

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

Name of Applicant: MACKENZIE PLACE COLORADO SPRINGS LLC	Property Tax Schedule No. : 6332406053
Trade Name (DBA): MACKENZIE PLACE	Business Telephone: 719-633-8181
Address of Premises: 1605 - 1655 ELM CREEK VIEW	Alternate Telephone: None

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
MacKenzie Place	42562980000	Hotel-Restaurant	04/20/2016

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. **SEE ATTACHED FOR LIST OF ENTITIES**

NAME	POSITION HELD	%OWNED
Daniel B Madsen	CEO, President, Manager	100%
Judy L. Marczewski	CFO	0%
Gregory S. Billbe	VP, Controller	0%

FINANCIAL INFORMATION

TOTAL INVESTMENT IN BUSINESS (include purchase, start up, inventory)	\$ 20,000	
Source(s) of funds invested (provide names, banks, and indicate checking, savings, loan, promissory note, gift or other).		
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.		
NAME/ADDRESS OF FUNDING SOURCE (bank(s), individual(s), et al.)	FUNDING SOURCE (checking/savings/ loan/ note/ gift)	AMOUNT
MacKensie Place Colorado Springs LLC 1601 5th Ave, Ste 1900; Seattle WA 98101	US Bank checking	\$20,000

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. PLEASE SEE ATTACHED

Name of Business	Address	Type/amt. of Interest

PREMISES/ESTABLISHMENT

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

If leased provide terms: Start date 8/31/2015 End date 9/1/2030

Dimensions of premises See Diagrams Square footage See Diagrams Seating Capacity See Diagrams

Is there a patio area? ☒ yes ☐ no --- If yes, provide dimensions See Diagram

Anticipated number of employees? 100

Will training be offered or required? ☒ yes ☐ no --- If yes, through what agency? TIPS

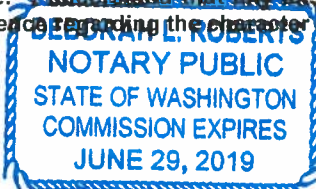
Has the applicant or manager in Colorado, or any other State (include any of the partners, if a partnership members or manager if a limited liability company; or officers, stockholders or directors if a corporation), ever:	YES	NO
Been denied an alcohol beverage license?		X
Had an alcohol beverage license 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?		X
If yes, provide explanation, date(s) and location(s).		

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.



State of Washington
County of King

Subscribed and sworn to before me this 21st day of September, 20 15.

My Commission Expires: 6-29-19

Signature [Signature]
Title: CEO, PRESIDENT, MANAGER

Deborah L. Roberts
Notary Public Deborah L. Roberts

DO NOT ALTER THESE FORMS IN ANY MANNER

ATTACHMENT TO COLORADO SPRINGS LIQUOR APPLICATION**RE: MACKENZIE PLACE COLORADO SPRINGS LLC**

QUESTION: 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.

***MACKENZIE PLACE COLORADO SPRINGS LLC, a Washington ltd liability company
–the Licensee – Colorado Springs***

FEIN: 47-4364421***Prin Addr: 1601 Fifth Ave, Ste 1900; Seattle WA 98101***

Name	Home Address City & State	DOB	Position	% Owned
180 Manager Inc.	1601 Fifth Ave Ste 1900; Seattle WA 98101	N/A	Manager	0%
LC HCR LLC	1601 Fifth Ave Ste 1900; Seattle WA 98101	N/A	Member	100%

***180 MANAGER INC., a Washington limited liability co
–the Manager of MacKenzie Place Colorado Springs LLC***

FEIN: 46-2071687***Prin Addr: 1601 Fifth Ave, Ste 1900; Seattle WA 98101***

Name	Home Address City & State	DOB	Position	% Owned
Daniel B Madsen	8732 213 th PI NE; Redmond WA 98053	08/18/1962	Director, Pres	100%
Judy L. Marczewski	15219 160 th PI SE; Renton WA 98058	08/17/1959	Vice President	0%
Gregory S. Billbe	8508 NE 193 rd St; Bothell WA 98011	01/31/1964	Sec, Treas	0%

LC HCR LLC, a Washington limited liability company
–the sole Member of MacKenzie Place Colorado Springs LLC
FEIN: 47-4361280

Prin Addr: 1601 Fifth Ave, Ste 1900; Seattle WA 98101

Name	Home Address City & State	DOB	Position	% Owned
180 Manager Inc.	1601 5 th Ave Ste 1900; Seattle WA 98101	N/A	Manager	0%
Leisure Care LLC	1601 Fifth Ave Ste 1900; Seattle WA 98101	N/A	Member	100%

LEISURE CARE LLC, a Washington limited liability company
–the sole Member of LC HCR LLC **[Originally Chateau L.L.C.]**
FEIN: 41-2087817

Prin Addr: 1601 Fifth Ave, Ste 1900; Seattle WA 98101

Name	Home Address City & State	DOB	Position	% Owned
Daniel B Madsen	8732 213 th PI NE; Redmond WA 98053	08/18/1962	Manager	0%
180 Holdings LLC	1601 Fifth Ave Ste 1900; Seattle WA 98101	N/A	Member	100%
Daniel B Madsen	8732 213 th PI NE; Redmond WA 98053	08/18/1962	CEO, Pres	0%
Judy L. Marczewski	15219 160 th PI SE; Renton WA 98058	08/17/1959	CFO	0%
Gregory S. Billbe	8508 NE 193 rd St; Bothell WA 98011	01/31/1964	VP, Controller	0%

180 HOLDINGS LLC, a Washington limited liability company
–the sole Member of Leisure Care LLC
FEIN: 26-4378270

Prin Addr: 1601 5th Ave, Ste 1900; Seattle WA 98101

Name	Home Address City & State	DOB	Position	% Owned
Daniel B. Madsen	8732 213 th PI NE; Redmond WA 98053	08/18/1962	Manager Member	100%

ATTACHMENT TO COLORADO SPRINGS LIQUOR LICENSE APPLICATION
RE: MACKENZIE PLACE COLORADO SPRINGS LLC

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

QUESTION: *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)?*

License / Location	Interest	Dates
Treeo S Ogden LLC dba Treeo - South Ogden 6086 S. Ridgeline Dr; South Ogden UT 84405 Class C Beer #2109-2 (city)	Dan Madsen Owner/Member 100%	05/2015 - Present
Fresn LLC dba Fairwinds - Woodward Park 9525 N. Pt Washington Rd; Fresno CA 93730 Beer & Wine, Caterer #465218	Dan Madsen Class A Member .5511%	04/2003 - Present
	Judy Marczewski Class A Member .3582%	05/2002 - Present
Residences at Boulder Creek LLC dba The Carillon at Boulder Creek 2525 Taft Dr; Boulder CO 80302 H&R #42716600000	Dan Madsen Member/Boulder Holders LLC, which holds 1.412% in license; Dan Madsen holds 40% interest in Boulder Holders LLC	05/2007 - Present
	Judy Marczewski Member/Boulder Holders LLC, which holds 1.412% in license; Judy Marczewski holds 11.33% interest in Boulder Holders LLC	05/2007 - Present
	Gregory Billbe Member/Boulder Holders LLC, which holds 1.412% in license; Gregory Billbe holds 2.8% interest in Boulder Holders LLC	05/2007 - Present

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 31st day of August, 2015.

Seller:

MACKENZIE PLACE UNION LLC
42562980000

Licensee & License Number

MACKENZIE PLACE

Trade name

Signature

MANAGING DIRECTOR

Position

R. Jeffrey Sands
Print Name

Buyer:

MACKENZIE PLACE COLORADO SPRINGS LLC

Applicant

MACKENZIE PLACE

Trade name

Signature

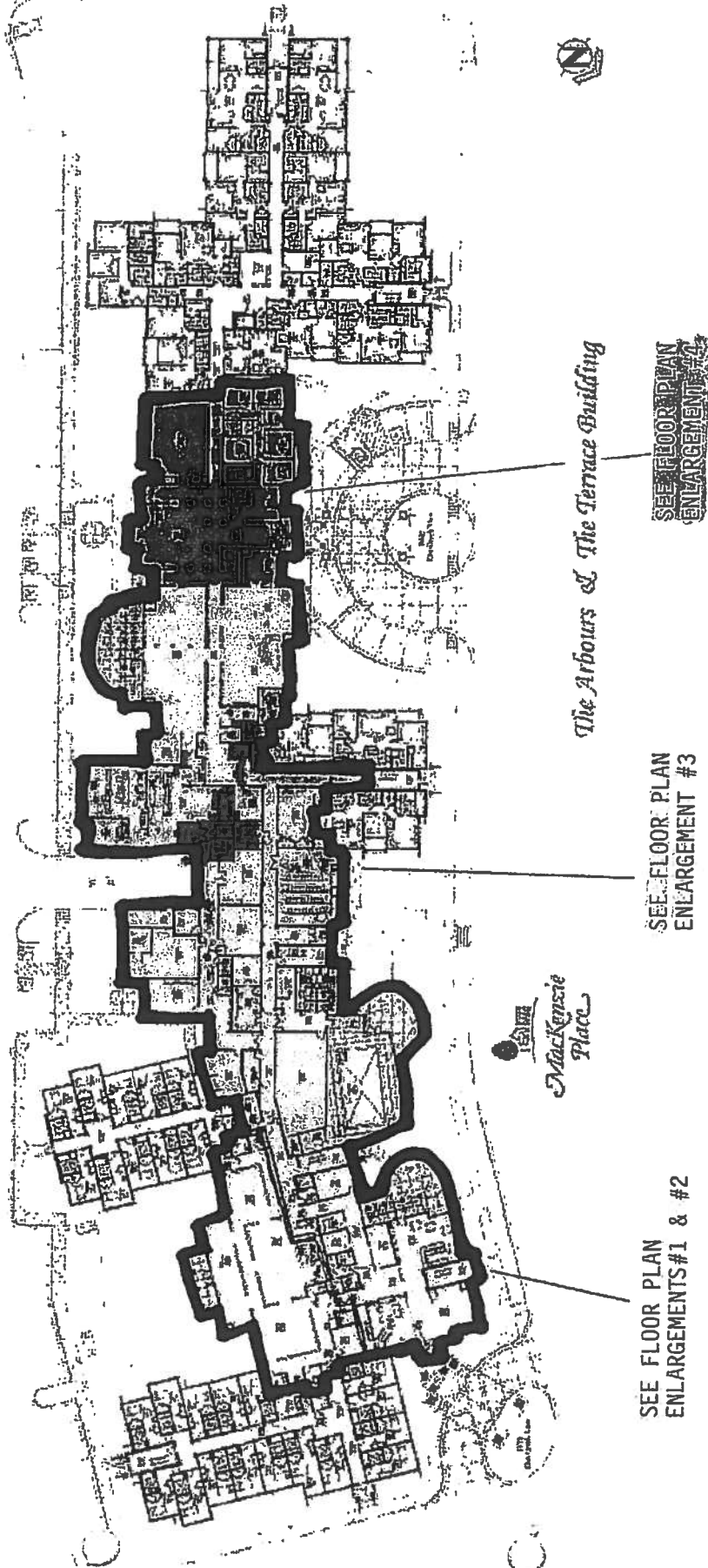
Owner

Position

Dan Madsen
Print Name

**MACKENZIE PLACE COLORADO SPRINGS LLC
dba MACKENZIE PLACE
1605 - 1655 ELM CREEK VIEW LANE
COLORADO SPRINGS CO 80907**

FLOOR PLAN OVERVIEW





CONTINUING CARE SENIOR
CAMPUS AT UNION BLVD.
UNION BLVD. AND FULLMORE ST.
CHILDRAD SPRINGS, COLORADO

DOWD & KIRBY
 Longstanding Partners, U.S.
 TRUST & Savings Ass. Since 1839

11100
The Village
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ANTHONY J. BROWN, JR.
ANTHONY J. BROWN, JR.
ANTHONY J. BROWN, JR.

Call 1-800-800-8000
800-800-8000
11111 11111 11111

Richard C. Gilling, Jr.
 1700 North Union Ave., July 202
 Campbell Springs, Georgia 30707
 (715) 478-2119
 (715) 478-0077

ADDITIONAL INFORMATION

STRUCTURAL OVERVIEW

WILSON MOVEMENT & ASSOCIATES
1345 E. Colfax Ave., Suite 301
Denver, CO 80202
P. 303/733-1100
F. 303/733-1103

FOR THE
LIFE OF THE
FUTURE

ELECTRICAL ENGINEERING

1-800-888-8888
612-484-8000
4100 60 Street
St. Louis, MO 63103

24 Grande Service
 2400 Erie Parkway, Suite 200
 Columbus, OH 43261

1-800-368-6868

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SA Vincent Menden

February 17, 2000

FLOOR PLAN

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MACKENZIE PLACE -- FLOOR PLAN ENLARGEMENT #1
LEVEL 1 -- ASSISTED LIVING SIDE

 = ALCOHOL STORAGE

T-723488 Page 9 of 14

Liquor Board Agenda 11/20/2015 - Item No. 4B



Lantz-Boggio Architects, P.C.
CONTINUING CARE SENIOR
CAMPUS AT UNION BLVD.
UNION BLVD. AND FILMORE ST.
COLORADO SPRINGS, COLORADO

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Lantz-Boggio Architects, P.C.
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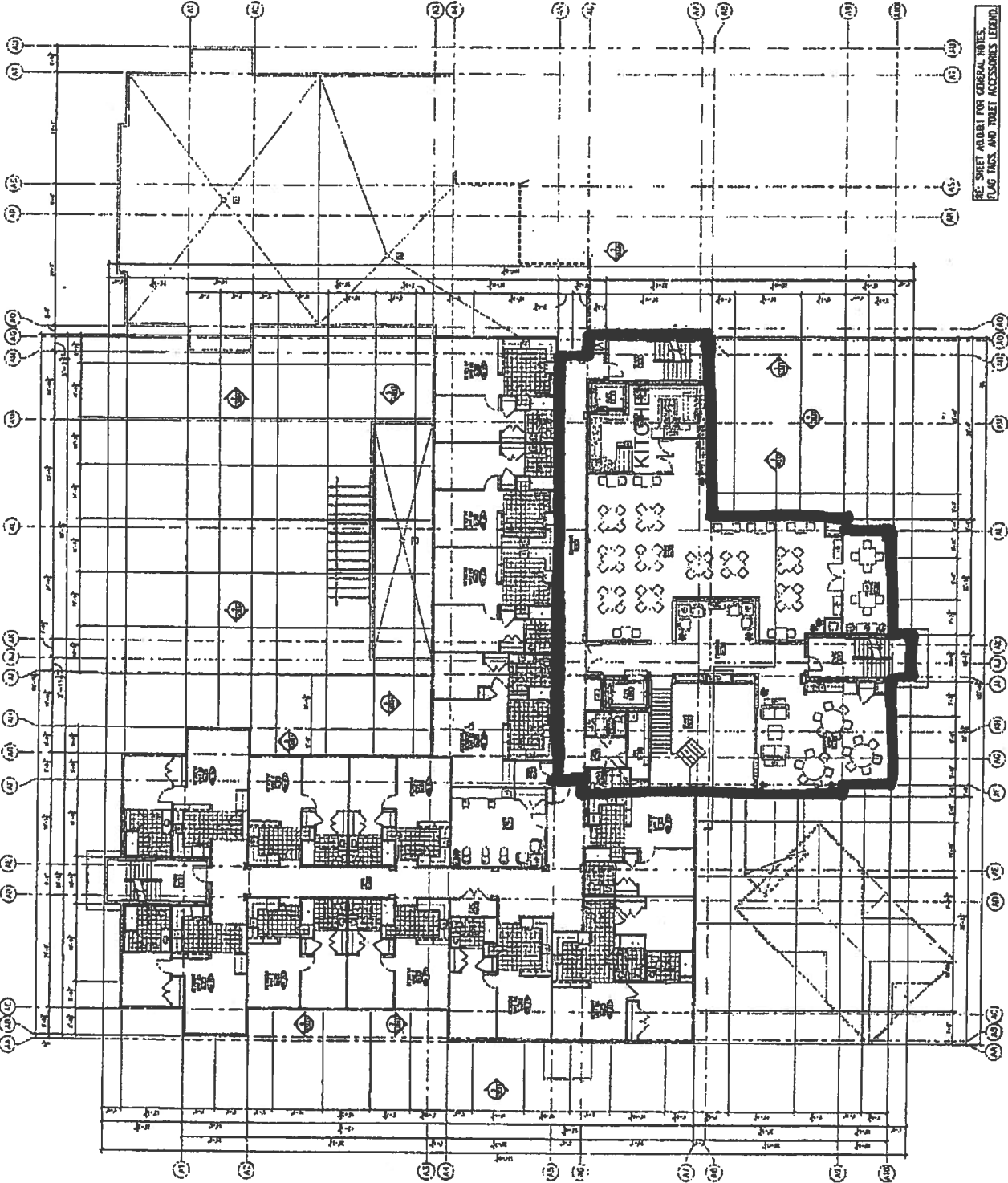
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1 FLOOR PLAN, LEVEL TWO - A.L.F.
MACKENZIE PLACE -- FLOOR PLAN ENLARGEMENT #2
LEVEL 2 -- ASSISTED LIVING SIDE

MACKENZIE PLACE -- FLOOR PLAN ENLARGEMENT #2
LEVEL 2 -- ASSISTED LIVING SIDE

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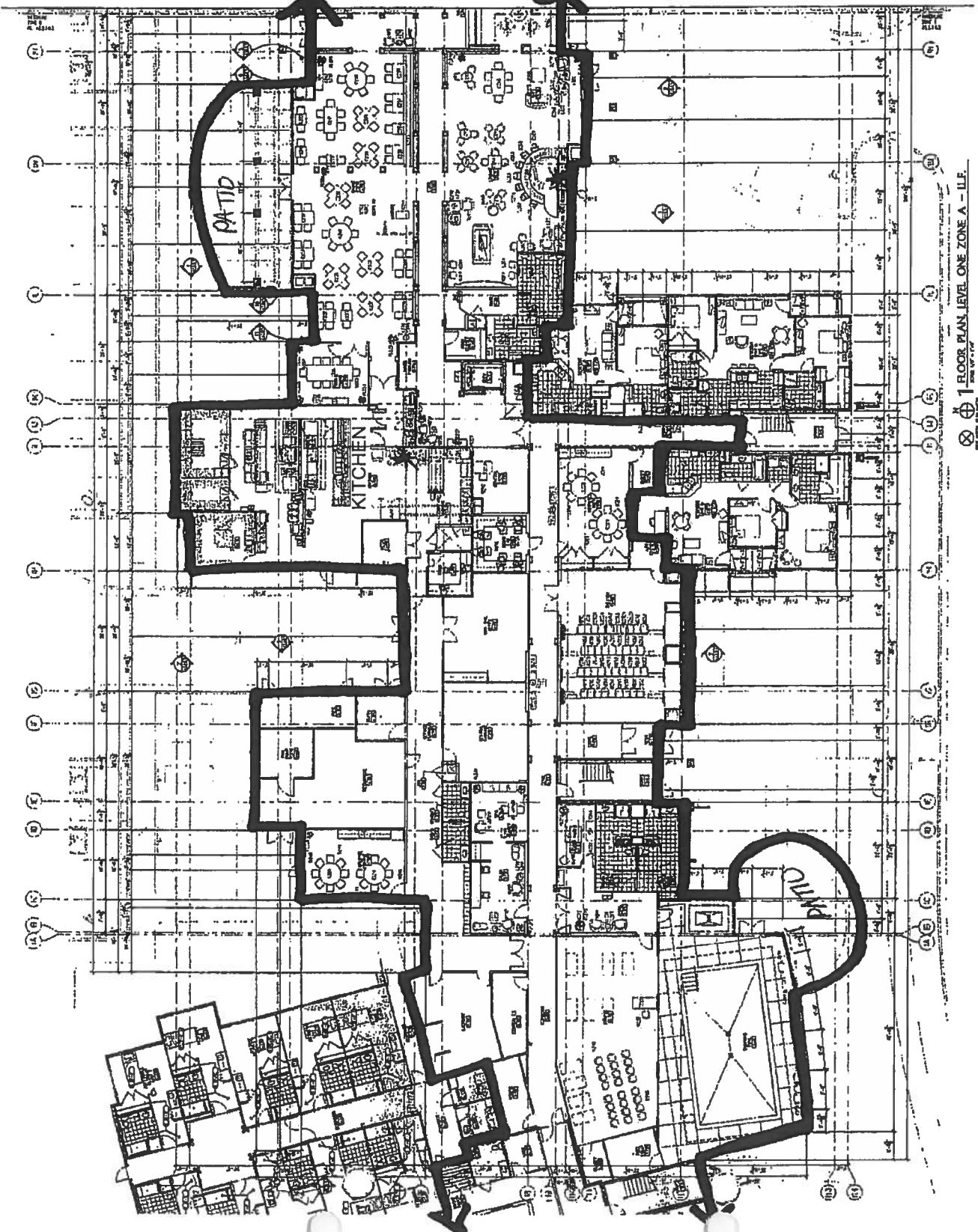


Lantz-Boggio Architects, P.C.
 CONTINUING CARE SENIOR
 CAMPUS AT UNION BLVD.
 UNION BLVD. AND FILLMORE ST.
 CHICAGO SPRINGS, COLORADO

PROJECT: CONTINUING CARE SENIOR CAMPUS AT UNION BLVD.
 LOCATION: CHICAGO SPRINGS, CO
 DATE: 11/20/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]
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 ENGINEER: [Firm Name]
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 ELECTRICAL ENGINEER: [Firm Name]
 PLUMBING ENGINEER: [Firm Name]
 FIRE PROTECTION ENGINEER: [Firm Name]
 HISTORIC PRESERVATION: [Firm Name]
 ENVIRONMENTAL ENGINEER: [Firm Name]
 GEOTECHNICAL ENGINEER: [Firm Name]
 TRANSPORTATION ENGINEER: [Firm Name]
 TRAFFIC ENGINEER: [Firm Name]
 UTILITY ENGINEER: [Firm Name]
 SPECIALTY CONSULTANTS: [List of firms]

FLOOR PLAN
LEVEL ONE ZONE A -
LLF

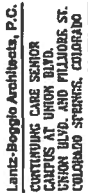
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 UTILITY ENGINEER: [Firm Name]
 SPECIALTY CONSULTANTS: [List of firms]



A2.2.1.0.1

MACKENZIE PLACE -- FLOOR PLAN ENLARGEMENT #3
 LEVEL 1 -- INDEPENDENT LIVING SIDE

[* = LOCKED CAGE]



LPH0627L
LAWRENCE HUGHES LLC
7983 E. BROADWAY AVE., SUITE 200
ENGLEWOOD, CO 80115

UNIVERSITY
UNITED STATES AIR FORCE

8-2008 11-2009
CAN. ZOOLOGIST

FOR THE SALE OF

1400 South York Street
Charlotte, NC 28203
Call 704/371-0170

JADA PERIODIC & ASSOCIATES
9149 E. Capital Ave., Suite 301
Denver, CO 80231

1. **RESEARCH AND DEVELOPMENT**
 2. **MANUFACTURING**
 3. **SALES AND MARKETING**
 4. **FINANCIAL**
 5. **GENERAL ADMINISTRATION**

TECHNICAL SUPPORT

解題要領

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12. WEST COLUMBIA AND PLYMOUTH
3713 FALLING BROS. LANE
COLUMBIA, SC 29202

Exposés

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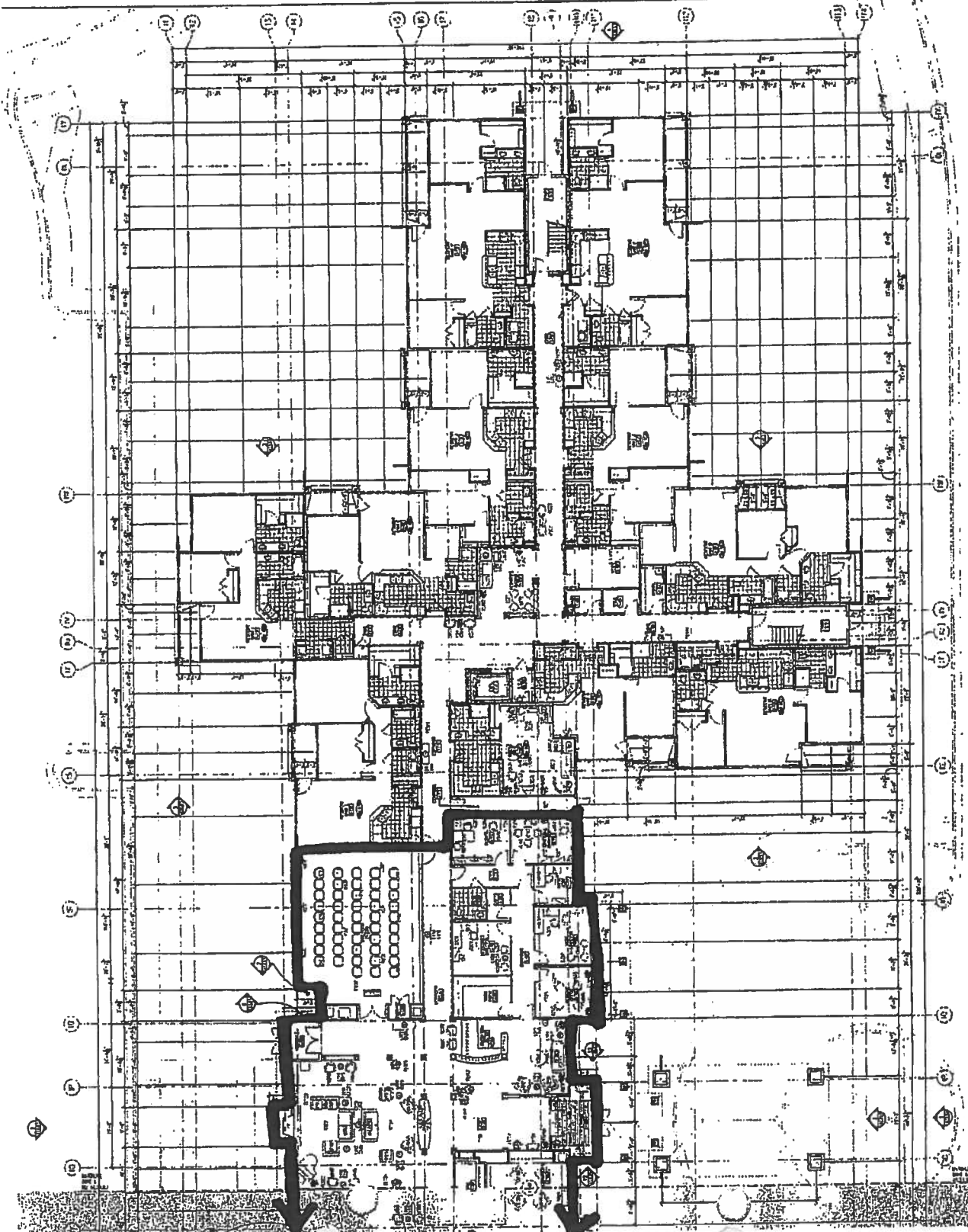
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7443.00

from the

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1 FLOOR PLAN, LEVEL ONE ZONE B - U.F.

MACKENZIE PLACE -- FLOOR PLAN ENLARGEMENT #4
LEVEL 1 -- INDEPENDENT LIVING SIDE

A2.2.1.0.2



October 30, 2015

NOTICE OF HEARING

MacKenzie Place Colorado Springs, LLC
dba MacKenzie Place
1601 5th Avenue, #1900
Seattle, WA 98101

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 MacKenzie Place Colorado Springs, LLC dba MacKenzie Place, 1605-1655 Elm Creek View, Colorado Springs, Colorado. Your application was filed on September 24, 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., November 20, 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, November 10, 2015.

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

Sincerely,

Sarah B. Johnson
City Clerk

CERTIFICATE OF MAILING

I, Lee McRae, hereby certify that I have mailed a true copy of the foregoing **NOTICE OF HEARING** by United States mail, first class postage paid, this 30⁺ day of OCTOBER, 2015 to the following address of record:

MacKenzie Place Colorado Springs, LLC
dba MacKenzie Place
1601 5th Avenue, #1900
Seattle, WA 98101



Lee McRae
License Enforcement Officer
City Clerk's Office
30 S. Nevada Avenue
Colorado Springs, CO 80903