

# Colorado Liquor Retail License Application

**New License**  
  **New-Concurrent**  
  **Transfer of Ownership**  
  **State Property Only**  
  **Master file**

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor)

1. Applicant is applying as a/an  
  Individual  
  Limited Liability Company  
  Association or Other  
 Corporation  
  Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation  
DKRB LLC FEIN Number  
86-2329602

2a. Trade Name of Establishment (DBA)  
SUGARBUSH CAMPGROUND State Sales Tax Number  
94647634 Business Telephone  
(719) 942-3363

3. Address of Premises (specify exact location of premises, include suite/unit numbers)  
9229 HWY 50

City: HOWARD    County: FREMONT    State: CO    ZIP Code: 81233

4. Mailing Address (Number and Street)  
PO BOX 276    City or Town: COALDALE    State: CO    ZIP Code: 81222

5. Email Address  
sugarbushcampground@hotmail.com

6. If the premises currently has a liquor or beer license, you must answer the following questions

Present Trade Name of Establishment (DBA)	Present State License Number	Present Class of License	Present Expiration Date

Section A    Nonrefundable Application Fees*	Section B (Cont.)    Liquor License Fees*
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<p><input type="checkbox"/> Application Fee for New License.....\$1,550.00</p> <p><input checked="checked" type="checkbox"/> Application Fee for New License w/Concurrent Review.....\$1,650.00</p> <p><input type="checkbox"/> Application Fee for Transfer.....\$1,550.00</p> <p><b>Section B    Liquor License Fees*</b></p> <p><input type="checkbox"/> Add Optional Premises to H &amp; R.....\$100.00 X _____ Total _____</p> <p><input type="checkbox"/> Add Related Facility to Resort Complex \$75.00 X _____ Total _____</p> <p><input type="checkbox"/> Add Sidewalk Service Area..... \$75.00</p> <p><input type="checkbox"/> Arts License (City)..... \$308.75</p> <p><input type="checkbox"/> Arts License (County)..... \$308.75</p> <p><input type="checkbox"/> Beer and Wine License (City)..... \$351.25</p> <p><input type="checkbox"/> Beer and Wine License (County)..... \$436.25</p> <p><input type="checkbox"/> Brew Pub License (City)..... \$750.00</p> <p><input type="checkbox"/> Brew Pub License (County)..... \$750.00</p> <p><input type="checkbox"/> Campus Liquor Complex (City)..... \$500.00</p> <p><input type="checkbox"/> Campus Liquor Complex (County)..... \$500.00</p> <p><input type="checkbox"/> Campus Liquor Complex (State)..... \$500.00</p> <p><input type="checkbox"/> Club License (City)..... \$308.75</p> <p><input type="checkbox"/> Club License (County)..... \$308.75</p> <p><input type="checkbox"/> Distillery Pub License (City)..... \$750.00</p> <p><input type="checkbox"/> Distillery Pub License (County)..... \$750.00</p> <p><input type="checkbox"/> Hotel and Restaurant License (City)..... \$500.00</p> <p><input type="checkbox"/> Hotel and Restaurant License (County)..... \$500.00</p> <p><input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City)..... \$600.00</p> <p><input type="checkbox"/> Hotel and Restaurant License w/one opt premises (County)..... \$600.00</p> <p><input type="checkbox"/> Liquor-Licensed Drugstore (City)..... \$227.50</p>	<p><input type="checkbox"/> Liquor-Licensed Drugstore (County)..... \$312.50</p> <p><input type="checkbox"/> Lodging &amp; Entertainment - L&amp;E (City)..... \$500.00</p> <p><input type="checkbox"/> Lodging &amp; Entertainment - L&amp;E (County)..... \$500.00</p> <p><input type="checkbox"/> Manager Registration - H &amp; R..... \$75.00</p> <p><input type="checkbox"/> Manager Registration - Tavern..... \$75.00</p> <p><input type="checkbox"/> Manager Registration - Lodging &amp; Entertainment..... \$75.00</p> <p><input type="checkbox"/> Manager Registration - Campus Liquor Complex..... \$75.00</p> <p><input type="checkbox"/> Optional Premises License (City)..... \$500.00</p> <p><input type="checkbox"/> Optional Premises License (County)..... \$500.00</p> <p><input type="checkbox"/> Racetrack License (City)..... \$500.00</p> <p><input type="checkbox"/> Racetrack License (County)..... \$500.00</p> <p><input type="checkbox"/> Resort Complex License (City)..... \$500.00</p> <p><input type="checkbox"/> Resort Complex License (County)..... \$500.00</p> <p><input type="checkbox"/> Related Facility - Campus Liquor Complex (City)..... \$160.00</p> <p><input type="checkbox"/> Related Facility - Campus Liquor Complex (County)..... \$160.00</p> <p><input type="checkbox"/> Related Facility - Campus Liquor Complex (State)..... \$160.00</p> <p><input type="checkbox"/> Retail Gaming Tavern License (City)..... \$500.00</p> <p><input type="checkbox"/> Retail Gaming Tavern License (County)..... \$500.00</p> <p><input type="checkbox"/> Retail Liquor Store License-Additional (City)..... \$227.50</p> <p><input type="checkbox"/> Retail Liquor Store License-Additional (County)..... \$312.50</p> <p><input type="checkbox"/> Retail Liquor Store (City)..... \$227.50</p> <p><input checked="checked" type="checkbox"/> Retail Liquor Store (County)..... \$312.50</p> <p><input type="checkbox"/> Tavern License (City)..... \$500.00</p> <p><input type="checkbox"/> Tavern License (County)..... \$500.00</p> <p><input type="checkbox"/> Vintners Restaurant License (City)..... \$750.00</p> <p><input type="checkbox"/> Vintners Restaurant License (County)..... \$750.00</p>
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\* Note that the Division will not accept cash

Questions? Visit: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information

**Do not write in this space - For Department of Revenue use only**

Liability Information			
License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$

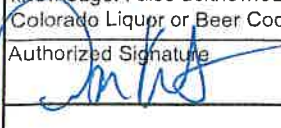
## Application Documents Checklist and Worksheet

**Instructions:** This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable. **Questions? Visit:** [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information

Items submitted, please check all appropriate boxes completed or documents submitted	
<b>I.</b>	<b>Applicant information</b> <input type="checkbox"/> A. Applicant/Licensee identified <input checked="" type="checkbox"/> B. State sales tax license number listed or applied for at time of application <input checked="" type="checkbox"/> C. License type or other transaction identified <input type="checkbox"/> D. Return originals to local authority (additional items may be required by the local licensing authority) <input checked="" type="checkbox"/> E. All sections of the application need to be completed <input checked="" type="checkbox"/> F. Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application
<b>II.</b>	<b>Diagram of the premises</b> <input checked="" type="checkbox"/> A. No larger than 8 1/2" X 11" <input checked="" type="checkbox"/> B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.) <input type="checkbox"/> C. Separate diagram for each floor (if multiple levels) <input type="checkbox"/> D. Kitchen - identified if Hotel and Restaurant <input checked="" type="checkbox"/> E. Bold/Outlined Licensed Premises
<b>III.</b>	<b>Proof of property possession (One Year Needed)</b> <input checked="" type="checkbox"/> A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk <input type="checkbox"/> B. Lease in the name of the applicant (or) (matching question #2) <input type="checkbox"/> C. Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant <input type="checkbox"/> D. Other agreement if not deed or lease. (matching question #2)
<b>IV.</b>	<b>Background information (DR 8404-I) and financial documents</b> <input checked="" type="checkbox"/> A. Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members) <input type="checkbox"/> B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. <b>Do not complete fingerprint cards prior to submitting your application.</b> The Vendors are as follows: <b>IdentoGO</b> – <a href="https://uenroll.identogo.com/">https://uenroll.identogo.com/</a> Phone: 844-539-5539 (toll-free) Identogo FAQs: <a href="https://www.colorado.gov/pacific/cbi/identification-faqs">https://www.colorado.gov/pacific/cbi/identification-faqs</a> <b>Colorado Fingerprinting</b> – <a href="http://www.coloradofingerprinting.com">http://www.coloradofingerprinting.com</a> Appointment Scheduling Website: <a href="http://www.coloradofingerprinting.com/cabs/">http://www.coloradofingerprinting.com/cabs/</a> Phone: 720-292-2722 Toll Free: 833-224-2227 <input type="checkbox"/> C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license <input type="checkbox"/> D. List of all notes and loans (Copies to also be attached)
<b>V.</b>	<b>Sole proprietor/husband and wife partnership (if applicable)</b> <input type="checkbox"/> A. Form DR 4679 <input type="checkbox"/> B. Copy of State issued Driver's License or Colorado Identification Card for each applicant
<b>VI.</b>	<b>Corporate applicant information (if applicable)</b> <input type="checkbox"/> A. Certificate of Incorporation <input type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Certificate of Authorization if foreign corporation (out of state applicants only)
<b>VII.</b>	<b>Partnership applicant information (if applicable)</b> <input type="checkbox"/> A. Partnership Agreement (general or limited). <input type="checkbox"/> B. Certificate of Good Standing
<b>VIII.</b>	<b>Limited Liability Company applicant information (if applicable)</b> <input checked="" type="checkbox"/> A. Copy of articles of organization <input checked="" type="checkbox"/> B. Certificate of Good Standing <input checked="" type="checkbox"/> C. Copy of Operating Agreement (if applicable) <input type="checkbox"/> D. Certificate of Authority if foreign LLC (out of state applicants only)
<b>IX.</b>	<b>Manager registration for Hotel and Restaurant, Tavern, Lodging &amp; Entertainment, and Campus Liquor Complex licenses when included with this application</b> <input type="checkbox"/> A. \$75.00 fee <input type="checkbox"/> B. Individual History Record (DR 8404-I) <input type="checkbox"/> C. If owner is managing, no fee required

Name <b>SUGARBUSH CAMPGROUND</b>	Type of License	Account Number		
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):				
a. Been denied an alcohol beverage license?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
b. Had an alcohol beverage license suspended or revoked?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
Waiver by local ordinance?		<input type="checkbox"/> <input type="checkbox"/>		
Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?		<input type="checkbox"/> <input type="checkbox"/>		
13 b. Are you a Colorado resident?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
15. Does the applicant, as listed on line 2 of this application, <b>have legal possession of the premises by ownership</b> , lease or other arrangement?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
<input checked="" type="checkbox"/> Ownership <input type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, <b>exactly</b> as they appear on the lease:				
Landlord	Tenant	Expires		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
<b>Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.</b>				
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?				<input type="checkbox"/> <input checked="" type="checkbox"/>
Number of additional Optional Premise areas requested. (See license fee chart)				_____
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.				
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?				<input type="checkbox"/> <input type="checkbox"/>
<b>If "yes" a copy of license must be attached.</b>				

<b>Name</b> <b>SUGARBUSH CAMPGROUND</b>	<b>Type of License</b>	<b>Account Number</b>		
<p>20. Club Liquor License applicants answer the following: <b>Attach a copy of applicable documentation</b></p> <p>a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? <span style="float:right">Yes No</span>  <input type="checkbox"/> <input type="checkbox"/></p> <p>b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? <span style="float:right"><input type="checkbox"/> <input type="checkbox"/></span></p> <p>c. How long has the club been incorporated?</p> <p>d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? <span style="float:right"><input type="checkbox"/> <input type="checkbox"/></span></p>				
<p>21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:</p> <p>a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) <span style="float:right"><input type="checkbox"/> <input type="checkbox"/></span></p>				
<p>22. Campus Liquor Complex applicants answer the following:</p> <p>a. Is the applicant an institution of higher education? <span style="float:right"><input type="checkbox"/> <input type="checkbox"/></span></p> <p>b. Is the applicant a person who contracts with the institution of higher education to provide food services?  <b>If "yes" please provide a copy of the contract with the institution of higher education to provide food services.</b> <span style="float:right"><input type="checkbox"/> <input type="checkbox"/></span></p>				
<p>23. For all on-premises applicants.</p> <p>a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record          - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.</p> <p>b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application          - DR 8000 and fingerprints.</p>				
Last Name of Manager	First Name of Manager			
<p>24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. <span style="float:right">Yes No</span>  <input type="checkbox"/> <input type="checkbox"/></p>				
<p>25. Related Facility - Campus Liquor Complex applicants answer the following:</p> <p>a. Is the related facility located within the boundaries of the Campus Liquor Complex?          If yes, please provide a map of the geographical location within the Campus Liquor Complex.          If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.</p> <p>b. Designated Manager for Related Facility- Campus Liquor Complex</p>				
Last Name of Manager	First Name of Manager			
<p>26. Tax Information. <span style="float:right">Yes No</span></p> <p>a. 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? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span></p> <p>b. 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.? <span style="float:right"><input type="checkbox"/> <input type="checkbox"/></span></p>				
<p>27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all <b>Officers, Directors, General Partners, and Managing Members</b>. In addition, applicant must list any stockholders, partners, or members with <b>ownership of 10% or more in the applicant</b>. <b>All persons listed below</b> must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.</p>				
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
<p>** If applicant is owned 100% by a parent company, please list the designated principal officer on above.</p> <p>** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)</p> <p>** If total ownership percentage disclosed here does not total 100%, applicant must check this box:  <input checked="" type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.</p>				

Name <b>SUGARBUSH CAMPGROUND</b>	Type of License	Account Number
<b>Oath Of Applicant</b>		
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. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.		
Authorized Signature 	Printed Name and Title <b>DARA S KORT, OWNER</b>	Date <b>4/16/21</b>
<b>Report and Approval of Local Licensing Authority (City/County)</b>		
Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)	
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:		
<input type="checkbox"/> Fingerprinted <input type="checkbox"/> Subject to background investigation, including NCIC/CCIC check for outstanding warrants		
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license		
(Check One)		
<input type="checkbox"/> Date of inspection or anticipated date _____ <input type="checkbox"/> Will conduct inspection upon approval of state licensing authority		
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
<input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. <b>Therefore, this application is approved.</b>		
Local Licensing Authority for	Telephone Number	<input type="checkbox"/> Town, City <input type="checkbox"/> County
Signature	Print	Title
Signature	Print	Date



# Fremont County Treasurer

## Statement of Taxes Due

Account Number R027002

Parcel 78001710

**Legal Description**

Subd: M & B OR UNKNOWN

IN NW4NW4 SEC 11-48-10 BEG NE COR; TH S 4 DEG 15'W 232 FT TO PT ON LN H/W 50; TH SELY ALG HWY 50 591.5 FT TO IRON PIN WH IS POB OF TR; TH N 56 DEG E 300 FT TH N 38 DEG 23'W 372 FT; TH S 56 DEG W 300 FT M/L TO N LN H/W 50 TH SELY ALONG H/W 372 FT TO BEG TR-86E

**Situs Address**

9229 US HWY 50

Account: R027002  
 DKRB LLC  
 P O BOX 276  
 COALDALE, CO 81222-0276

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$2,859.76	\$0.00	\$0.00	(\$2,859.76)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 06/08/2021</b>					<b>\$0.00</b>

Tax Billed at 2020 Rates for Tax Area 39C - 39C

Authority	Tax Rate	Amount	Values	Actual	Assessed
SALIDA HOSPITAL DISTRICT	0.0018700000	\$114.10	SINGLE FAMILY	\$25,500	\$1,823
S.E. COLO WATER CONS DISTRI	0.0009420000*	\$57.48	RESID		
UPPER ARKANSAS WATER CONS D	0.0004450000*	\$27.15	SINGLE FAMILY	\$44,642	\$3,192
FREMONT COUNTY	0.0123420000	\$753.03	RESID		
FREMONT CONSERVATION DISTRI	0.0005000000	\$30.51	MERCHANDISING	\$76,500	\$22,185
SCHOOL DISTRICT RE-3	0.0237680000	\$1,450.20	MERCHANDISING	\$105,505	\$30,596
ARKANSAS VALLEY AMBULANCE	0.0070030000	\$427.29	RECREATION	\$11,100	\$3,219
			Total	\$263,247	\$61,015
Taxes Billed 2020	0.0468700000	\$2,859.76			

\* Credit Levy

DOC FEE: \$79.00

### SPECIAL WARRANTY DEED

**THIS DEED** is dated **April 12, 2021**, and is made between **Sugarbush LLC**, a Colorado limited liability company (whether one, or more than one), the "Grantor", and **DKRB, LLC**, a Colorado limited liability company (whether one, or more than one), the "Grantee," whose mailing address is **PO Box 276, Coaldale, Colorado 81222**.

**WITNESS**, that the Grantor, for and in consideration of the sum of **SEVEN HUNDRED NINETY THOUSAND AND NO/100 Dollars (\$790,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Fremont** and State of **Colorado**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


also known by street address as: 9229 US Highway 50, Howard, CO 81233, **Together with**, 2/10th" of a cubic ft. of water per second of time in Priority No. 2 out of West Creek, which comes out of Cottonwood Ditch Nos. 2 and 4, subject to existing easements; and also specifically including well decreed per Judgement and Decree dated February 18, 1994 in Case No. 92CW84, Water Division No.2 and under Upper Arkansas Water Conservancy District Certificate No. 0466, and **Together with, without any warranty or representation whatsoever, any water, or rights or claims to water or water rights, or ditch or ditch rights (if any) associated with, appurtenant to, or used in connection with, the Property.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with all hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to statutory exceptions as defined in CRS 38-30-113, revised.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Sugarbush LLC, a Colorado limited liability company


BY:   
Lily Sioux Dunning  
Managing Member

STATE OF COLORADO

ss.

COUNTY OF CHAFFEE

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 8<sup>th</sup> of April, 2021, by Lily Sioux Dunning, Managing Member of Sugarbush LLC, a Colorado limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/19/23

GWENDOLYN C. ALLEN NOTARY PUBLIC - STATE OF COLORADO Notary ID #2011407783 My Commission Expires 12/19/2023
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## EXHIBIT "A"

### HISTORIC RECORD PROPERTY DESCRIPTION

A tract of land in the N ½ NW ¼ of Section 11, Township 48 North, Range 10 East of the N.M.P.M., described as follows:

Beginning at the Northeast corner of the NW ¼ NW ¼ of Section 11, Township 48 North, Range 10 East of the N.M.P.M., thence South 49°15' West 232 feet to a point on the North right of way line of said Highway No. 50; thence Southeasterly along the North right of way line of said Highway No. 50, 591.5 feet to an iron pin on the North right of way line of U.S. Highway No. 50, being that point of beginning of the tract herein described and conveyed; thence North 56° East 300 feet to a point which is an iron pin; thence North 38°23' West 372 feet to a point; thence South 56° West 300 feet, more or less, to the North right of way line of U.S. Highway No. 50; thence Southeasterly along the North right of way line of Highway No. 50, 372 feet to the point of beginning.

County of Fremont, State of Colorado.

### BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

A tract of land located in the North Half of the Northwest Quarter (N ½ NW ¼) of Section 11, Township 48 North, Range 10 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at a 5/8" rebar with an aluminum cap on the Northeasterly boundary of U.S. Highway No. 50, being a common corner with the tract of land described in Exhibit "A" of the Quiet Title Decree recorded in Book 663 at Pages 626-629 of the Fremont County records, from whence the Northwest corner (brass capped) of said Section 11 bears, first North 36°57.8' West along said Northeasterly highway boundary 218.0 feet, and thence North 83°13' West 1139.9 feet to said section corner; thence proceeding around the tract herein described and along the boundaries of said tract described in the aforementioned Quiet Title Decree, the following two (2) courses and distances: first North 55°05' East 297.5 feet; and thence South 37°57.8' East 371.2 feet; thence leaving said quiet title boundary, South 55°05' West parallel with the northwesterly boundary of the tract herein described a distance of 303.97 feet to the northeasterly boundary of U.S. Highway No. 50; thence North 36°57'48" West along said highway boundary 370.91 feet to the point of beginning.

also known by street address as: **9229 US Highway 50, Howard, CO 81233, Together with, without any warranty or representation whatsoever, any water, or rights or claims to water or water rights, or ditch or ditch rights (if any) associated with, appurtenant to, or used in connection with, the Property**

and assessor's schedule or parcel no.: **78001710- R027002**  
with all appurtenances.

DOC FEE: \$79.00

## SPECIAL WARRANTY DEED

THIS DEED is dated April 12, 2021, and is made between **Sugarbush LLC**, a Colorado limited liability company (whether one, or more than one), the "Grantor", and **DKRB, LLC**, a Colorado limited liability company (whether one, or more than one), the "Grantee," whose mailing address is **PO Box 276, Coaldale, Colorado 81222**.

**WITNESS**, that the Grantor, for and in consideration of the sum of **SEVEN HUNDRED NINETY THOUSAND AND NO/100 Dollars (\$790,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Fremont** and State of **Colorado**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

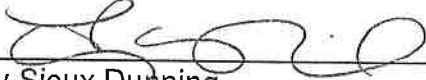
also known by street address as: 9229 US Highway 50, Howard, CO 81233, **Together with, 2/10th"** of a cubic ft. of water per second of time in Priority No. 2 out of West Creek, which comes out of Cottonwood Ditch Nos. 2 and 4, subject to existing easements; and also specifically including well decreed per Judgement and Decree dated February 18, 1994 in Case No. 92CW84, Water Division No.2 and under Upper Arkansas Water Conservancy District Certificate No. 0466, and **Together with, without any warranty or representation whatsoever, any water, or rights or claims to water or water rights, or ditch or ditch rights (if any) associated with, appurtenant to, or used in connection with, the Property.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with all hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to statutory exceptions as defined in CRS 38-30-113, revised.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Sugarbush LLC, a Colorado limited liability company

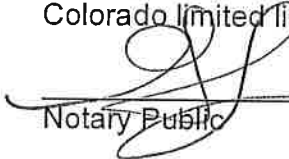
BY:   
Lily Sioux Dunning  
Managing Member

STATE OF COLORADO

ss.

COUNTY OF CHAFFEE

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 8<sup>th</sup> of April, 2021, by Lily Sioux Dunning, Managing Member of Sugarbush LLC, a Colorado limited liability company.

  
Notary Public

My Commission Expires: 12/19/23

GWENDOLYN C. ALLEN NOTARY PUBLIC - STATE OF COLORADO Notary ID #2011407783 My Commission Expires 12/19/2023
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County of Fremont, State of Colorado.

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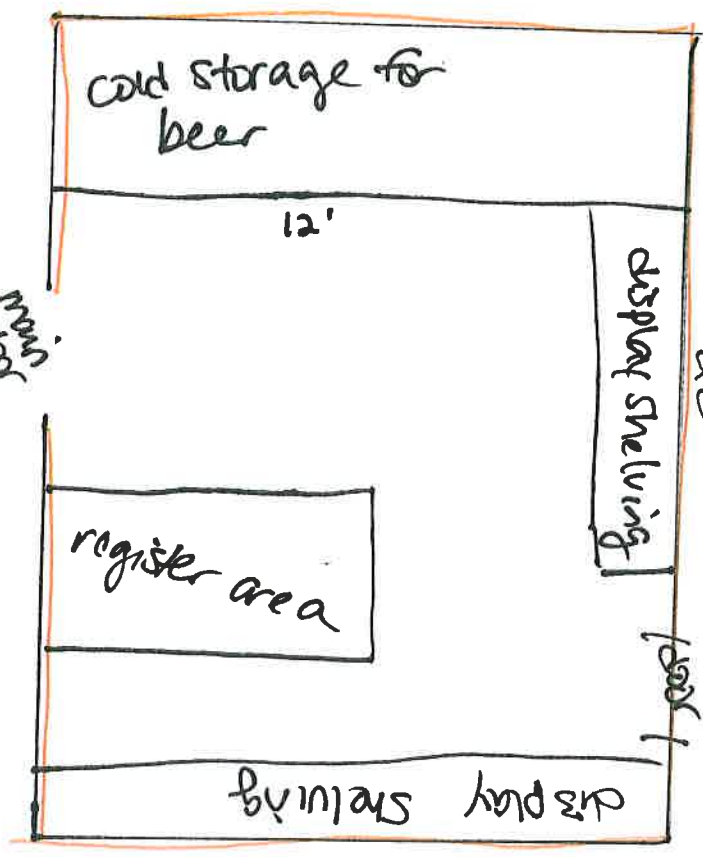
also known by street address as: **9229 US Highway 50, Howard, CO 81233,**  
**Together with, without any warranty or representation whatsoever, any water, or**  
**rights or claims to water or water rights, or ditch or ditch rights (if any)**  
**associated with, appurtenant to, or used in connection with, the Property**

and assessor's schedule or parcel no.: **78001710- R027002**  
with all appurtenances.



Office Space

20'



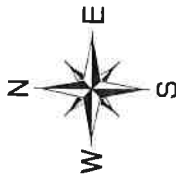
SECTION 2  
SECTION 11

SW 1/4  
SW 1/4

SW 1/4  
SW 1/4

# IMPROVEMENT LOCATION CERTIFICATE

FOR A TRACT OF LAND IN THE  
NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE  
NEW MEXICO PRINCIPAL MERIDIAN  
FREMONT COUNTY, COLORADO



OWNER'S REMARKS DESCRIBED BY  
IN EXHIBIT "A" OF GOVERNOR TITLE RECORD  
BOOK 653, PAGES 549-559

OWNER'S REMARKS DESCRIBED BY  
IN EXHIBIT "A" OF GOVERNOR TITLE RECORD  
BOOK 653, PAGES 549-559

OWNER'S REMARKS DESCRIBED BY  
IN EXHIBIT "A" OF GOVERNOR TITLE RECORD  
BOOK 653, PAGES 549-559

## HASTION RECORD PROPERTY DESCRIPTION

The land referred to herein is situated in the County of Fremont, State of Colorado. It is bounded on the north by the North 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. On the east by the East 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. On the south by the South 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. On the west by the West 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. The area is approximately 200 acres in extent. The land is situated in the North 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. The area is approximately 200 acres in extent. The land is situated in the North 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. The area is approximately 200 acres in extent.

## BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

A tract of land located in the North 1/2 of the Northern Quarter (NQ) of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian, Fremont County, Colorado. The land is bounded on the north by the North 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. On the east by the East 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. On the south by the South 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. On the west by the West 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. The area is approximately 200 acres in extent. The land is situated in the North 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. The area is approximately 200 acres in extent. The land is situated in the North 1/2 of Section 11, Township 43 North, Range 10 East of the New Mexico Principal Meridian. The area is approximately 200 acres in extent.

## IMPROVEMENT LOCATION CERTIFICATE

THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DO HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, BY THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND THAT THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, HAS REVIEWED THE SAME AND IS SATISFIED THAT THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, IS A PARTY TO THE SAME AND THAT THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, IS A PARTY TO THE SAME AND THAT THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, IS A PARTY TO THE SAME.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

GENERAL LAND SURVEYOR'S NOTICE: I, the undersigned, a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records. I am a duly qualified and licensed Professional Engineer in the State of California, and I am a member of the State Board of Professional Engineers and Surveyors. My commission expires on the 31st day of December, 2025. My office is located at 1234 Main Street, Los Angeles, California 90001. My telephone number is 555-1234. My fax number is 555-5678. My e-mail address is john.doe@stateofcalifornia.gov. My professional seal number is 12345. My date of birth is 12/31/1980. My date of graduation from college is 12/31/2000. My date of becoming a member of the State Board of Professional Engineers and Surveyors is 12/31/2005. My date of becoming a member of the State Board of Professional Engineers and Surveyors is 12/31/2005. My date of becoming a member of the State Board of Professional Engineers and Surveyors is 12/31/2005.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

IMPROVEMENT LOCATION CERTIFICATE	
FREMONT COUNTY, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 43 NORTH, RANGE 10 EAST	
SECTION 11, NORTH 1/2 OF THE NORTHWEST 1/4	
DATE: 3/22/21	BY: [Signature]
FOR: [Name]	BY: [Signature]
STATE OF CALIFORNIA	STATE OF CALIFORNIA
COUNTY OF LOS ANGELES	COUNTY OF LOS ANGELES
PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER
NO. 12345	NO. 67890
EXPIRES: 12/31/2025	EXPIRES: 12/31/2025
OFFICE: 1234 Main Street, Los Angeles, CA 90001	OFFICE: 1234 Main Street, Los Angeles, CA 90001
PHONE: 555-1234	PHONE: 555-5678
FAX: 555-5678	FAX: 555-1234
EMAIL: john.doe@stateofcalifornia.gov	EMAIL: john.doe@stateofcalifornia.gov
BORN: 12/31/1980	BORN: 12/31/1980
GRADUATED: 12/31/2000	GRADUATED: 12/31/2000
MEMBER SINCE: 12/31/2005	MEMBER SINCE: 12/31/2005
MEMBER NO: 12345	MEMBER NO: 67890
MEMBER TYPE: [Type]	MEMBER TYPE: [Type]
L-21-12	