document and Micrographics Mgt. Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Development Services, Zoning Division  
FROM: Alina Bárcenas *AB*  
Administrative Support Specialist Senior  
DATE: 9/8/2017  
RE: Zoning Report - Application for Liquor License

Attached is the application of:

George Leonard Engle  
d.b.a. Fast Market 8148  
15240 N. Oracle Road  
Tucson, AZ 85739

Arizona Liquor License No. 10103827  
Series 10, Beer and Wine Store  
New License   
Person Transfer  
Location Transfer

ZONING REPORT

DATE: 9/25/17

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

Yes  No

If No, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten Signature]*  
\_\_\_\_\_  
Pima County Zoning Inspector

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

SEP 25 17 PM 12:33 PC CLK OF BO *[Signature]*

17-29-9305



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

17 AUG 28 Lique. Lic. PM 4 20
DLIC USE ONLY

License #
Date Accepted:
CSR:

Application for Liquor License
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

SECTION 1 Type of License

- Interim Permit
New License
Person Transfer
Location Transfer (series 6, 7 and 9)
Probate/ Will Assignment/ Divorce Decree (No Fees)
Seasonal

SECTION 2 Type of Ownership

- J.T.W.R.O.S.
Individual
Partnership
Corporation
Limited Liability Co
Club
Government
Trust
Tribe
Other (Explain)

SECTION 3 Type of license

- Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application)
A.R.S.§4-206.01(G), (H), (I) & (L)
Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies)
A.R.S.§4-207(A) & (B)

1.Type of License (restaurant, bar etc.): 2. LICENSE # (if issued): 10103827

SECTION 4 Applicants

1. Agent's Name: ENGLE GEORGE LEONARD
2. Applicant/Licensee Name:
3. Business Name (Doing Business As-DBA):
4. Business Location Address:
5. Mailing Address:
6. Business Phone: Daytime Contact Phone:
7. Email Address:

8. Is the Business located within the incorporated limits of the above city or town? Yes No
If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? PIMA COUNTY

Department Use Only
Fees: Application Interim Permit Site Inspection Finger Prints Total of All Fees
Is Arizona Statement of Citizenship & Alien Status for State Benefits complete? Yes No

AMENDMENT
10103827
Fast Market 8148

SEP 08 17PM 12:06 PC CLK OF BD



17 AUG 28 Liq. Lic. PM 4:20  
17 AUG 17 Liq. Dept PM 12:58

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

DLLC USE ONLY	
License #	10103827
Date Accepted:	8/28/17
CSR:	<i>[Signature]</i>

Application for Liquor License  
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE  
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

SECTION 1 Type of License

- Interim Permit
- New License
- Person Transfer
- Location Transfer (series 6, 7 and 9)
- Probate/ Will Assignment/ Divorce Decree (No Fees)
- Seasonal

SECTION 2 Type of Ownership

- J.T.W.R.O.S.
- Individual
- Partnership
- Corporation
- Limited Liability Co
- Club
- Government
- Trust
- Tribe
- Other (Explain) \_\_\_\_\_

SECTION 3 Type of license

- Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application) A.R.S. § 4-206.01 (G), (H), (I) & (L)
- Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies) A.R.S. § 4-207(A) & (B)

1. Type of License (restaurant, bar etc.): 10 2. LICENSE # (if issued): 10103827

SECTION 4 Applicants

1. Agent's Name: ENGLE GEORGE LEONARD P1040510  
Last First Middle
2. Applicant/Licensee Name: QUIK-WAY RETAIL ASSOCIATES II, LTD B1059435  
(Ownership name for type of ownership checked on section 1)
3. Business Name (Doing Business As-DBA): FAST MARKET 8148 B1031951
4. Business Location Address: 15240 N. ORACLE ROAD TUCSON AZ 85739 PIMA  
(Do not use PO Box) Street City State Zip Code County
5. Mailing Address: 8350 N. CENTRAL EXPRESSWAY, STE., M2185 DALLAS TX 75206  
(All correspondence will be mailed to this address) Street City State Zip Code
6. Business Phone: 520-825-3319 Daytime Contact Phone: 602-820-6570
7. Email Address: az-license@empirepetroleum.com
8. Is the Business located within the incorporated limits of the above city or town?  Yes  No  
 If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? \_\_\_\_\_

Fees: <u>\$100</u>	<u>\$100</u>	Department Use Only	<u>-</u>	<u>-</u>	\$ <u>200.00</u>
Application	Interim Permit	Site Inspection	Finger Prints		Total of All Fees
Is Arizona Statement of Citizenship & Alien Status for State Benefits complete?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**SECTION 5 Background Check**

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

1. If the applicant is an entity, not an individual, answer questions 1a-b.

a) Date Incorporated/Organized: 10/12/2017 State where Incorporated/Organized: TEXAS

b) AZ Corporation or AZ L.L.C. File No: N/A Date authorized to do business in AZ N/A

2. List any individual or entity that own a beneficial interest of 10 % or more and/or controls the license. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed to disclose any controlling person, member, shareholder or general partner who owns a beneficial interest of 10 % or more of the license.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
PLEASE SEE THE ATTACHED ORGANIZATIONAL CHART			Exhibit A					

(Attach additional sheet if necessary)

**SECTION 6 Interim Permit**

If you intend to operate business while your 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: 10103399

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

I, (Signature) \_\_\_\_\_ declare that I am the CURRENT OWNER, AGENT, OR CONTROLLING PERSON on the stated license and location.

**Attach a copy of the license currently issued at this location to this application.**

**NOTARY**

State of Arizona )  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared GEORGE L. ENGLE  
Day Month Year (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

\_\_\_\_\_  
Signature of NOTARY PUBLIC

(Affix Seal Above)

**SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license ARS § 4-204**

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

1. Current Licensee's Name: N/A

(Exactly as it appears on the license) Last First Middle

2. Assignee's Name: N/A

Last First Middle

License Number: N/A

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

**AMENDMENT**

10103827

Fast Market 8148

**SECTION 5 Background Check**

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

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a) Date Incorporated/Organized: 10/12/2017 State where Incorporated/Organized: TEXAS

b) AZ Corporation or AZ L.L.C. File No: N/A Date authorized to do business in AZ N/A

2. List any individual or entity that own a beneficial interest of 10 % or more and/or controls the license. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed to disclose any controlling person, member, shareholder or general partner who owns a beneficial interest of 10 % or more of the license.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
HEITHAUS	HENRY	JOSEPH	CEO	0%	8350 N. CENTRAL EXPRESSWAY	DALLAS, TX		75206
BOOTH	TRAVIS	EGAN	General Counsel and SECRETARY	0%	8350 N. CENTRAL EXPRESSWAY	DALLAS, TX		75206

(Attach additional sheet if necessary)

**SECTION 6 Interim Permit**

If you intend to operate business while your 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: 10103399

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

I, (Signature) [Signature] declare that I am the CURRENT OWNER, AGENT, OR CONTROLLING PERSON on the stated license and location.


**Attach a copy of the license currently issued at this location to this application.**

**NOTARY**

State of Arizona }  
 County of Maricopa }

On this 20 Day of July, 2017 before me personally appeared GEORGE L. ENGLE  
(Day Month Year) (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.



NOTARY PUBLIC  
 STATE OF ARIZONA  
 Maricopa County  
JOEL VALTIERRA  
(Affix Seal Above) My Commission Expires February 3, 2021

[Signature]  
Signature of NOTARY PUBLIC

**SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license ARS § 4-204**

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

1. Current Licensee's Name: N/A  
(Exactly as it appears on the license) Last First Middle

2. Assignee's Name: N/A  
 Last First Middle

License Number: N/A

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

81059435

81059436

81059437

81059438

81059439

81059440

81059441

81059442

81059443

81059447

	Entities	Officers/Members
	Quik-Way Retail Associates II, Ltd	Travis Booth, Henry Heithaus
	↓	
	Quik-Way Operating, LLC (Owns 99% of Quik-Way Retail Associated II, Ltd)	Travis Booth
	↓	
	Empire Petroleum Partners, LLC (Owns 100% of Quik-Way Operating, LLC)	Travis Booth, Henry Heithaus
	↓	
	Quik-Way Retail Associates Holdings II, Ltd (Owns 19.15% of Empire Petroleum Partners, LLC)	Travis Booth
	Empire Petroleum Holdings, LLC (Owns 28.52% of Empire Petroleum Partners, LLC)	Travis Booth
	AIM Empire Holdings, LLC (Owns 39.30% of Empire Petroleum Partners, LLC)	Travis Booth
	No other person or company owns more than 10% of Empire Petroluem Partners, LLC	N/A
	Quik-Way Retail Associates Holdings II, Ltd (No individual or company owns more thant 10%)	Travis Booth
	Empire Petroleum Holdings, LLC (No individual or company owns more than 10%)	Travis Booth
	American Intrastructure MLP Fund, LP (Owns 13.00% of AIM Empire Holdings, LLC)	Investment Fund; No Officers
	American Intrastructure MLP Associates Fund, LP (Owns 11.40% of AIM Empire Holdings, LLC)	Investment Fund; No Officers
	American Intrastructure MLP Private Equity Fund, LP (Owns 34.10% of AIM Empire Holdings, LLC)	Investment Fund; No Officers
	AIM Fuel, LLC (Owns 41.5% of AIM Empire Holdings, LLC)	Travis Booth
	American Intrastructure MLP Fund, LP (No individual or company owns more thant 10%)	Investment Fund; No Officers
	American Intrastructure MLP Associates Fund, LP (No individual or company owns more thant 10%)	Investment Fund; No Officers
	American Intrastructure MLP Private Equity Fund, LP (No individual or company owns more thant 10%)	Investment Fund; No Officers
	AIM Fuel, LLC (No individual or company owns more thant 10%)	N/A

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**SECTION 8 Government (for Cities, Towns or Counties only)**

1. Government Entity: N/A  
2. Person/Designee: N/A  
Last First Middle Daytime Contact Phone #

**A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.**

**SECTION 9  Person to Person – Current Licensee Information ARS§4-203(C), (D), (G)  
(Bar and Liquor Stores only – Series 06, 07 and 09)**

1. License #: N/A  
2. Current Agent Name: N/A  
Last First Middle  
3. Current Licensee Name: N/A  
(Exactly as it appears on the license)  
4. Current Business Name: N/A  
(Exactly as it appears on the license)  
5. Current Daytime Phone: N/A Primary Email Address: N/A

6. Does current licensee intend to operate the business while this application is pending?  Yes  No

7. I authorize the transfer of this license to the applicant: \_\_\_\_\_  
Signature or Agent or Individual controlling person

**NOTARY**

State of Arizona )  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared N/A  
Day Month Year (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

\_\_\_\_\_  
Signature of NOTARY PUBLIC

(Affix Seal Above)

**SECTION 10 Proximity to Church or School - Questions to be completed by 6, 7, 9, 10 and 12G applicants.**

**A.R.S. §4-207.** (A) and (B) state that no **retailer's license** shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

**The above paragraph DOES NOT apply to:**

- a) Restaurants that do not sell growlers (A.R.S. §4-205.02) Series 12
- b) Hotel/motel license (A.R.S. §4-205.01) Series 11
- c) Microbrewery (A.R.S. §4-205.08) Series 3
- d) Craft Distillery (A.R.S. §4-205.10) Series 18

- e) Government license (A.R.S. §4-205.03) Series 5
- f) Playing area of a golf course (A.R.S. §4-207 (B)(5))
- g) Wholesaler/Distributor Series 4
- h) Farm Winery Series 13
- i) Producer Series 1

1. Distance to nearest School: 36,960 ft Name of School: Richard B. Wilson K-8  
 (If less than one (1) mile note footage) Address: 2330 W. Glover Road, Oro Valley, AZ 85742

2. Distance to nearest Church: 2,400 ft Name of Church: First Baptist Church  
 (If less than one (1) mile note footage) Address: 3505 E. Wilds Road, Tucson, AZ 85739

**SECTION 11 Business Financials A.R.S.§4-202(F)**

1. I am the:

- Tenant: a person who holds the lease of a property; a lessee.
- Sub-tenant: a person who holds a lease which was given to another person (tenant) for all or part of a property.
- Owner
- Purchaser
- Management Company

2. If the premises is leased give lessors: Name: Getty Properties Corp.  
 Address: 2 Jerico Plaza, Ste., 110, Jericho, NY 11753  
Street City State Zip

3. What is the penalty if the lease is not fulfilled? \$ 10,000,000.00 or Other: N/A

4. Total money borrowed for the Business not including lease? \$ 0

Please List Lenders/People you owe money to for business.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip
N/A							

(Attach additional sheet if necessary)

5. Has a license or a transfer license for the premises on this application been denied by the state within the past year?  
 Yes  No If yes, attach explanation.
6. Does any spirituous liquor manufacture, wholesaler, or employee have an interest in your business?  
 Yes  No If yes, attach explanation.

**SECTION 12 Diagram of Premises**

Check ALL boxes that apply to your business:

Walk-up or drive-through windows

Patio:  Contiguous  Non-Contiguous within 30 feet

1. Is your licensed premises now closed due to construction, renovation or redesign or rebuild?  
 Yes  No If yes, what is your estimated completion date? \_\_\_\_/\_\_\_\_/\_\_\_\_

Please attach a diagram of the premises which clearly show only the areas where spirituous liquor will be sold, served, consumed, dispensed, possessed or stored. Include all entrances, exits, interior walls, bar areas, dining areas, dance floor, stage, game room and the kitchen. **DO NOT INCLUDE** parking lots, living quarters or areas where business is not conducted under this liquor license. When completing your premises diagram, please identify which orientation is North.

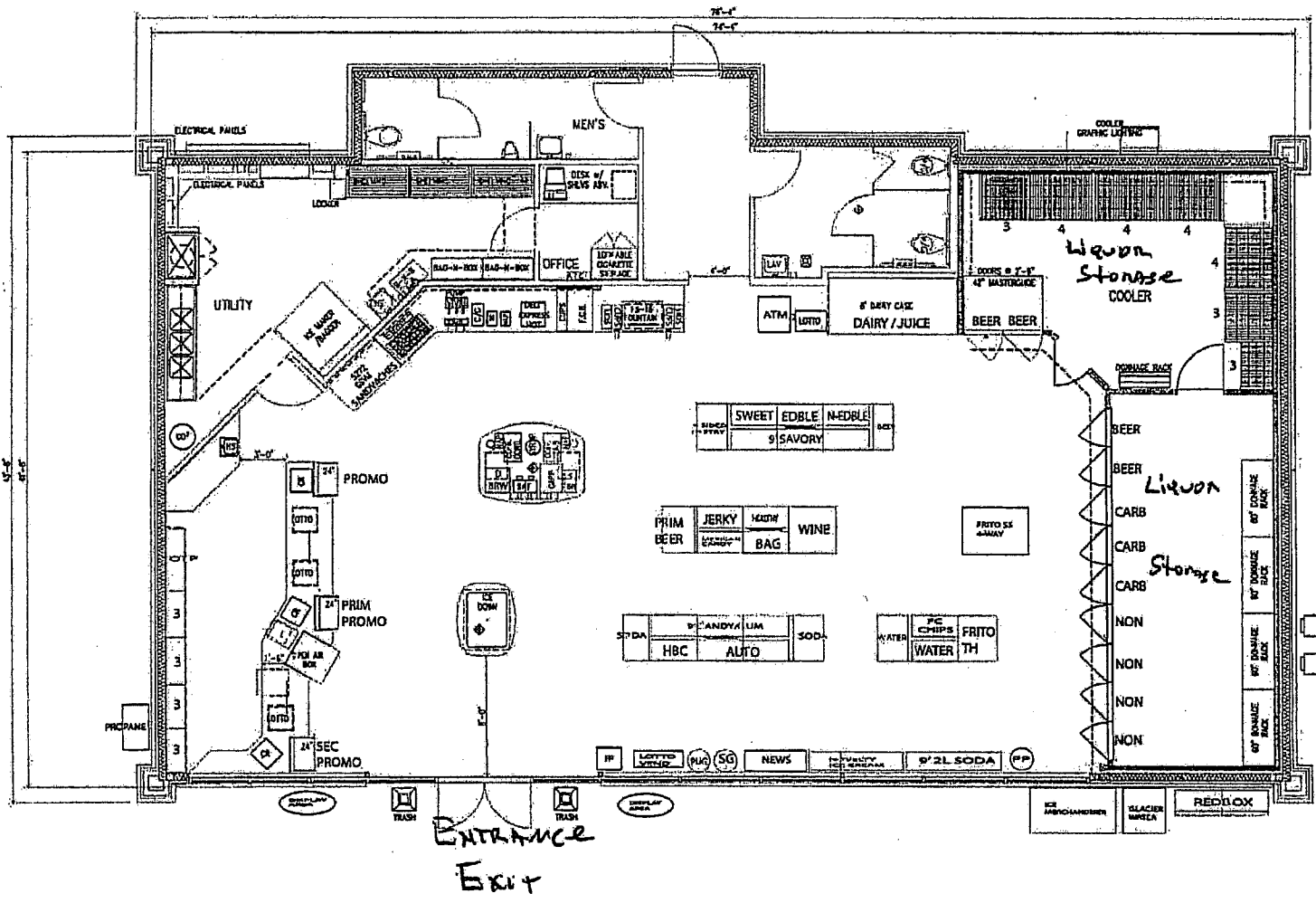
Fast Market 8148  
 15240 N. ORACLE TUCSON, AZ

UPDATED OCT 2016

3217 Sq. Ft.

76'

42' ↑



17 AUG 28 10:47 AM 4:20

17 JUL 26 10:47 AM 10:00

2. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed areas such as parking lots, living quarters, etc.

3. As stated in A.R.S. §4-207.01 (B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to the service areas or the square footage of the licensed premises, either by increase or decrease.

TB  
Applicants Initials

**RESTAURANTS AND HOTELS/MOTELS ONLY**

(IMPORTANT NOTE: A site inspection must be conducted prior to activation of the license. The fee of \$50.00 will be due and payable upon submitting this application.)

4a. Provide a detailed drawing of the kitchen and dining areas, including the locations of all kitchen equipment and dining furniture, these are required as part of the diagram. A.R.S. §4-205.02(C)

4b. Provide a restaurant operation plan.

**SECTION 13 SIGNATURE BLOCK**

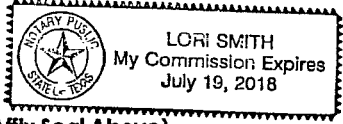
I, (Signature) Travis Booth, hereby declare that I am the Owner/Agent filing this application, I have read this document and verify the content and all statements are true, correct and complete, to the best of my knowledge.

**NOTARY**

State of ~~Arizona~~ Texas }  
 County of Dallas }

On this 24<sup>th</sup> Day of July, 20 17 before me personally appeared TRAVIS E. BOOTH  
(Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.



LORI SMITH  
My Commission Expires  
July 19, 2018

(Affix Seal Above)

[Signature]  
Signature of NOTARY PUBLIC

**A.R.S. §41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice**

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.