

# Pima County Clerk of the Board

Julie Castañeda

Melissa Manriquez  
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

November 4, 2020

Joey Jerome Danielson  
Fast Market No. 4613  
Attn: Licensing Department  
8565 Magellan Park No. 400  
Richmond, VA 23227

RE: Arizona Liquor License Job No.: 122551  
d.b.a. Fast Market No. 4613

Dear Mr. Danielson:

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 October 9, 2020. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, November 17, 2020, 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 "Castañeda", is written over a horizontal line.

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](http://www.azliquor.gov)  
 (602) 542-5141

**AFFIDAVIT OF POSTING**

Date of Posting: 10-12-20

Date of Posting Removal: 11-3-2020

Applicant's Name: **Fast Market No. 4613**  
Danielson Joey Jerome  
Last First Middle

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

License #: 122551

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.

Brian J Rutledge PCSD Process Server 520-301-1212  
Print Name of City/County Official Title Phone Number

B. J. Rutledge 11-4-2020  
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.

NOV 04 2020 10:43 PC CLK OF BD



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TO: Development Services, Zoning Division  
FROM: Katrina Martinez  
Administrative Specialist  
DATE: 10/9/2020  
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Joey Jerome Danielson  
d.b.a. Fast Market No. 4613  
15240 N. Oracle Road  
Tucson, AZ 85739

Arizona Liquor License Job No. 122551  
Series 10, Beer and Wine Store  
New License ☒  
Person Transfer  
Location Transfer

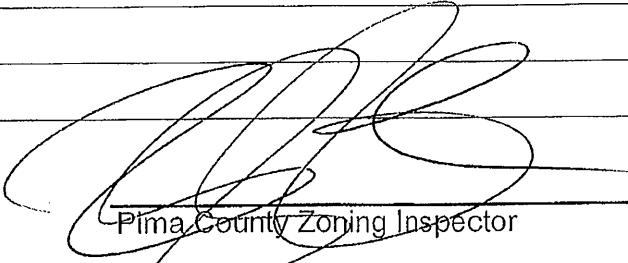
ZONING REPORT

DATE: 10/9/2020

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](mailto:cob_mail@pima.gov)

00 0520PM 10/09/2020

State of Arizona  
Department of Liquor Licenses and Control

20-23-9408

Created 10/07/2020 @ 08:19:31 AM

Local Governing Body Report

**LICENSE**

Number: Type: 010 BEER AND WINE  
STORE  
Name: FAST MARKET #4613  
State: Pending  
Issue Date: Expiration Date:  
Original Issue Date:  
Location: 15240 N ORACLE ROAD  
TUCSON, AZ 85739  
USA  
Mailing Address: 8565 MAGELLAN PARK  
#400 ATTN LICENSING DEPARTMENT  
RICHMOND, VA 23227  
USA  
Phone: (520)825-3319  
Alt. Phone: (804)730-1568  
Email: LICENSING@GPMINVESTMENTS.COM

**AGENT**

Name: JOEY JEROME DANIELSON  
Gender: Male  
Correspondence Address: 8565 MAGELLAN PARK  
#400 ATTN LICENSING DEPARTMENT  
RICHMOND, VA 23227  
USA  
Phone: (804)730-1568  
Alt. Phone:  
Email: LICENSING@GPMINVESTMENTS.COM

**OWNER**

DCI 0920M0944 PC A KCF R

mm

Name: GPM SOUTHEAST LLC  
Contact Name: JOEY JEROME DANIELSON  
Type: LIMITED LIABILITY COMPANY  
AZ CC File Number: 23057626 State of Incorporation: DE  
Incorporation Date: 02/10/2013  
Correspondence Address: 8565 MAGELLAN PARK  
#400 ATTN LICENSING DEPARTMENT  
RICHMOND, VA 23227  
USA  
Phone: (804)730-1568  
Alt. Phone:  
Email: LICENSE@GPMINVESTMENTS.COM

**Officers / Stockholders**

Name:	Title:	% Interest:
GPM INVSETMENTS LLC	MEMBER	100.00
AERIE KOTLER	CEO	
EYAL NUCHAMOVITZ	EVP	
DONALD POLK BASSELL	CFO	

**GPM SOUTHEAST LLC - MEMBER**

Name: GPM INVSETMENTS LLC  
Contact Name: JOEY JEROME DANIELSON  
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**GPM SOUTHEAST LLC - CFO**

Name: DONALD POLK BASSELL  
Gender: Male  
Correspondence Address: 8565 MAGELLAN PARK  
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RICHMOND, VA 23227  
USA  
Phone: (804)730-1568  
Alt. Phone:  
Email: DBASSELL@GPMINVESTMENTS.COM

**ARKO HOLDINGS LTD (ISRAEL) - Shareholder**  
**GPM SOUTHEAST LLC - CEO**

Name: AERIE KOTLER  
Gender: Male  
Correspondence Address: 8565 MAGELLAN PARK  
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RICHMOND, VA 23227  
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Contact Name: JOEY JEROME DANIELSON  
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**ARKO HOLDINGS LTD (ISRAEL) - Shareholder**

Name: MORRIS WILLNER  
Gender: Male  
Correspondence Address: 8565 MAGELLAN PARK  
#400 ATTN LICENSING DEPARTMENT  
RICHMOND, VA 23227  
USA  
Phone: (804)730-1568  
Alt. Phone:  
Email: MWILLNER@GPMINVESTMENTS.COM

**GPM OWNER LLC - Member**

Name: ANTHONY ALEXANDER YOSELOFF  
Gender: Male  
Correspondence Address: 8565 MAGELLAN PARK  
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## APPLICATION INFORMATION

Application Number: 122551  
Application Type: New Application  
Created Date: 10/06/2020



## 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)  
CORONADO K-8 - 1 MILE  
3401 E WILDS RD, TUCSON, AZ 85739  
  
FIRST BAPTIST CHURCH - 0.5 MILE/2,640ft  
3305 E WILDS RD, TUCSON, AZ 85739
- 3) Are you one of the following? Please indicate below.  
Property Tenant  
Subtenant  
Property Owner  
Property Purchaser  
Property Management Company  
PURCHASER
- 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.  
NONE
- 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.  
NONE
- 9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?  
No

**State of Arizona**  
**Department of Liquor Licenses and Control**

Created 10/07/2020 @ 08:19:24 AM

Local Governing Body Report

<b>LICENSE</b>
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Number:	INP100012292	Type:	INP INTERIM PERMIT
Name:	FAST MARKET #4613		
State:	Active		
Issue Date:	10/06/2020	Expiration Date:	01/19/2021
Original Issue Date:	10/06/2020		
Location:	15240 N ORACLE ROAD TUCSON, AZ 85739 USA		
Mailing Address:	8565 MAGELLAN PARK #400 ATTN LICENSING DEPARTMENT RICHMOND, VA 23227 USA		
Phone:	(520)825-3319		
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<b>AGENT</b>
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## APPLICATION INFORMATION

Application Number: 122553  
Application Type: New Application  
Created Date: 10/06/2020



## QUESTIONS & ANSWERS

### INP Interim Permit

- 1) Enter License Number currently at location  
10103827
- 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?  
No

## Financial Narrative / Loans

There is no loan specific to any locations.

GPM Investments, LLC and its subsidiaries including GPM Southeast, LLC ("GPM") have various financing in place to fund its operations, but none are tied specifically to alcohol sales or a specific location. As of December 2019, GPM operated or supplied fuel to over 1,400 locations and had annual revenue of approximately \$4.3 billion. Following the acquisition of the business of Empire Petroleum Partners, LLC, of which this location is a part of, GPM will operate or supply fuel to approximately 3,000 locations and anticipates annual revenue of approximately \$6.8 billion. GPM will be acquiring only 11 stores in Colorado with alcohol licenses so this will be a small portion of our operations.

In particular, GPM currently has a working capital line of credit with PNC Bank, N.A. currently in the amount of up to \$110 million which is anticipated to be increased to up to \$150 million in connection with the addition of the over 1,500 Empire locations.

GPM also currently has a term loan from PNC Bank, N.A. and funding from its affiliates Arko Holdings, Ltd. and GPM Member, LLC. All of that financing is being refinanced by a loan from Ares Capital Corporation of \$162 million, which credit agreement is anticipated to be entered into in early February 2020. Additionally, the Ares Credit Agreement will allow GPM to borrow up to an additional \$185 million in delayed draw term loans to be used for acquisitions, remodeling stores, and other corporate purposes.

We have enclosed audited consolidated financial statements of GPM to demonstrate our financial wherewithal.

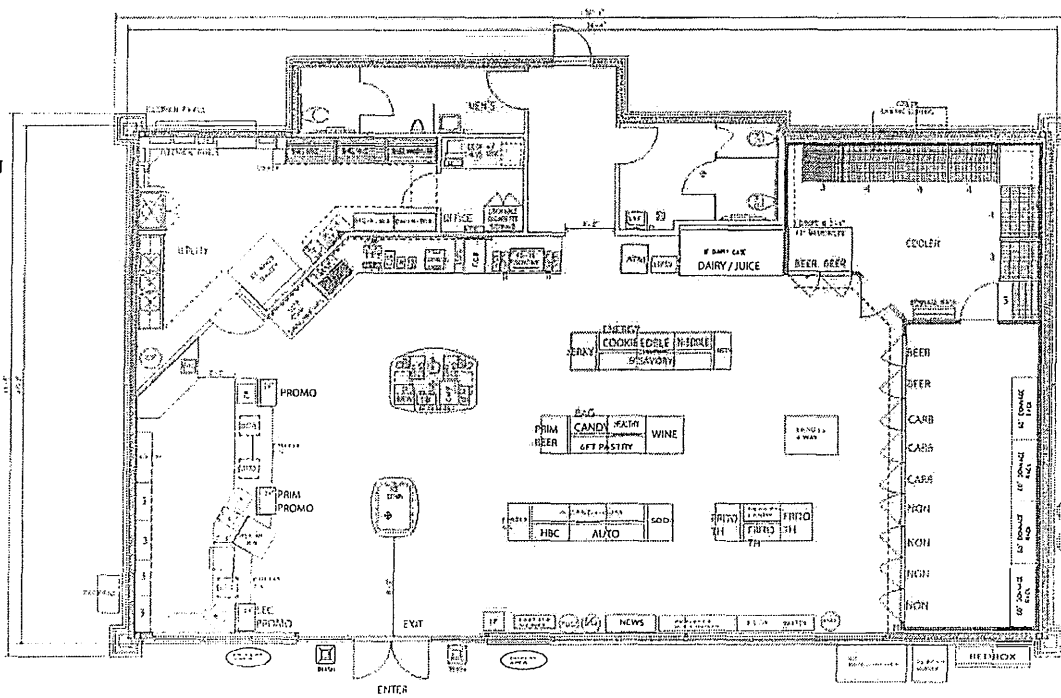
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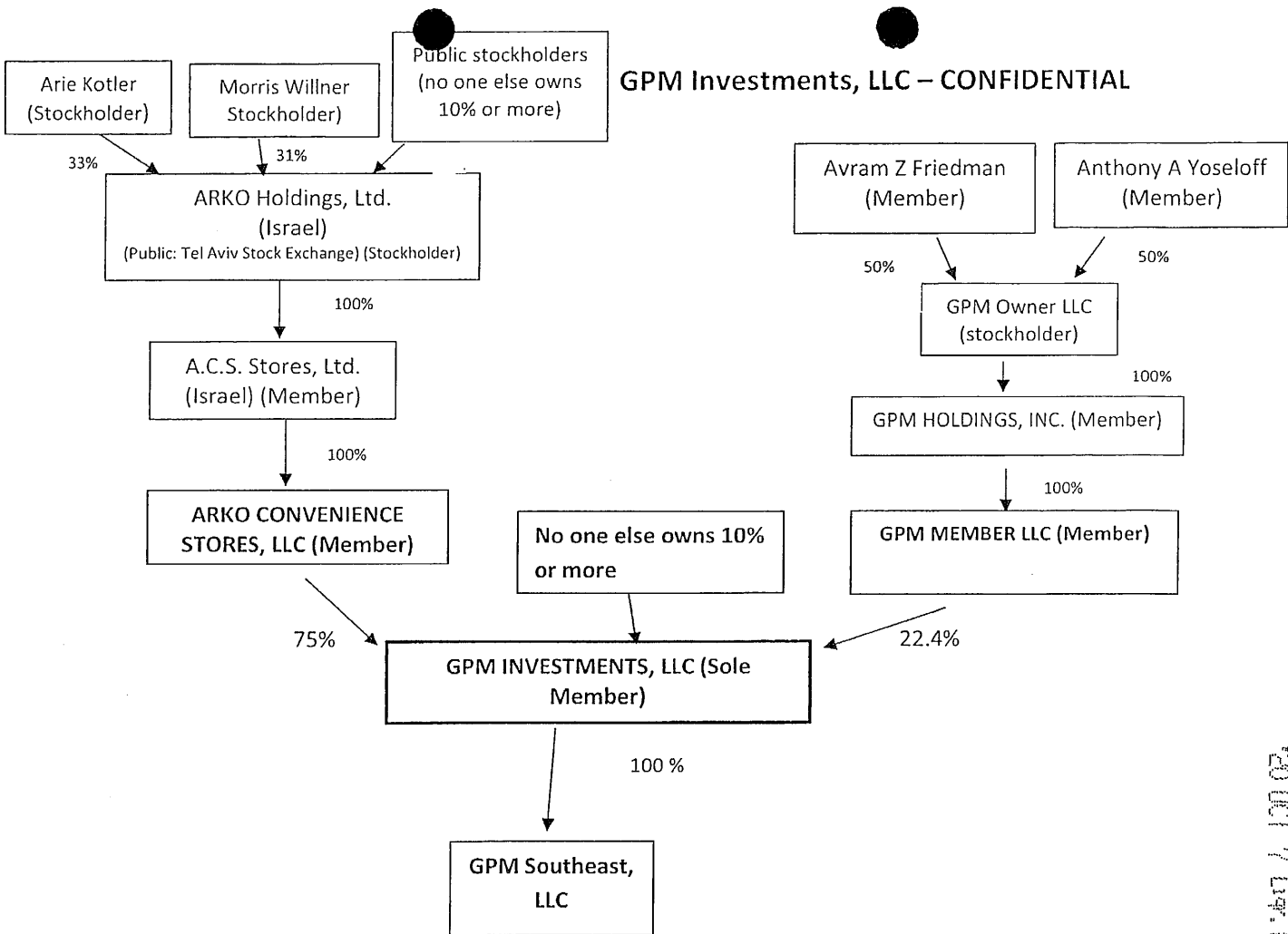


STORE 4613 3,231 SF  
15240 ORACLE RD  
TUCSON, AZ

NORTH



20 OCT 7 1:14 PM '82



20 OCT 7 14:16 AM '81