

# CITY OF COLORADO SPRINGS LIQUOR OR 3.2% FERMENTED MALT BEVERAGE APPLICATION

NEW LICENSE                       TRANSFER OF OWNERSHIP

*Type of License applying for (Check One)*

- |  |   |   |  |                                   |
|--|---|---|--|-----------------------------------|
| <input checked="" type="checkbox"/> Hotel/Restaurant | <input type="checkbox"/> Hotel/Restaurant w/Optional Premises | <input type="checkbox"/> Tavern                 | <input type="checkbox"/> Beer & Wine                   | <input type="checkbox"/> Brew Pub |
| <input type="checkbox"/> Retail Liquor Store         | <input type="checkbox"/> 3.2% Beer On Premises                | <input type="checkbox"/> 3.2% Beer Off Premises | <input type="checkbox"/> 3.2% Beer On and Off Premises |                                   |
| <input type="checkbox"/> Drugstore                   | <input type="checkbox"/> Racetrack                            | <input type="checkbox"/> Optional Premises      | <input type="checkbox"/> Club                          | <input type="checkbox"/> Vinters  |

## APPLICANT INFORMATION

<b>Name of Applicant:</b> Cambridge TRS, Inc.	<b>Property Tax Schedule No. :</b> 6327401020
<b>Trade Name (DBA):</b> Sonesta ES Suites Colorado Springs	<b>Business Telephone:</b> 719-574-0370
<b>Address of Premises:</b> 3886 North Academy Blvd., Colorado Springs, CO 80917	<b>Alternate Telephone:</b> 1-800-Sonesta

IF THIS IS A TRANSFER OF AN EXISTING LICENSE – THE FOLLOWING MUST BE ANSWERED:			
Present trade name of establishment (dba)	Present State License No.	Present Class of License	Present Expiration Date
COLORADO SPRINGS RESIDENCE INN CNTRL	25-59052	Hotel & Restaurant	03/23/2016

**If the applicant is: a Corporation, Limited Liability Company, Partnership or Association, list all officers, directors, general partners and managing members, position held and percentage owned.**

NAME	POSITION HELD	%OWNED
Please see attached.		

## FINANCIAL INFORMATION

<b>TOTAL INVESTMENT IN BUSINESS (include purchase, start up, inventory)</b>	<b>\$ 6,250,000.00</b>	
<b>Source(s) of funds invested (provide names, banks, and indicate checking, savings, loan, promissory note, gift or other).</b>		
<b>THE FOLLOWING INFORMATION MUST REFLECT THE SOLE SOURCE OF FUNDS INVESTED. NO OTHER PERSON OR PARTIES MAY HAVE A FINANCIAL INTEREST IN THE BUSINESS FOR WHICH THIS AFFIDAVIT IS SUBMITTED.</b>		
NAME/ADDRESS OF FUNDING SOURCE (bank(s), individual(s), et al.)	FUNDING SOURCE (checking/savings/ loan/ note/ gift)	AMOUNT
Please see attached.		

**List applicant(s) prior experience in the sale of alcoholic beverages. Include dates and locations.**

Business Name & Address	Applicant's Name	Experience/Position	Dates
Please see attached.			

DO NOT ALTER THESE FORMS IN ANY MANNER

Has the applicant previously been issued a liquor or beer license (include any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)?  yes  no

If yes, identify the business and any current or former financial interest in said business including any loans to or from a licensee.

Name of Business	Address	Type/amt. of Interest
Please see attached.		

**PREMISES/ESTABLISHMENT**

Terms of legal possession of the premises for which the application is made?  own  lease

If leased provide terms: Start date 07/23/2015 End date 01/31/2037

Dimensions of premises 26' 6" X 21' 6" Square footage 547 Seating Capacity 32

Is there a patio area?  yes  no --- If yes, provide dimensions \_\_\_\_\_

Anticipated number of employees? 35

Will training be offered or required?  yes  no --- If yes, through what agency? Colo. Restaurant Assoc

Has the applicant or manager in Colorado, or any other State (include any of the partners, if a partnership members or manager if a limited liability company; or officers, stockholders or directors if a corporation), ever:	YES	NO
Been denied an alcohol beverage license?		X
Had an alcohol beverage license suspended or revoked?		X
Had interest in another entity where an alcohol beverage license was suspended or revoked?	X	
Ever been charged or convicted of a crime, received a suspended sentence, a deferred sentence, or have charges pending? If yes, provide explanation, date(s) and location(s).		X

Has the applicant ever received a violation notice, suspension, or revocation for any liquor law violation, have charges pending; or has the applicant applied for and been denied a liquor or beer license anywhere in the United States?

Yes  No

If yes, provide explanation, date(s) and location(s):  
\_\_\_\_\_  
\_\_\_\_\_

I declare under the 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 understand that any falsehood or omission will jeopardize the application as such falsehood or omission constitutes evidence regarding the character of the applicant.

John G. Murray  
 Signature John G. Murray  
 Title: President, COO, Secretary

State of Massachusetts  
 County of Middlesex

Subscribed and sworn to before me this 16<sup>th</sup> day of July, 2015.

My Commission Expires: July 7, 2017

Judith A. Crowley  
 Notary Public

DO NOT ALTER THESE FORMS IN ANY MANNER

**CAMBRIDGE TRS INC.**  
**RIDER TO CITY OF COLORADO SPRINGS LIQUOR LICENSE APPLICATION**

Cambridge TRS Inc. ("Cambridge") is the tenant and operator of over twenty (20) hotels throughout the United States, some of which sell alcoholic beverages pursuant to liquor licenses held by Cambridge.

In addition, some of the officers and directors are also officers and/or directors of Hospitality Properties Trust (NYSE: "HPT"), TravelCenters of America LLC (NYSE: "TA") and Five Star Quality Care, Inc. (NYSE: "FVE") and their subsidiaries and affiliates. Each of HPT, TA and FVE is a publicly listed company on the New York Stock Exchange (the "Public Companies"). HPT through its subsidiaries and affiliated companies holds ownership of in excess of 250 hotels and 180 travel centers across the United States, several of which sell alcoholic beverages pursuant to licenses under HPT or its subsidiaries. TA operates and owns in excess of 220 travel centers and 50 convenience stores across the United States, several of which sell alcoholic beverages pursuant to licenses under TA or its subsidiaries. FVE operates and owns in excess of 250 senior living communities across the United States, several of which sell alcoholic beverages pursuant to licenses under FVE or its subsidiaries.

Finally, some of the officers and directors are also shareholders and /or officers and/or directors Sonesta International Hotels Corporation which manages in excess of 20 hotels across the United States. Some of which serve alcoholic beverages pursuant to licenses held by Sonesta.

As corporate principals of the Public Companies, these individuals have a past or present interest in those licenses. Their affiliation with the alcoholic beverage licenses is solely in the capacity of shareholder and/or corporate official as identified in the application. None of the retail licenses have ever been revoked, but some licenses have been voluntarily surrendered as a result of sale of the licensee business. In addition, from time to time, some of the licensed locations have been the subject of alcoholic beverage regulatory inquiry leading to offers in compromise, and possibly a brief suspension.

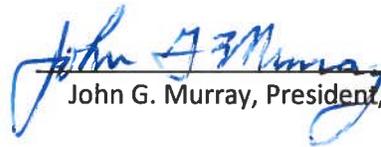
Affidavit With Respect to:

Source of Funds – Colorado Transfer of Liquor License Application

Re: Cambridge TRS, Inc. d/b/a Sonesta ES Suites Colorado Springs

I, John G. Murray, being first duly sworn according to law, state that I am the President, Chief Operating Officer and Secretary of Cambridge TRS, Inc. ("Applicant") and I am familiar with the matters herewith described. On or about July 23, 2015, the ultimate parent company of the Applicant, Hospitality Properties Trust ("HPT"), a publicly traded Maryland real estate investment trust, intends to acquire the Colorado Springs Residence Inn Hotel located at 3880 North Academy Blvd., Colorado Springs, CO (the "Hotel") through HPT's wholly-owned subsidiary, HPT IHG-2 Properties Trust. Upon acquisition, Applicant will be the tenant of the hotel and will, upon approval by the City of Colorado Springs and State of Colorado Department of Revenue, obtain a liquor license by way of transfer from the current owner and seller of the Hotel, W2007 Equity Inns Realty, LLC. The purchase price for the real and personal property related to the Hotel under the agreement is \$6,250,000.00. The source of funds for the acquisition will be HPT's cash on hand and drawings under HPT's revolving line of credit.

Signed on this 16<sup>th</sup> day of July, 2015.

  
John G. Murray, President, COO, Secretary

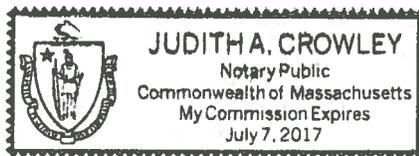
COMMONWEALTH OF MASSACHUSETTS )

SS:

COUNTY OF MIDDLESEX )

Subscribed and sworn to before me this 16<sup>th</sup> day of July, 2015.

  
Notary Public



### AFFIDAVIT OF TRANSFER AND STATEMENT OF COMPLIANCE

Pursuant to the requirements of 12-47-303(3)(b), Colorado Revised Statutes, Licensee hereby states that all accounts for alcohol beverages sold to the Applicant are:

- Paid in full. There are no outstanding accounts with any Colorado Wholesalers.
- Licensee hereby certifies that the following is a complete list of accounts for alcohol beverages that are unpaid:

Licensee and Applicant agree that all accounts will be paid for from the proceeds at closing by the:       Licensee       Applicant

- Licensee unavailable to certify disposition of accounts for alcohol beverages - Inventory list attached. Transfer by operation of law - Regulation 47-304.
- Applicant will assume full responsibility for payment of the outstanding accounts as listed above.
- No alcohol beverage inventory transferred or sold.

Licensee hereby authorizes the transfer of its Colorado Retail Liquor License to the Applicant, its agent, or a company, corporation, partnership or other business entity to be formed by the Applicant.

Dated this 17 day of July, 20 15.

**Seller:**

W2007 EQUITY INNS REALTY LLC 809175903  
Licensee & License Number

COLORADO SPRINGS RESIDENCE INN CNTRL  
Trade name

  
Signature

Vice President and Manager  
Position

Greg Fay  
Print Name

**Buyer:**

Cambridge TRS Inc.  
Applicant

Sonesta ES Suites Colorado Springs  
Trade name

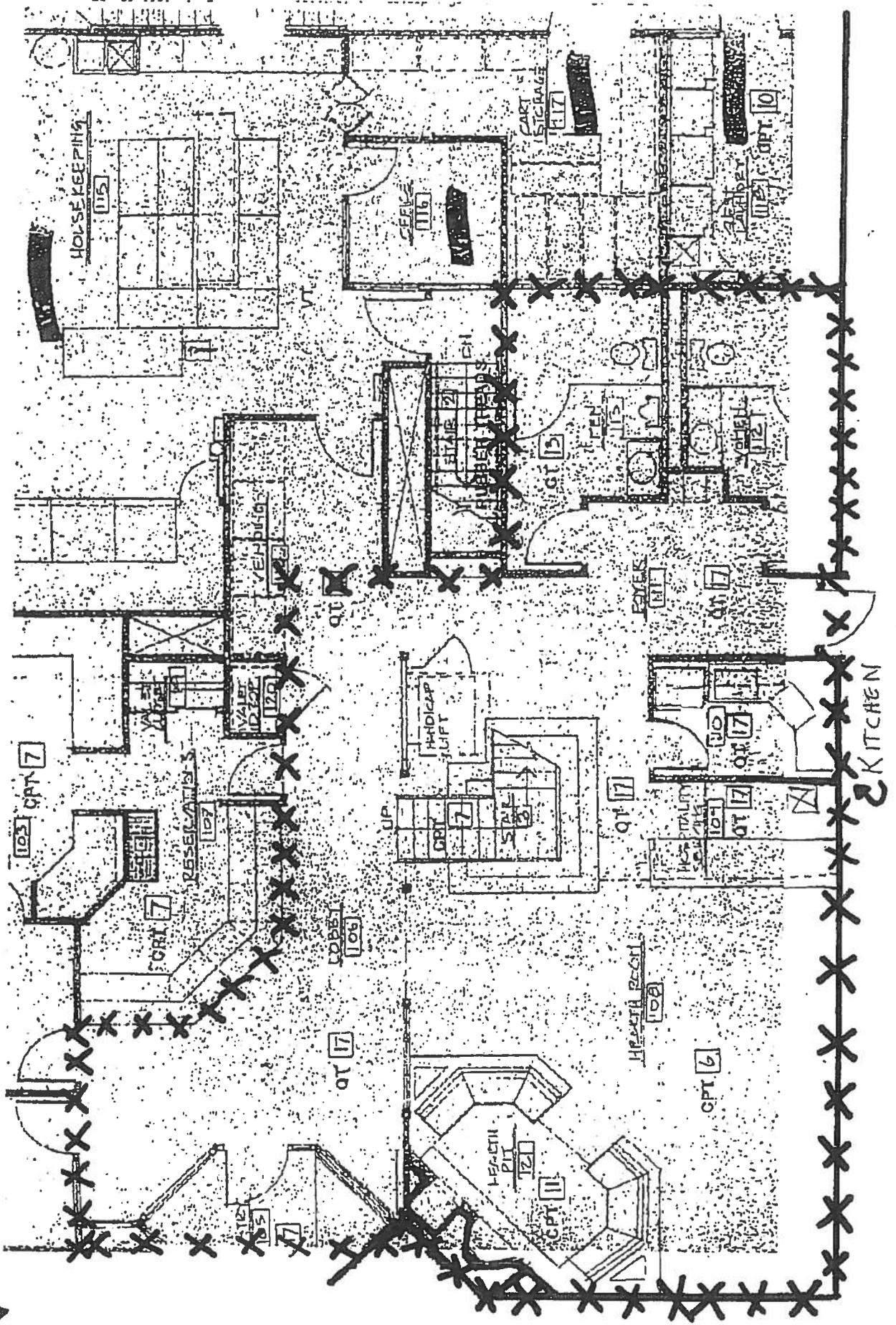
Signature

President, COO, Secretary  
Position

John G. Murray  
Print Name



PARTIAL DETAIL OF GATEHOUSE / RESIDENCE INN BY MARRIOTT



licensed for liquor



August 27, 2015

Certified Mail # 7014 3490 0001 5234 0322

Cambridge TRS, Inc.  
dba Sonesta ES Suites Colorado Springs  
Two Newton Pl. 255 Washington St, #270  
Newton, MA 02458

Dear Applicant:

Pursuant to 12-47-312 of the Colorado Revised Statutes and Rule No. 7 of the Local Rules of Procedure, I have the following report to make concerning the results of my investigation of the application you have filed for a transfer of the Hotel and Restaurant Liquor License, at Cambridge TRS, Inc. dba Sonesta ES Suites Colorado Springs, 3880 N. Academy Boulevard, Colorado Springs, Colorado. Your application was filed on July 21, 2015.

It appears that you will be entitled to possession of the premises for which the application is made.

At this time, the premises you desire to license does not appear to be in violation of any Zoning Ordinances of the City of Colorado Springs, Colorado.

There are no schools within the limits as prohibited by law.

To date, the Police Department has not reported any objections to this application.

The public hearing will be held on your application at the meeting of the Liquor and Beer Licensing Board, commencing at **9:00 a.m., September 18, 2015** in the Council Chambers, City Hall, 107 North Nevada Avenue, and you must be present at that meeting. At this meeting the Board will consider the factors outlined in Rule No 9.08 of the Local Rules of Procedure and it is your burden to provide the necessary evidence to satisfy the Board.

A public notice poster has been prepared for you to pick up from the City Clerk's Office. This notice poster must be posted by you at the proposed premises in a manner that is visible and conspicuous to the public no later than Tuesday, September 8, 2015.

If you have any questions please contact Lee McRae at (719) 385-5106.

Sincerely,

Sarah B. Johnson  
City Clerk