



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 5, 2022

Jared Michael Repinski
LPT Quik Mart No. 1316
PO Box 6252
Chandler, AZ 85246

RE: Arizona Liquor License Job No.: 174423
d.b.a. LPT Quik Mart No. 1316

Dear Mr. Repinski:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 9, Liquor Store, which was received in our office on December 9, 2021. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, January 18, 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, appearing to read "Melissa Manriquez", is written over the typed name.

Melissa Manriquez
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

AFFIDAVIT OF POSTING

Date of Posting: 12-10-21

Date of Posting Removal: 1-4-22

Applicant's Name: **LPT Quik Mart No. 1316**
Repinski **Jared** **Michael**
Last First Middle

Business Address: **13142 E Colossal Cave Road** **Vail** **85641**
Street City Zip

License #: 174423

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.

Jesus Gomez 1365 Deputy (602) 940-2469
Print Name of City/County Official Title Phone Number

[Signature] 1365 12-10-21
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: Bernadette Russell *BR*
Administrative Support Specialist Senior

DATE: December 9, 2021

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Jared Michael Repinski
d.b.a. LPT Quik Mart No. 1316
13142 E Colossal Cave Road
Vail, AZ 85641

Arizona Liquor License Job No. 174423
Series 9, Liquor Store
 New License
 Person Transfer X
 Location Transfer

ZONING REPORT

DATE: 11/3/22

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

007-092805762K10

● 21-18-9432

DFC 0921M1222PCLKDFB1

BK

State of Arizona
Department of Liquor Licenses and Control

Created 12/08/2021 @ 01:57:07 PM

Local Governing Body Report

LICENSE

Number: 09100278 Type: 009 LIQUOR STORE
Name: LPT QUIK MART #1316
State: Pending
Issue Date: Expiration Date: 10/31/2022
Original Issue Date: 01/31/1986
Location: 13142 E COLOSSAL CAVE ROAD
 VAIL, AZ 85641
 USA
Mailing Address: PO BOX 6252
 CHANDLER, AZ 85246
 USA
Phone: (520)762-1009
Alt. Phone: (480)664-0389
Email: JREPINSKI22@YAHOO.COM

Currently, this license has pending applications.

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:
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KEVIN NEIL GANDY
SIMON BITTON
SAMMY SALOMON BITTON
DUANE SCOTT WARNACK
DAWN ANN BERNHOFT

MEMBER	50.00
MEMEBER	20.00
MEMBER	20.00
MEMBER	5.00
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: 174423
Application Type: Owner Transfer
Created Date: 12/08/2021

QUESTIONS & ANSWERS

009 Liquor Store

- 1) Are you applying for an Interim Permit (INP)?
Yes
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 4) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?
Yes
If Yes, what City, Town or Tribal Reservation is this Business located in?
PIMA COUNTY
- 8) Did the Premises phone number change?
Yes
What is the new phone number?
520-762-1009
- 10) Provide name, address, and distance of nearest school and church. (If less than one (1) mile note footage)
ACACIA ELEMENTARY SCHOOL- 1,278 FT
12955 E COLOSSAL CAVE RD VAIL AZ 85641

ST. RITA IN THE DESERT CATHOLIC CHURCH- 991 FT
13260 E COLOSSAL CAVE RD WAIL AZ 85641
- 11) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
MANAGEMENT COMPANY
- 12) Is there a penalty if lease is not fulfilled?
No
- 13) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
0
- 14) Is there a drive through window on the premises?
No
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet
NO
- 16) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 23) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)

MANAGEMENT AGREEMENT

BETWEEN

Southwest Convenience SPE LLC and

L.P.T. Retail Management Services LLC
449 Longhorn 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.

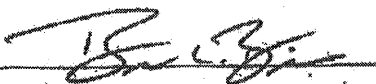
L.P.T. Management Retail Services LLC
("LPT")

By: 

Name: Kevin N. Gandy

Title: President

Southwest Convenience SPE LLC
("Owner")



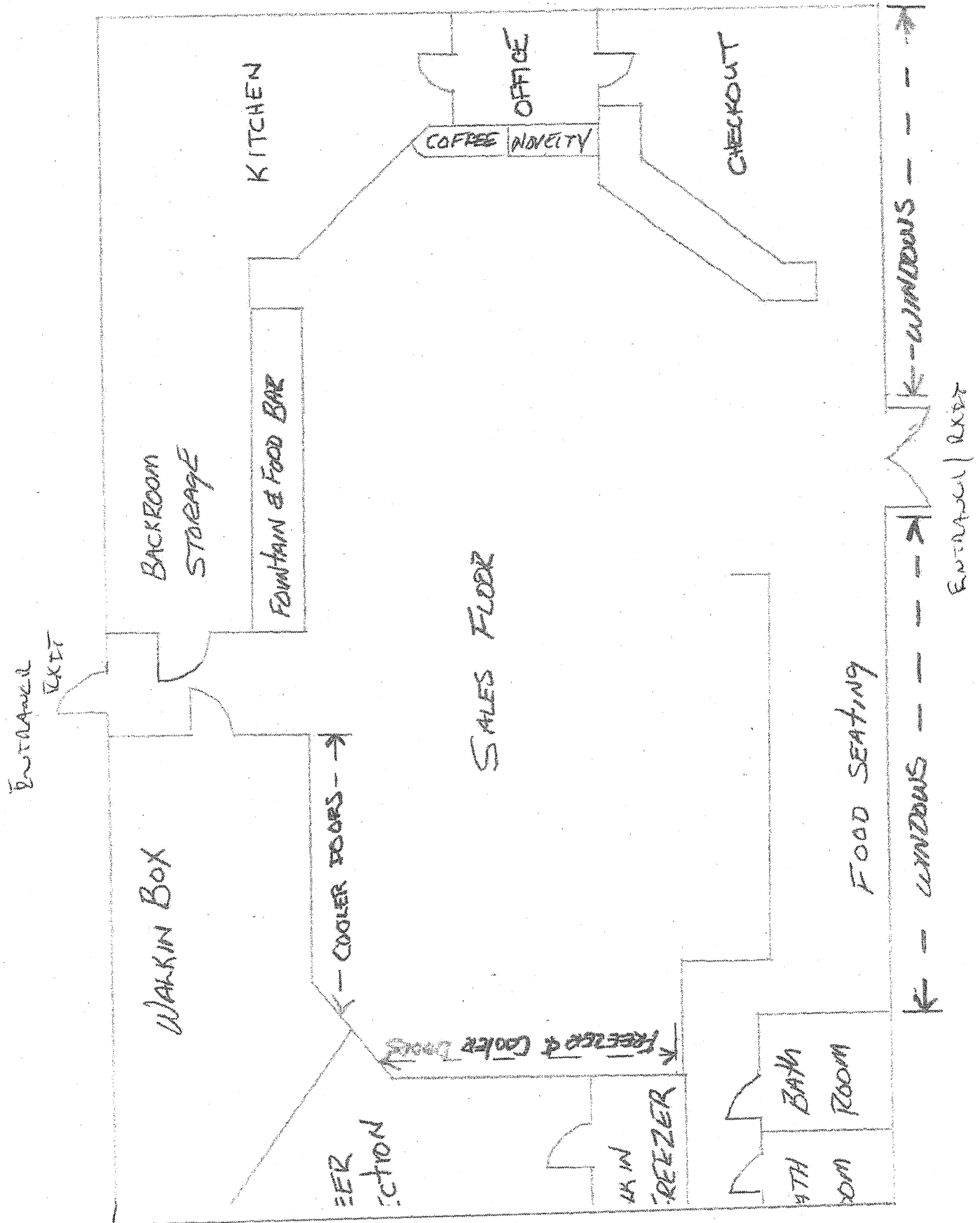
Brett L. Bishov

Principal and Authorized Representative

4100 sqft

LIQUOR STORAGE THROUGHOUT STORE

QUIK MARTS #1316



State of Arizona
Department of Liquor Licenses and Control

Created 12/08/2021 @ 01:49:53 PM

Local Governing Body Report

LICENSE

Number:	INP100016367	Type:	INP INTERIM PERMIT
Name:	LPT QUIK MART #1316		
State:	Active		
Issue Date:	12/08/2021	Expiration Date:	03/23/2022
Original Issue Date:	12/08/2021		
Location:	13142 E COLOSSAL CAVE ROAD VAIL, AZ 85641 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(520)762-1009		
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:
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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
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 Phone: (512)284-6719
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Name: DAWN ANN BERNHOFT
Gender: Female
Correspondence Address: PO BOX 6252
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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: 174430
Application Type: New Application
Created Date: 12/08/2021

QUESTIONS & ANSWERS

INP Interim Permit

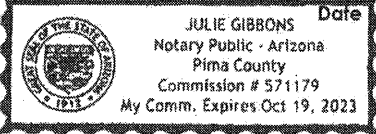
- 1) Enter License Number currently at location
09100278
- 2) Is the license currently in use?
Yes
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page?
Yes
A Document of type INTERIM NOTARY PAGE is required.

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: 09100278
2. Is the license currently in use? ☒ Yes ☐ No If no, how long has it been out of use? _____

NOTARY			
I (Print Full Name) <u>Shelly Ruth Gibbons</u>		hereby declare that I am the Agent, Current Owner, or Controlling Person on the stated license and location.	
Signature: <u>Shelly Ruth Gibbons</u>	State of <u>AZ</u>	County of <u>Pima</u>	
The foregoing instrument was acknowledged before me this			
My Commission Expires on: <u>10/19/2023</u>		25	Day of <u>October</u> , 20 <u>21</u>
		Day	Month
		Year	
		<u>Julie Gibbons</u> 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	Title	%Owned	Mailing Address	City	State	Zip
GANDY	KEVIN	NEIL	<u>President</u>	50	11340 LENOX LN	FRISCO, TX		75033
BITTON	SIMON		<u>V. President</u>	20	6617 JESSICA COURT	LAKE WORTH, FL		33467
BITTON	SAMMY	SALOMON	MEMBER	20	6118 CREEKSIDE TR	JUPITER, FL		33458
WARNACK	DUANE	SCOTT	<u>MANAGING MEMBER</u>	5	451 LONGHORN TRL	WEATHERFORD, TX		76087
BERNHOF	DAWN	ANN	<u>MANAGING MEMBER</u>	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.

BILL OF SALE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Quik Mart Stores Inc., an Arizona Corporation (the 'Seller'), hereby transfers, assigns and conveys all of Seller's rights, titles and interest in and to State of Arizona Liquor License No. 09100278 (the 'License') to Southwest Convenience SPE LLC, a Delaware Limited Liability Company (the 'Buyer') to be effective as of December 8, 2021, in connection with Buyer's acquisition of fee title to the property located at 13142 E. Colossal Cave Road, Vail, Arizona 85641.

FURTHERMORE, the Seller warrants that (1) the Seller is the legal owner of the License; (2) the License is free and clear from all tax and other liens, security interests, claims, demands, penalties, fines, and encumbrances; (3) the Seller has full right and authority to sell the License.

This Bill of Sale shall be construed in accordance with and governed by the laws of the State of Arizona and shall be binding on the Seller, its successors and assigns, and shall inure to the benefit of the Buyer, its successors and assigns.

STATE OF AZ)
COUNTY OF Pima) ss.

The foregoing instrument was acknowledged before me this 6th day of December 2021.

Julie Gibbons
(Signature of NOTARY PUBLIC)

My Commission Expires on: 10 10 2023
Day Month Year

SELLER: Quik Mart Stores Inc.

By: Troy W. Little
Troy W. Little,
President

