

Liquor License Staff Report

Date: March 25, 2026
To: Douglas County Liquor Licensing Authority
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development
CC: Scott Weeks, Senior Planner
Shanna Austin, Public Outreach and Assistance Manager
Steve Koster, AICP, Deputy Director of Community Development
Subject: **Country Club at Castle Pines Inc., Hotel and Restaurant Liquor License with Optional Premises**
Project File: LL2026-012

Local Liquor Licensing Authority Hearing:

April 7, 2026 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a Hotel and Restaurant liquor license with optional premises for Country Club at Castle Pines Inc., d/b/a Country Club at Castle Pines Inc.

II. APPLICATION INFORMATION

A. Applicant

Country Club at Castle Pines, Inc.
6400 Country Club Drive
Castle Rock, CO 80108

B. Applicant's Representative

Cory Tipton
The Tipton Law Firm, P.C.
6312 S. Fiddler's Green Circle, Suite 300E
Greenwood Village, Colorado 80111

C. Request

An application for a hotel and restaurant liquor license with optional premises was submitted on February 18, 2026. This type of liquor license must comply with Section 44-3-413 of the Colorado Liquor Code. Under a hotel and restaurant liquor license, alcoholic beverages must be sold for consumption on the premises.

D. Location

The site is located at 6400 Country Club Drive, Castle Rock, Colorado, in the Castle Pines Village Planned Development (PD).

III. CONTEXT

Development of the site was originally approved with project file SP1992-010 and most recently revised under SP2012-011. Retail and restaurant uses are allowed as part of the approvals. The business hours of alcohol sales will be Monday to Sunday 7 a.m. to 12 a.m. There are 80 full-time employees, 25 part-time, and 120 seasonal employees. The premises will be closely monitored by the manager on duty, and Responsible Vendor Training will be completed by all employees.

Country Club at Castle Pines currently holds a club liquor license with project file LL2017-002 that was originally approved on September 25, 1990. The proposed hotel and restaurant license includes optional premises for the golf and tennis areas. If a hotel and restaurant liquor license is approved, the club liquor license will be surrendered.

IV. PUBLIC NOTICE AND INPUT

In accordance with the Colorado Liquor Code, public notice is required to be posted on the site and published in a local newspaper. No public comment, other than the petitions, has been received.

V. STAFF ANALYSIS

A beer and wine liquor license may be approved upon the finding by the Liquor License Authority that the following standards have been met:

44-3-311(1): Notice was posted and published.

Staff Comment: Notice was posted on March 11, 2026 and published on March 26, 2026.

44-3-413(III)(d)(I): The license meets the requirements of the neighborhood.

Staff Comment: The licensed premises is not within 500 feet of a school or within 500 feet of a premises where, within the past two years, a license has been denied based on lack of needs and desires; or any place in violation of local zoning ordinances.

44-3-301(2)(a): The number of similar liquor establishments in the neighborhood does not adequately provide for the needs of the neighborhood.

Staff Comment: A residential petition and a business petition were conducted on March 15, 2026, and March 18, 2026, by Liquor Pros. The purpose of the petitions is to identify the needs and desires of the community. The petitions were performed within a one-mile radius from this location. The eligible contacts that were petitioned signed 100% in support of the license.

44-3-307(3)(a): The licensee is of good moral character.

Staff Comment: Background investigations are complete and show no relevant criminal history.

44-3-301(F)(b): The licensee has legal possession of the premises.

Staff Comment: The applicant has provided the deed showing legal possession of the premises.

ZR2022-011: The premises is suitable for the requested license.

Staff Comment: The property is zoned as Planned Development (PD) and a Site Improvement Plan (SIP) was approved for the use.

VI. STAFF ASSESSMENT

Staff has evaluated the liquor license in accordance with the Colorado Liquor Code. Should the Authority find that the requirements for the new liquor license are met, the following proposed conditions shall be considered for inclusion in the motion to approve the license:

1. Prior to issuance of the license, the State of Colorado License shall be approved and provided to Douglas County.
2. Prior to issuance of the license, staff will conduct an inspection of the premises.

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Colorado Liquor Retail License Application

* Note that the Division will not accept cash Paid by Check Date Uploaded to MoveIt
 Paid Online

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: SBG.Colorado.gov/Liquor

Applicant is applying as a/an Individual Limited Liability Company Association or Other
 Corporation Partnership (includes Limited Liability and Spouse or Partner in a Civil Union)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

Country Club at Castle Pines Inc.

FEIN Number State Sales Tax Number

Trade Name of Establishment (DBA) Business Telephone

Address of Premises (specify exact location of premises, include suite/unit numbers)

City County State ZIP Code

Mailing Address (Number and Street)

City or Town State ZIP Code

Email Address

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*

<input type="checkbox"/>	Application Fee for New License.....	\$1,100.00
<input checked="" type="checkbox"/>	Application Fee for New License with Concurrent Review.....	\$1,200.00
<input type="checkbox"/>	Application Fee for Transfer.....	\$1,100.00

Section B Liquor License Fees*

<input checked="" type="checkbox"/>	Add Optional Premises to H & R.....	\$100.00 X	5	Total	\$500
<input type="checkbox"/>	Add Sidewalk Service Area.....	\$75.00			
<input type="checkbox"/>	Arts License (City).....	\$308.75			
<input type="checkbox"/>	Arts License (County).....	\$308.75			
<input type="checkbox"/>	Beer and Wine License (City).....	\$351.25			
<input type="checkbox"/>	Beer and Wine License (County).....	\$436.25			
<input type="checkbox"/>	Brew Pub License (City).....	\$750.00			
<input type="checkbox"/>	Brew Pub License (County).....	\$750.00			
<input type="checkbox"/>	Campus Liquor Complex (City).....	\$500.00			
<input type="checkbox"/>	Campus Liquor Complex (County).....	\$500.00			
<input type="checkbox"/>	Campus Liquor Complex (State).....	\$500.00			
<input type="checkbox"/>	Club License (City).....	\$308.75			
<input type="checkbox"/>	Club License (County).....	\$308.75			
<input type="checkbox"/>	Distillery Pub License (City).....	\$750.00			
<input type="checkbox"/>	Distillery Pub License (County).....	\$750.00			
<input type="checkbox"/>	Entertainment Facility License (City).....	\$500.00			
<input type="checkbox"/>	Entertainment Facility License (County).....	\$500.00			
<input type="checkbox"/>	Hotel and Restaurant License (City).....	\$500.00			
<input type="checkbox"/>	Hotel and Restaurant License (County).....	\$500.00			
<input type="checkbox"/>	Hotel and Restaurant License with one optional premises (City).....	\$600.00			
<input checked="" type="checkbox"/>	Hotel and Restaurant License with one optional premises (County).....	\$600.00			
<input type="checkbox"/>	Liquor-Licensed Drugstore (City).....	\$227.50			
<input type="checkbox"/>	Liquor-Licensed Drugstore (County).....	\$312.50			
<input type="checkbox"/>	Lodging Facility License (City).....	\$500.00			
<input type="checkbox"/>	Lodging Facility License (County).....	\$500.00			

Section B Liquor License Fees* (Continued)

<input checked="" type="checkbox"/>	Manager Registration - H & R.....	\$30.00
<input type="checkbox"/>	Manager Registration - Tavern.....	\$30.00
<input type="checkbox"/>	Manager Registration - Lodging & Entertainment.....	\$30.00
<input type="checkbox"/>	Manager Registration - Campus Liquor Complex.....	\$30.00
<input type="checkbox"/>	Optional Premises License (City).....	\$500.00
<input type="checkbox"/>	Optional Premises License (County).....	\$500.00
<input type="checkbox"/>	Racetrack License (City).....	\$500.00
<input type="checkbox"/>	Racetrack License (County).....	\$500.00
<input type="checkbox"/>	Resort Complex License (City).....	\$500.00
<input type="checkbox"/>	Resort Complex License (County).....	\$500.00
<input type="checkbox"/>	Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/>	Related Facility - Campus Liquor Complex (County).....	\$160.00
<input type="checkbox"/>	Related Facility - Campus Liquor Complex (State).....	\$160.00
<input type="checkbox"/>	Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/>	Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/>	Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/>	Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/>	Retail Liquor Store (City).....	\$227.50
<input type="checkbox"/>	Retail Liquor Store (County).....	\$312.50
<input type="checkbox"/>	Tavern License (City).....	\$500.00
<input type="checkbox"/>	Tavern License (County).....	\$500.00
<input type="checkbox"/>	Vintners Restaurant License (City).....	\$750.00
<input type="checkbox"/>	Vintners Restaurant License (County).....	\$750.00

Questions? Visit: SBG.Colorado.gov/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: SBG.Colorado.gov/Liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- Applicant/Licensee identified
- State sales tax license number listed or applied for at time of application
- License type or other transaction identified
- Return originals to local authority (additional items may be required by the local licensing authority)
- All sections of the application need to be completed
- Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- No larger than 8½" X 11"
- Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- Separate diagram for each floor (if multiple levels)
- Return originals to local authority (additional items may be required by the local licensing authority)
- Kitchen - identified if Hotel and Restaurant
- Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State
Do not complete fingerprint cards prior to submitting your application.
The Vendors are as follows:
IdentoGO
Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>
Phone: 844-539-5539 (toll-free)
IdentoGO FAQs: <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs>
State Liquor Code for IdentoGO: 25YQHT
Colorado Fingerprinting
Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
Phone: 720-292-2722 833-224-2227 (toll free)
State Liquor Code for Colorado Fingerprinting: C030LIQI

- Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- List of all notes and loans (Copies to also be attached)

V. Sole proprietor/Spouse or partners in a civil union (if applicable)

- Form DR 4679 Lawful Presence Affidavit
- Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- Certificate of Incorporation
- Certificate of Good Standing
- Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- Partnership Agreement (general or limited).
- Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- Copy of articles of organization
- Certificate of Good Standing
- Copy of Operating Agreement (if applicable)
- Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- \$30.00 fee
- If owner is managing, no fee required

1. 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 No

2. 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?..... Yes No

b. Had an alcohol beverage license suspended or revoked?..... Yes No

c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... Yes No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. 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?..... Yes No

If "yes", explain in detail.

4. 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?..... Yes No

or

Waiver by local ordinance? Yes No

Other

5. 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? **NOTE:** 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..... Yes No

6. 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 (<) 10,0000? **NOTE:** 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..... Yes No

For additional Retail Liquor Store only.

a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... Yes No

b. Are you a Colorado resident?..... Yes No

7. 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 current financial interest in said business including any loans to or from a licensee..... Yes No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership, lease or other arrangement?**..... Yes No

Ownership Lease Other (Explain in detail)

a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
<input style="width: 100%; height: 100%;" type="text"/>	<input style="width: 100%; height: 100%;" type="text"/>	<input style="width: 100%; height: 100%;" type="text"/>

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... Yes No

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 8½" X 11".

9. 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	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

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.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?..... Yes No

Number of additional Optional Premise areas requested. (See license fee chart)

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.

11. 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 L L D S premise?..... Yes No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... Yes No

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?..... Yes No

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... Yes No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... Yes No

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?..... Yes No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... Yes No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

First Name of Manager

16. 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..... Yes No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

- a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... Yes No

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.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Entertainment Facility License

- If Applicant is applying for an Entertainment Facility License, you affirm that your business model and aligns with the statutory privileges and requirements:..... Yes No

Pursuant to 44-3-103(15.5) C.R.S., an Entertainment Facility means an establishment in which the primary business is to provide the public with sports or entertainment activities within its licensed premises; and that, incidental to its primary business, sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

- If Applicant is applying for a Lodging Facility License, you affirm that your business model and aligns with the statutory privileges and requirements:..... Yes No

Pursuant to 44-3-103(29) C.R.S., a Lodging Facility means an establishment in which the primary business is to provide the public with sleeping rooms and meeting facilities; and that sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

19. Tax Information.

- 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?..... Yes No

- 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.?..... Yes No

Report and Approval of Local Licensing Authority (Continued)

Local Licensing Authority approves the Temporary Permit..... Yes No

Approval Date of the Temporary Permit

Expiration Date of the Temporary Permit

*If the temporary permit expires or an extension is required, the state liquor licensing authority should be notified of the status of the temporary permit.

**If the temporary permit information is not filled out for the transfer of ownership, the Transfer Application will not be accepted and processed.

Local Licensing Authority Approves this license for a two-year renewal..... Yes No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

Local Licensing Authority for

Telephone Number

Town, City

County

Printed Name

Title

Signature

Date (MM/DD/YY)

Printed Name

Title

Signature

Date (MM/DD/YY)

Report and Approval of Local Licensing Authority (City/County)

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)

For Transfer Applications Only - Is the license being transferred valid?..... Yes No

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:

- Fingerprinted
- 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)

- Date of inspection or anticipated date
- Will conduct inspection upon approval of state licensing authority
- 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 No
- 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 No

NOTE: 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.

- 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 No

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. **Therefore, this application is approved.**

- ** If applicant is owned 100% by a parent company, please list the designated principal officer on above.
- ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)
- ** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

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.

I would like to apply for a Two-Year Renewal..... Yes No

Oath Of Applicant

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 and Wine Code which affect my license.

Printed Name

Ryan Haith

Title

President

Authorized Signature

Ryan Haith

Date (MM/DD/YY)

1/24/26

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. All persons listed below 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.

Name	Date of Birth (MM/DD/YY)
Kenney, Francis Perry	08/28/1975

Street Address
4298 Hickory Oaks Street

City	State	ZIP Code	Position	% Owned
Castle Rock	CO	80104	General Manager	0

Name	Date of Birth (MM/DD/YY)
Porch, Todd Anderson	09/23/1967

Street Address
707 Golf Club Drive

City	State	ZIP Code	Position	% Owned
Castle Rock	CO	80108	Vice-President	0

Name	Date of Birth (MM/DD/YY)
Haith, Ryan Thomas	07/23/1978

Street Address
558 E. Castle Pines Parkway Suite B4 PMB 421

City	State	ZIP Code	Position	% Owned
Castle Pines	CO	80108	President	0

Name	Date of Birth (MM/DD/YY)
Patrice Rahel ODonnell	03/20/1958

Street Address
2903 Fairway View Ct.

City	State	ZIP Code	Position	% Owned
Castle Rock	CO	80108	Treasurer	0

Name	Date of Birth (MM/DD/YY)
Van Auken, Kimberly Clevenger	04/25/1975

Street Address
664 Ruby Trust Ct

City	State	ZIP Code	Position	% Owned
Castle Rock	CO	80108	Secretary	0

Tax Check Authorization, Waiver, and Request to Release Information

I, Patrice R. O'Donnell

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

“Waiver”) on behalf of

(the “Applicant/Licensee”)

Country Club at Castle Pines Inc.

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee’s liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. (“Liquor Code”), and the Colorado Liquor Rules, 1 CCR 203-2 (“Liquor Rules”), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant’s/Licensee’s duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Country Club at Castle Pines Inc.

Social Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

Business/Work Phone Number

303.688.7400

Street Address

6400 Country Club Drive

City

Castle Rock

State

CO

ZIP Code

80108

Printed name of person signing on behalf of the Applicant/Licensee

Patrice R. O'Donnell

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)



Date Signed

1/24/06

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

APPLICATION QUESTION #7

See relevant licenses attached.



By Authority of the Board of County Commissioners

**Club
LIQUOR LICENSE**

License Number: LL2017-002

**Country Club at Castle Pines Inc d/b/a
Country Club At Castle Pines Inc
6400 Country Club Dr
Castle Rock, CO 80108**

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44 Articles 3 or 4, C.R.S 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown below.

This License Expires: November 30, 2026

This License Must Be Posted in Public View

RECEIVED

49715

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

OCT 13 2025

HONOR ENF. DIVISION

Submit to Local Licensing Authority

COUNTRY CLUB AT
CASTLE PINES INC
6400 COUNTRY CLUB DR
Castle Rock CO 80108-
9010

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	558.75
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 558.75

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

- Paid by check
- Paid Online

Uploaded to Movelt on Date

Licensee Name

COUNTRY CLUB AT CASTLE PINES INC

Doing Business As Name (DBA)

COUNTRY CLUB AT CASTLE PINES INC

Liquor License Number

08-79596-0000

License Type

Club License (county)

Sales Tax License Number

08795960000

Expiration Date

11/30/2025

Due Date

10/16/2025

Business Address

Street Address

6400 COUNTRY CLUB DRIVE

Phone Number

3036887400

City, State, ZIP Code

Castle Rock CO 80104-9010

Mailing Address

Street Address

6400 COUNTRY CLUB DR

City, State, ZIP Code

Castle Rock CO 80108-9010

Email

PKENNEY@CCATCASTLEPINES.COM

Operating Manager

PERRY KENNEY

Date of Birth

8/28/75

Home Address

Street Address		Phone Number
4298 HICKORY OAKS ST		303 912 3299
City	State	ZIP Code
CASTLE ROCK	CO	80104

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, 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? Yes No

Since the date of filing of the last application, 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.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

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.

Type or Print Name of Applicant/Authorized Agent of Business

CRYSTAL S. GRAY

Title
CFO

Signature
Crystal S. Gray

Date (MM/DD/YY)
09-26-25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, CRYSTAL S. GRAY

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

COUNTRY CLUB AT CASTLE PINES

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

COUNTRY CLUB AT CASTLE PINES

al Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

303-660-6808

Business/Work Phone Number

303-688-7400

Street Address

60400 COUNTRY CLUB DRIVE

City

CASTLE ROCK

State ZIP Code

CO

80108

Printed name of person signing on behalf of the Applicant/Licensee

CRYSTAL S. GRAY

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Crystal S. Gray

09-26-25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

(This page intentionally left blank)

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern, Lodging Facility, and Entertainment Facility class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

Country Club at Castle Pines

Home Phone Number

Cellular Number

9709886435

Your Full Name (last, first, middle)

Van Auken, Kimberly Clevenger

List any other names you have used

Kimberly Maureen Clevenger

Mailing address (if different from residence)

664 Ruby Trust Ct., Castle Rock, CO 80108

Email Address

kcvan75@gmail.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

664 Ruby Trust Ct.

Current City, State, ZIP

Castle Rock, CO 80108

From:

11/2007

To:

current

Previous Street and Number

Previous City, State, ZIP

From:

To:

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

Mountain High Home Care

Address (Street, Number, City, State, ZIP)

805 Bishop Pines Way, Castle Rock, CO 80104

Position Held

CNA

From:

August 2023

To:

Current

Name of Employer or Business

Douglas County School District

Address (Street, Number, City, State, ZIP)

620 Wilcox, Castle Rock, CO 80104

Position Held

Education Assistant, IV

From:

August 2017

To:

May 2020

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Individual History Record (Continued)

Name of Relative <input style="width: 95%; height: 25px;" type="text"/>	Relationship to You: <input style="width: 95%; height: 25px;" type="text"/>
Position Held <input style="width: 95%; height: 25px;" type="text"/>	Name of Licensee <input style="width: 95%; height: 25px;" type="text"/>
Name of Relative <input style="width: 95%; height: 25px;" type="text"/>	Relationship to You: <input style="width: 95%; height: 25px;" type="text"/>
Position Held <input style="width: 95%; height: 25px;" type="text"/>	Name of Licensee <input style="width: 95%; height: 25px;" type="text"/>

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? Yes No
 (If yes, answer in detail.)

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? Yes No
 (If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? Yes No
 (If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? Yes No
 (If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?.... Yes No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth 04/25/1975	Social Security Number [REDACTED]	Place of Birth Kansas City, MO		
U.S. Citizen <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Naturalized, state where [REDACTED]	When [REDACTED]		
Name of District Court [REDACTED]	Naturalization Certificate Number [REDACTED]	Date of Certification [REDACTED]		
If an Alien, Give Alien's Registration Card Number [REDACTED]	Permanent Residence Card Number [REDACTED]			
Height 5'7"	Weight 130	Hair Color red	Eye Color brown	Gender female

Do you have a current Driver's License/ID? If so, give number and state. Yes No

Driver's License Number [REDACTED]	Driver's License State Colorado
---------------------------------------	------------------------------------

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other.....

10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid.....

NOTE: If corporate investment only, please skip to and complete question 12
NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type
<input type="text"/>	<input type="text"/>
Bank Name	Amount
<input type="text"/>	<input type="text"/>
Type: Cash, Services or Equipment	Account Type
<input type="text"/>	<input type="text"/>
Bank Name	Amount
<input type="text"/>	<input type="text"/>
Type: Cash, Services or Equipment	Account Type
<input type="text"/>	<input type="text"/>
Bank Name	Amount
<input type="text"/>	<input type="text"/>
Type: Cash, Services or Equipment	Account Type
<input type="text"/>	<input type="text"/>
Bank Name	Amount
<input type="text"/>	<input type="text"/>

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type
<input type="text"/>	<input type="text"/>	<input type="text"/>
Bank Name	Amount	
<input type="text"/>	<input type="text"/>	
Type: Cash, Services or Equipment	Loans	Account Type
<input type="text"/>	<input type="text"/>	<input type="text"/>
Bank Name	Amount	
<input type="text"/>	<input type="text"/>	
Type: Cash, Services or Equipment	Loans	Account Type
<input type="text"/>	<input type="text"/>	<input type="text"/>
Bank Name	Amount	
<input type="text"/>	<input type="text"/>	

13. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address
<input type="text"/>	<input type="text"/>
Term	Security
<input type="text"/>	<input type="text"/>
	Amount
	<input type="text"/>


Personal and Financial Information (Continued)

Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Electronic signature is not accepted, physical signature is required.

	
Print Signature	
Kimberly C. Van Auken	
Title	Date (MM/DD/YY)
Director	07/15/2025

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern, Lodging Facility, and Entertainment Facility class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

Country club at Castle Pines

Home Phone Number

303 912 3299

Cellular Number

303 912 3299

Your Full Name (last, first, middle)

Kenney Francis Perry

List any other names you have used

Mailing address (if different from residence)

Email Address

Perry Kenney @ gmail.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

4298 Hickory Oaks St

Current City, State, ZIP

Castle Rock CO 80104

From:

Nov 2023

To:

~~is~~ current

Previous Street and Number

172 Stately Shoals Tr

Previous City, State, ZIP

Ponte Vedra FL

From:

2015

To:

2023

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

Country Club at Castle Pines

Address (Street, Number, City, State, ZIP)

6400 Country Club Drive Castle Rock CO 80108

Position Held

COO

From:

March - 23

To:

Present

Name of Employer or Business

Sawgrass Country Club

Address (Street, Number, City, State, ZIP)

10034 Golf Club Dr Ponte Vedra Beach FL 32082

Position Held

Assistant GM

From:

Aug 2001

To:

Feb - 2023

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Individual History Record (Continued)

Name of Relative <input style="width: 95%; height: 25px;" type="text"/>	Relationship to You: <input style="width: 95%; height: 25px;" type="text"/>
Position Held <input style="width: 95%; height: 25px;" type="text"/>	Name of Licensee <input style="width: 95%; height: 25px;" type="text"/>
Name of Relative <input style="width: 95%; height: 25px;" type="text"/>	Relationship to You: <input style="width: 95%; height: 25px;" type="text"/>
Position Held <input style="width: 95%; height: 25px;" type="text"/>	Name of Licensee <input style="width: 95%; height: 25px;" type="text"/>

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? Yes No

(If yes, answer in detail.)

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? Yes No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? Yes No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? Yes No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... Yes No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth <input style="width:90%;" type="text" value="8-28-75"/>	Social Security Number <input style="width:90%;" type="text" value="[REDACTED]"/>	Place of Birth <input style="width:90%;" type="text" value="NY, NY"/>		
U.S. Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	If Naturalized, state where <input style="width:90%;" type="text"/>	When <input style="width:90%;" type="text"/>		
Name of District Court <input style="width:90%;" type="text"/>	Naturalization Certificate Number <input style="width:90%;" type="text"/>	Date of Certification <input style="width:90%;" type="text"/>		
If an Alien, Give Alien's Registration Card Number <input style="width:90%;" type="text"/>	Permanent Residence Card Number <input style="width:90%;" type="text"/>			
Height <input style="width:90%;" type="text" value="6ft 2in"/>	Weight <input style="width:90%;" type="text" value="260"/>	Hair Color <input style="width:90%;" type="text" value="BRN"/>	Eye Color <input style="width:90%;" type="text" value="Hazel"/>	Gender <input style="width:90%;" type="text" value="M"/>

Do you have a current Driver's License/ID? If so, give number and state. Yes No

Driver's License Number <input style="width:90%;" type="text" value="[REDACTED]"/>	Driver's License State <input style="width:90%;" type="text" value="Colorado"/>
---	--

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other.....
10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid.....

NOTE: If corporate investment only, please skip to and complete question 12
NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	

13. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address
Term	Security
Amount	

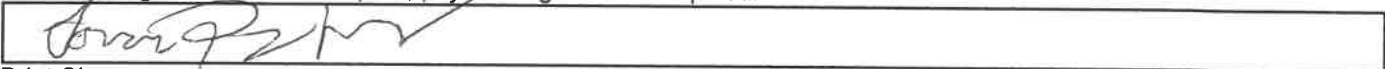
Personal and Financial Information (Continued)

Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Electronic signature is not accepted, physical signature is required.

	
Print Signature	
Francis Perry Kenny	
Title	Date (MM/DD/YY)
GM COO	8-15-25

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern, Lodging Facility, and Entertainment Facility class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

Allied Global LLC DBA TALENT NAVIGATION EXPERTS

Home Phone Number

Cellular Number

303-981-3190

Your Full Name (last, first, middle)

Haith, Ryan, Thomas

List any other names you have used

Mailing address (if different from residence)

558 E. Castle Pines Pkwy Suite B4 PMB 421 Castle Pines, CO 80108

Email Address

rhaith@talentnavigation.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

6278 Oxford Peak Place

Current City, State, ZIP

Castle Pines, CO 80108

From:

2008

To:

Present

Previous Street and Number

Previous City, State, ZIP

From:

To:

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business
 Allied Global LLC DBA Talent Navigation Experts

Address (Street, Number, City, State, ZIP)
 558 E Castle Pines Pkwy

Position Held
 President

From: 2012 To: Present

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From: To:

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From: To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative	Relationship to You:
Position Held	Name of Licensee
Name of Relative	Relationship to You:
Position Held	Name of Licensee

Individual History Record (Continued)

Name of Relative <input style="width: 95%; height: 25px;" type="text"/>	Relationship to You: <input style="width: 95%; height: 25px;" type="text"/>
Position Held <input style="width: 95%; height: 25px;" type="text"/>	Name of Licensee <input style="width: 95%; height: 25px;" type="text"/>
Name of Relative <input style="width: 95%; height: 25px;" type="text"/>	Relationship to You: <input style="width: 95%; height: 25px;" type="text"/>
Position Held <input style="width: 95%; height: 25px;" type="text"/>	Name of Licensee <input style="width: 95%; height: 25px;" type="text"/>

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? Yes No

(If yes, answer in detail.)

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States?..... Yes No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending?..... Yes No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence?..... Yes No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... Yes No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth 7-23-1978	Social Security Number [REDACTED]	Place of Birth Lincoln, NE		
U.S. Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	If Naturalized, state where [REDACTED]	When [REDACTED]		
Name of District Court [REDACTED]	Naturalization Certificate Number [REDACTED]	Date of Certification [REDACTED]		
If an Alien, Give Alien's Registration Card Number [REDACTED]		Permanent Residence Card Number [REDACTED]		
Height 6'4"	Weight 215	Hair Color Brown	Eye Color Brown	Gender Male

Do you have a current Driver's License/ID? If so, give number and state. Yes No

Driver's License Number [REDACTED]	Driver's License State Colorado
---------------------------------------	------------------------------------

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other.....

10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid.....

NOTE: If corporate investment only, please skip to and complete question 12

NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	

13. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address
Term	Amount
Security	


Personal and Financial Information (Continued)

Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Electronic signature is not accepted, physical signature is required.

	
Print Signature	
Ryan Haith	
Title	Date (MM/DD/YY)
Vice President	7/30/25

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern, Lodging Facility, and Entertainment Facility class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

Country Club @ Castle Pines

Home Phone Number

Cellular Number

720.900.9541

Your Full Name (last, first, middle)

Todd Anderson Porch

List any other names you have used

Mailing address (if different from residence)

~~107 Golf Club Drive~~ 6400 Country Club Drive Castle Rock, CO 80108

Email Address

tporch@gmail.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

107 Golf Club Drive

Current City, State, ZIP

Castle Rock, CO 80108

From:

2013

To:

Present

Previous Street and Number

Previous City, State, ZIP

From:

To:

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

Strategus LLC

Address (Street, Number, City, State, ZIP)

1807 Peakview Ave, Centennial, CO 80111 Suite #30

Position Held

Chief Executive officer

From:

2021

To:

Present.

Name of Employer or Business

Comcast

Address (Street, Number, City, State, ZIP)

Position Held

VP, Sr. VP - Advertising

From:

2013

To:

2021

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

N/A

Relationship to You:

N/A

Position Held

N/A

Name of Licensee

N/A

Name of Relative

N/A

Relationship to You:

N/A

Position Held

N/A

Name of Licensee

N/A

Individual History Record (Continued)

Name of Relative	Relationship to You:
<input type="text"/>	<input type="text"/>
Position Held	Name of Licensee
<input type="text"/>	<input type="text"/>
Name of Relative	Relationship to You:
<input type="text"/>	<input type="text"/>
Position Held	Name of Licensee
<input type="text"/>	<input type="text"/>

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? Yes No

(If yes, answer in detail.)

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States?..... Yes No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending?..... Yes No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence?..... Yes No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... Yes No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth <input style="width: 90%;" type="text" value="09.23.1967"/>	Social Security Number <input style="width: 90%;" type="text" value="[REDACTED]"/>	Place of Birth <input style="width: 90%;" type="text" value="Kansas City, MO"/>		
U.S. Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	If Naturalized, state where <input style="width: 90%;" type="text"/>	When <input style="width: 90%;" type="text"/>		
Name of District Court <input style="width: 90%;" type="text"/>	Naturalization Certificate Number <input style="width: 90%;" type="text"/>	Date of Certification <input style="width: 90%;" type="text"/>		
If an Alien, Give Alien's Registration Card Number <input style="width: 90%;" type="text"/>	Permanent Residence Card Number <input style="width: 90%;" type="text"/>			
Height <input style="width: 90%;" type="text" value="6'0"/>	Weight <input style="width: 90%;" type="text" value="240"/>	Hair Color <input style="width: 90%;" type="text" value="Brown"/>	Eye Color <input style="width: 90%;" type="text" value="Blue"/>	Gender <input style="width: 90%;" type="text" value="Male"/>

Do you have a current Driver's License/ID? If so, give number and state. Yes No

Driver's License Number <input style="width: 90%;" type="text" value="[REDACTED]"/>	Driver's License State <input style="width: 90%;" type="text" value="Colorado"/>
--	---

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other.....

10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid.....

NOTE: If corporate investment only, please skip to and complete question 12

NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	

13. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address
Term	Security
Amount	

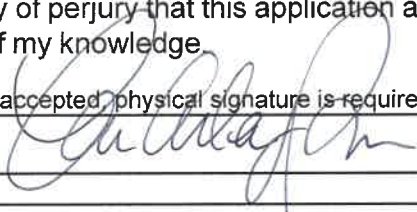
Personal and Financial Information (Continued)

Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Electronic signature is not accepted, physical signature is required.

	
Print Signature	
TODD ANDERSON PORCH	
Title	Date (MM/DD/YY)
PRESIDENT, BOARD OF DIRECTORS	07/28/2025

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern, Lodging Facility, and Entertainment Facility class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business
The Country Club at Castle Pines

Home Phone Number
Cellular Number
303-995-5026

Your Full Name (last, first, middle)
O'Donnell, Patricia R.

List any other names you have used
Trece

Mailing address (if different from residence)
2903 Fairway View Court, Castle Rock CO 80108

Email Address
Treceed@gmail.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number <u>2903 Fairway View Ct.</u>	Current City, State, ZIP <u>Castle Rock CO 80108</u>
From: <u>4/2015</u>	To: <u>Present</u>
Previous Street and Number <u>N/A</u>	Previous City, State, ZIP
From: <u>↓</u>	To:

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

Oronnell + Associates

Address (Street, Number, City, State, ZIP)

2903 Fairway View Ct. Los Peñasco 80108

Position Held

Owner

From:

1/2020

To:

Present

Name of Employer or Business

n/a

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

None

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Individual History Record (Continued)

Name of Relative <div style="text-align: center; font-size: 2em; color: blue;">N/A</div>	Relationship to You:
Position Held	Name of Licensee
Name of Relative	Relationship to You:
Position Held	Name of Licensee

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? Yes No

(If yes, answer in detail.)

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States?..... Yes No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending?..... Yes No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence?..... Yes No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... Yes No

(If yes, answer in detail.)

[Empty box for detail answer]

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Form fields for personal information: Date of Birth (3/20/58), Social Security Number (redacted), Place of Birth (Omaha, NE), U.S. Citizen (Yes), Name of District Court (NA), Naturalization Certificate Number (redacted), Date of Certification (redacted), Height (5'4"), Weight (120), Hair Color (blond), Eye Color (blue), Gender (Female), Driver's License Number (redacted), Driver's License State (Colorado).

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other..... [0]
10. List the total amount of the personal investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid..... [0]

NOTE: If corporate investment only, please skip to and complete question 12
NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type
N/A	
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount
Type: Cash, Services or Equipment	Account Type
Bank Name	Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type
N/A		
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	
Type: Cash, Services or Equipment	Loans	Account Type
Bank Name	Amount	

13. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address
N/A	
Term	Amount
Security	

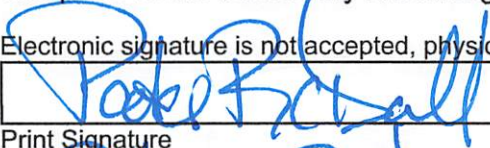
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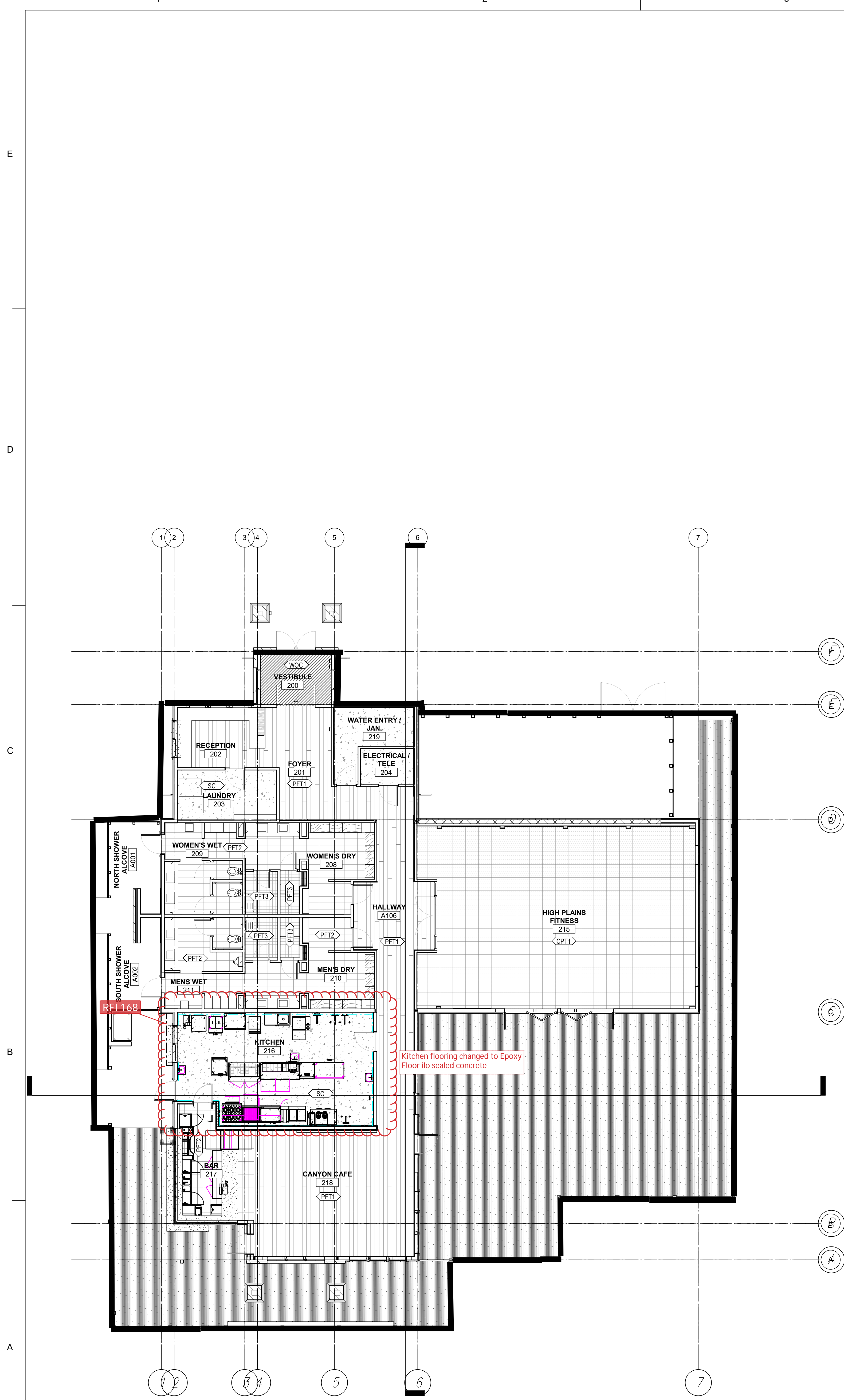
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Term	Security	Amount
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<input type="text"/>	<input type="text"/>	
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender	Address	
<input type="text"/>	<input type="text"/>	
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Electronic signature is not accepted, physical signature is required.

	
Print Signature	
Patrice R. Connell	
Title	Date (MM/DD/YY)
Treasurer	1/5/26



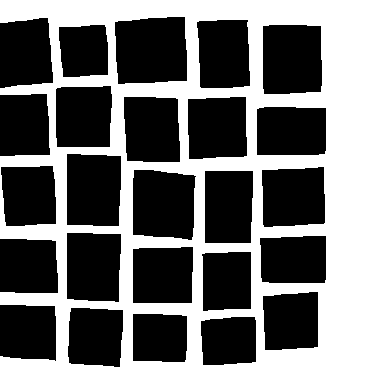
A1 FINISH FLOOR PLAN
1/8" = 1'-0"

Finish Plan General Notes

1. PROVIDE WALL AND CEILING FINISHES THAT COMPLY WITH AND MEET THE FLAME SPREAD RATING REQUIREMENTS FROM SECTION 803.7 OF 2015 IBC.
2. ALL WALL PAINT FINISHES TO BE EGGSHELL. PROVIDE MINIMUM OF (2) COATS OF PAINT OVER (1) COAT OF PRIMER.
3. ALL CEILING PAINT FINISHES TO BE FLAT. PROVIDE MINIMUM OF (2) COATS OF PAINT OVER (1) COAT OF PRIMER.
4. ALL FLOOR TRANSITIONS TO ALIGN WITH CENTER OF DOOR IN CLOSED POSITION, TYPICAL.
5. ALL PAINT COLORS TO BE SUBMITTED TO ARCHITECTS BEFORE APPROVAL PRIOR TO ORDERING PRODUCT.
6. ALL GYP. BOARD CEILINGS TO RECEIVE PAINT, UNO.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. ALL FLOOR AREAS REQUIRING MOISTURE MITIGATION SHALL BE MITIGATED TO MEET FLOORING MANUFACTURER'S REQUIREMENTS, INCLUDING MAINTENANCE WARRANTIES. FLOORING ADHESIVES SHOULD BE COMPATIBLE WITH SPRAY LOCK APPLICATION. ALL GROUT TO BE EPOXY. REFER TO FINISH LEGEND FOR ALL GROUT COLORS.
9. ALL WALLS TYPICAL THROUGHOUT, IF NOT NOTED, TO BE PAINTED PT1.
10. ALL DISSIMILAR FLOOR AND WALL FINISHES TO HAVE MATERIAL TRANSITION, UNO. RE: FINISH LEGEND FOR DETAILS.
11. ALL DIFFUSERS, VENTS, REGISTERS (ETC) PAINTED COLOR AS THE SURFACE THEY APPEAR ON.
12. FINISH TOP COURSE OF ALL WALL TILE AND OUTSIDE OF TILE EDGES WITH METAL SCHLUTER JOLLY, TYP. RE: FINISH LEGEND FOR SCHLUTER TYPE AND COLOR.

Finish Symbol Legend

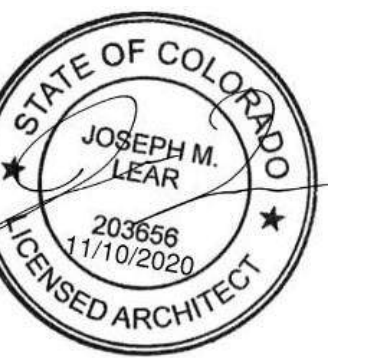
	FINISH EXTENTS AT ACCENT WALL
	FINISH MATERIAL TAG
	WALL PROTECTION / CORNER GUARD TAG
	FRP
	CORNER GUARD
	SC
	PFT1
	PFT2
	PFT3
	CPT1
	WOC



DAVIS PARTNERSHIP ARCHITECTS

2901 Blake Street, Suite 100
Denver, CO 80205
303.861.8555

Consultant



Issuance **Date**
CONSTRUCTION DOCUMENTS 11/10/2020

Revisions **Date** **No.**

**VOLUME 2:
ALL SEASONS VILLAGE &
SITE IMPROVEMENTS**

Project Information

**COUNTRY CLUB AT CASTLE PINES
CLUBHOUSE ADDITION AND RENOVATION &
ALL SEASONS VILLAGE**

6400 COUNTRY CLUB DRIVE,
CASTLE ROCK, CO 80108

Sheet Information

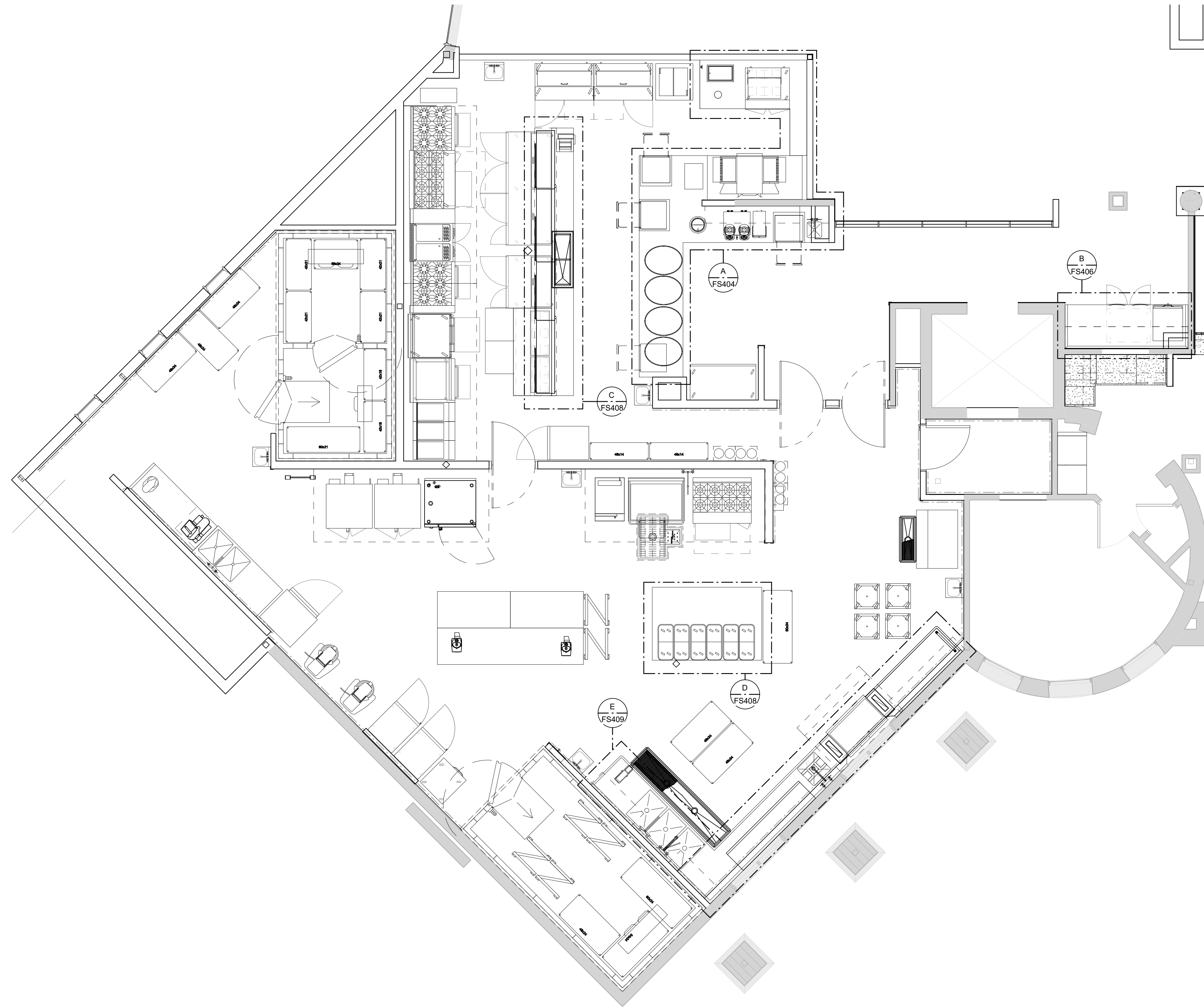
Sheet Title:
ASV - FINISH FLOOR PLAN

Sheet Number:

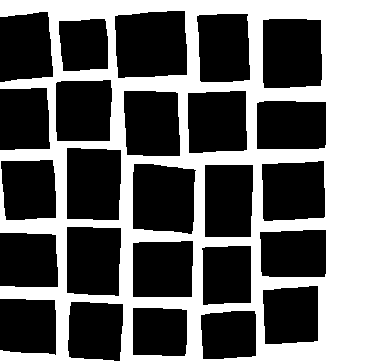
A-610.A

DPA Project: 20101.00

Kitchen Detail



① MAIN KITCHEN FOODSERVICE
CALL-OUTS- Dependent 1
1/4" = 1'-0"



**DAVIS
PARTNERSHIP
ARCHITECTS**

2901 Blake Street, Suite 100
Denver, CO 80205
303.861.8555

Consultant

Issuance Date
CONSTRUCTION 11/10/2020
DOCUMENTS

Revisions Date No.

VOLUME 1: CLUBHOUSE
ADDITION & RENOVATION

Project Information

COUNTRY CLUB AT CASTLE PINES
CLUBHOUSE ADDITION AND RENOVATION &
ALL SEASONS VILLAGE

6400 COUNTRY CLUB DRIVE,
CASTLE ROCK, CO 80108

Sheet Information

Sheet Title:
FOODSERVICE
CALL-OUTS PLAN

Sheet Number:

FS401.C

DPA Project: 20101.00



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66

DEED OF TRUST
(With Future Advance Clause)

DATE AND PARTIES. The date of this Deed Of Trust (Security Instrument) is January 4, 2013. The parties and their addresses are:

GRANTOR:

CCCP REAL ESTATE HOLDING, LLC
A Colorado Limited Liability Company
6400 Country Club Drive
Castle Rock, CO 80108

TRUSTEE:

PUBLIC TRUSTEE OF DOUGLAS COUNTY, COLORADO

LENDER:

FIRSTBANK
Organized and existing under the laws of Colorado
10403 West Colfax Avenue
Lakewood, CO 80215



Deed of Trust

1. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Grantor's performance under this Security Instrument, Grantor does hereby irrevocably grant, convey and sell to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

PARCEL S(#1):

LOT 1A, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION, 2ND AMENDMENT, ACCORDING TO CERTIFICATE OF CORRECTION RECORDED APRIL 15 2003 AT RECEPTION NO. 2003051934, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE FOLLOWING PARCELS ARE THE GOLF COURSE PARCELS:

FEE PARCELS

PARCEL L:

TRACT E, CASTLE PINES VILLAGE FILING 8-A, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL J:

TRACT A, CASTLE PINES VILLAGE FILING NO. 17, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL S:

LOTS 1B, AND 1C, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION, 2ND AMENDMENT,

The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation
Colorado Deed Of Trust

CO/4XCKBOURN0000000000648018010713N

Wolters Kluwer Financial Services ©1996, 2013 Bankers Systems™

Page 1

Space Above This Line For Recording Data

66

DEED OF TRUST
(With Future Advance Clause)

DATE AND PARTIES. The date of this Deed Of Trust (Security Instrument) is January 4, 2013. The parties and their addresses are:

GRANTOR:

CCCP REAL ESTATE HOLDING, LLC
A Colorado Limited Liability Company
6400 Country Club Drive
Castle Rock, CO 80108

TRUSTEE:

PUBLIC TRUSTEE OF DOUGLAS COUNTY, COLORADO

LENDER:

FIRSTBANK
Organized and existing under the laws of Colorado
10403 West Colfax Avenue
Lakewood, CO 80215

1. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Grantor's performance under this Security Instrument, Grantor does hereby irrevocably grant, convey and sell to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

PARCEL S(#1):

LOT 1A, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION, 2ND AMENDMENT, ACCORDING TO CERTIFICATE OF CORRECTION RECORDED APRIL 15 2003 AT RECEPTION NO. 2003051934, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE FOLLOWING PARCELS ARE THE GOLF COURSE PARCELS:

FEE PARCELS

PARCEL L:

TRACT E, CASTLE PINES VILLAGE FILING 8-A, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL J:

TRACT A, CASTLE PINES VILLAGE FILING NO. 17, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL S:

LOTS 1B, AND 1C, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION, 2ND AMENDMENT,

The Country Club At Castle Pines, Inc., A Colorado Non Profit Corporation
Colorado Deed Of Trust

CO/4XCKBOURN0000000000648018010713N

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Page 1

ACCORDING TO CERTIFICATE OF CORRECTION RECORDED APRIL 15, 2003 AT RECEPTION NO. 2003051934, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL T:

LOT 7, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION, 1ST AMENDMENT, EXCEPTING THEREFROM THAT PORTION OF LOT 7 THAT WAS REPLATED AS CASTLE PINES VILLAGE FILING NO. 2A-RESIDENTIAL PLAT, 5TH AMENDMENT, RECORDED JANUARY 11, 1995 AT RECEPTION NO. 9502009, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL U:

LOTS 2 AND 3, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION, COUNTY OF DOUGLAS, STATE OF COLORADO.

EASEMENT PARCELS:

PARCEL E1

EASEMENTS CREATED AND GRANTED AND BENEFITING ANY OF PARCELS S(#1), L, J, S, T AND U ABOVE, BY THE AMENDED AND RESTATED CASTLE PINES DECLARATION AND AGREEMENT CREATING COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 5, 1989 IN BOOK 852 AT PAGE 981.

PARCEL E2:

EASEMENTS AS CREATED AND GRANTED IN NON-EXCLUSIVE IRRIGATION, WATERLINE AND ACCESS EASEMENT RECORDED JUNE 20, 1991 IN BOOK 977 AT PAGE 440, AS AMENDED BY AMENDMENT TO NON-EXCLUSIVE IRRIGATION, WATER LINE AND ACCESS EASEMENT AGREEMENT RECORDED JUNE 19, 2008 UNDER RECEPTION NO. 2008043778.

PARCEL E3:

EASEMENTS AS CREATED AND GRANTED IN DECLARATION OF EASEMENT AND AGREEMENT RECORDED JUNE 20, 1991 IN BOOK 977 AT PAGE 469.

PARCEL E4:

EASEMENT AND RIGHT OF WAY AS CREATED AND GRANTED IN DECLARATION OF EASEMENT AND AGREEMENT RECORDED MARCH 26, 1992 IN BOOK 1038 AT PAGE 982.

PARCEL E5:

EASEMENTS AS CREATED AND GRANTED IN NON-EXCLUSIVE IRRIGATION WATER LINE EASEMENT RECORDED DECEMBER 10, 1991 IN BOOK 1010 AT PAGE 780.

PARCEL E6:

EASEMENTS AS CREATED AND GRANTED IN NON-EXCLUSIVE UTILITY EASEMENT AND AGREEMENT RECORDED APRIL 9, 1990 IN BOOK 906 AT PAGE 232.

PARCEL E7:

EASEMENTS AS CREATED AND BENEFITING PARCELS S(#1), L, J, S, T AND U ABOVE IN AGREEMENT REGARDING CART PATH RECORDED AUGUST 15, 1996 IN BOOK 1363 AT PAGE 1616 AND IN EASEMENT AGREEMENT RECORDED FEBRUARY 5, 1996 IN BOOK 1317 AT PAGE 302.

PARCEL E8:

EASEMENTS AS CREATED AND GRANTED IN CART PATH EASEMENT RECORDED APRIL 2 1999 IN BOOK 1688 AT PAGE 1923.

PARCEL E9:

EASEMENTS AS CREATED AND GRANTED IN DECLARATION OF EASEMENT (CASTLE PINES VILLAGE ROADS) RECORDED MAY 5, 1989 IN BOOK 852 AT PAGE 1153.

PARCEL E10:

EASEMENTS AS CREATED AND GRANTED IN IRRIGATION WATER LINE EASEMENT RECORDED JUNE 20, 1991 IN BOOK 977 AT PAGE 450.

AS RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO.

The property is located in Douglas County at 6400 Country Club Drive, Castle Rock, Colorado 80108. Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

2. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$7,000,000.00. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

3. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 8253522, dated January 4, 2013, from The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation and CCCP Real Estate Holding LLC (Borrower) to Lender, with a loan amount of \$7,000,000.00, with an interest rate of 4.350 percent per year until July 28, 2014, then with an interest rate of 4.350 percent per year and maturing on January 28, 2028.

B. Future Advances. All future advances from Lender to The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation and CCCP Real Estate Holding LLC under the Specific Debts executed by The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation and CCCP Real Estate Holding LLC in

favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation and CCCP Real Estate Holding LLC either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

C. All Debts. All present and future debts from The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation and CCCP Real Estate Holding LLC to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. ~~If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument.~~ Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Security Instrument will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

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D. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

4. PAYMENTS. Grantor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.

5. NON-OBLIGATED GRANTOR. Any Grantor, who is not also identified as a Borrower in the Secured Debts section of this Security Instrument and who signs this Security Instrument, is defined as a cosigner for purposes of the Equal Credit Protection Act and the Consumer Financial Protection Bureau's Regulation B, 12 C.F.R. 1002.7(d)(4), and is referred to herein as a Non-Obligated Grantor. By signing this Security Instrument, the Non-Obligated Grantor does convey and assign their rights and interests in the Property to secure payment of the Secured Debts, to create a valid lien, to pass clear title, to waive inchoate rights and to assign earnings or rights to payment under any lease or rent of the Property. However, the Non-Obligated Grantor is not personally liable for the Secured Debts.

6. WARRANTY OF TITLE. Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

7. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees:

- A. To make all payments when due and to perform or comply with all covenants.
- B. To promptly deliver to Lender any notices that Grantor receives from the holder.
- C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

8. CLAIMS AGAINST TITLE. Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

9. DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.

10. TRANSFER OF AN INTEREST IN THE GRANTOR. If Grantor is an entity other than a natural person (such as a corporation, partnership, limited liability company or other organization), Lender may demand immediate payment if:

- A. A beneficial interest in Grantor is sold or transferred.
- B. There is a change in either the identity or number of members of a partnership or similar entity.
- C. There is a change in ownership of more than 25 percent of the voting stock of a corporation, partnership, limited liability company or similar entity.

However, Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Security Instrument.

11. WARRANTIES AND REPRESENTATIONS. Grantor makes to Lender the following warranties and representations which will continue as long as this Security Instrument is in effect:

A. Power. Grantor is duly organized, and validly existing and in good standing in all jurisdictions in which Grantor operates. Grantor has the power and authority to enter into this transaction and to carry on Grantor's business or activity as it is now being conducted and, as applicable, is qualified to do so in each jurisdiction in which Grantor operates.

B. Authority. The execution, delivery and performance of this Security Instrument and the obligation evidenced by this Security Instrument are within Grantor's powers, have been duly authorized, have received all necessary governmental approval, will not violate any provision of law, or order of court or governmental agency, and will not violate any agreement to which Grantor is a party or to which Grantor is or any of Grantor's property is subject.

C. Name and Place of Business. Other than previously disclosed in writing to Lender, Grantor has not changed Grantor's name or principal place of business within the last 10 years and has not used any other trade or fictitious name. Without Lender's prior written consent, Grantor does not and will not use any other name and will preserve Grantor's existing name, trade names and franchises.

12. PROPERTY CONDITION, ALTERATIONS AND INSPECTION. Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor will not commit or allow any waste, impairment, or deterioration of the Property. Grantor will keep the Property free of noxious weeds and grasses. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Grantor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Security Instrument. Grantor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender will give Grantor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property will be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection.

13. AUTHORITY TO PERFORM. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

14. ASSIGNMENT OF LEASES AND RENTS. Grantor irrevocably assigns, grants, conveys to Lender as additional security all the right, title and interest in the following (Property).

A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements (Leases).

B. Rents, issues and profits, including but not limited to security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Grantor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Grantor may collect, receive, enjoy and use the Rents so long as Grantor is not in default. Grantor will not collect in advance any Rents due in future lease periods, unless Grantor first obtains Lender's written consent. Upon default, Grantor will receive any Rents in trust for Lender and Grantor will not commingle the Rents with any other funds. When Lender so directs, Grantor will endorse and deliver any payments of Rents from the Property to Lender. Amounts collected will be applied at Lender's discretion to the Secured Debts, the costs of managing, protecting and preserving the Property, and other necessary expenses. Grantor agrees that this Security Instrument is immediately effective between Grantor and Lender. This Security Instrument will remain effective during any statutory redemption period until the Secured Debts are satisfied. Unless otherwise prohibited or prescribed by state law, Grantor agrees that Lender may take actual possession of the Property without the necessity of commencing any legal action or proceeding. Grantor agrees that actual possession of the Property is deemed to occur when Lender notifies Grantor of Grantor's default and demands that Grantor and Grantor's tenants pay all Rents due or to become due directly to Lender. Immediately after Lender gives Grantor the notice of default, Grantor agrees that either Lender or Grantor may immediately notify the tenants and demand that all future Rents be paid directly to Lender. As long as this Assignment is in effect, Grantor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Grantor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Grantor or any party to the Lease defaults or fails to observe any applicable law, Grantor will promptly notify Lender. If Grantor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance. Grantor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without Lender's consent. Grantor will not assign, compromise, subordinate or encumber the Leases and Rents without Lender's prior written consent. Lender does not assume or become liable for the Property's maintenance, depreciation, or other losses or

damages when Lender acts to manage, protect or preserve the Property, except for losses and damages due to Lender's gross negligence or intentional torts. Otherwise, Grantor will indemnify Lender and hold Lender harmless for all liability, loss or damage that Lender may incur when Lender opts to exercise any of its remedies against any party obligated under the Leases.

15. DEFAULT. Grantor will be in default if any of the following events (known separately and collectively as an Event of Default) occur:

A. Payments. Grantor or Borrower fail to make a payment in full when due.

B. Insolvency or Bankruptcy. The death, dissolution or insolvency of, appointment of a receiver by or on behalf of, application of any debtor relief law, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or against Grantor, Borrower, or any co-signer, endorser, surety or guarantor of this Security Instrument or any other obligations Borrower has with Lender.

C. Business Termination. Grantor merges, dissolves, reorganizes, ends its business or existence, or a partner or majority owner dies or is declared legally incompetent.

D. Failure to Perform. Grantor fails to perform any condition or to keep any promise or covenant of this Security Instrument.

E. Other Documents. A default occurs under the terms of any other document relating to the Secured Debts.

F. Other Agreements. Grantor is in default on any other debt or agreement Grantor has with Lender.

G. Misrepresentation. Grantor makes any verbal or written statement or provides any financial information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.

H. Judgment. Grantor fails to satisfy or appeal any judgment against Grantor.

I. Forfeiture. The Property is used in a manner or for a purpose that threatens confiscation by a legal authority.

J. Name Change. Grantor changes Grantor's name or assumes an additional name without notifying Lender before making such a change.

K. Property Transfer. Grantor transfers all or a substantial part of Grantor's money or property. This condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the DUE ON SALE section.

L. Property Value. Lender determines in good faith that the value of the Property has declined or is impaired.

M. Material Change. Without first notifying Lender, there is a material change in Grantor's business, including ownership, management, and financial conditions.

N. Insecurity. Lender determines in good faith that a material adverse change has occurred in Borrower's financial condition from the conditions set forth in Borrower's most recent financial statement before the date of this Security Instrument or that the prospect for payment or performance of the Secured Debts is impaired for any reason.

16. REMEDIES. On or after the occurrence of an Event of Default, Lender may use any and all remedies Lender has under state or federal law or in any document relating to the Secured Debts, including, without limitation, the power to sell the Property or foreclose on installments without acceleration. Any amounts advanced on Grantor's behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim for any and all insurance benefits or refunds that may be available on Grantor's default.

Subject to any right to cure, required time schedules or any other notice rights Grantor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Security Instrument in a manner provided by law upon the occurrence of Grantor's default or anytime thereafter.

If there is an occurrence of an Event of Default, Trustee will, in addition to any other permitted remedy, at the request of Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash. Trustee will give notice of sale including the time, terms and place of sale and a description of the Property to be sold as required by the applicable law in effect at the time of the proposed sale.

Upon the sale of the Property, to the extent not prohibited by law, and at such time purchaser is legally entitled to it, Trustee shall make and deliver a deed to the Property sold which conveys title to the purchaser, and after first paying all fees, charges and costs, shall pay to Lender all monies advanced for repairs, taxes, insurance liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to persons legally entitled to it. Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

All remedies are distinct, cumulative and not exclusive, and Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

17. COLLECTION EXPENSES AND ATTORNEYS' FEES. On or after the occurrence of an Event of Default, to the extent permitted by law, Grantor agrees to pay all expenses of collection, enforcement or protection of Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Grantor agrees to pay expenses for Lender to inspect and preserve the Property and for any recordation costs of releasing the Property from this Security Instrument. Expenses include, but are not limited to, reasonable attorneys' fees after default and referral to an attorney who is not a salaried employee of Lender, court costs, and other collection costs. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Grantor.

18. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Grantor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.

B. Except as previously disclosed and acknowledged in writing to Lender, Grantor has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.

C. Grantor will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Grantor will take all necessary remedial action in accordance with Environmental Law.

D. Except as previously disclosed and acknowledged in writing to Lender, Grantor has no knowledge of or reason to believe there is any pending or threatened investigation, claim, or proceeding of any kind relating to (1) any Hazardous Substance located on, under or about the Property; or (2) any violation by Grantor or any tenant of any Environmental Law. Grantor will immediately notify Lender in writing as soon as Grantor has reason to believe there is any such pending or threatened investigation, claim, or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.

E. Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are and will remain in full compliance with any applicable Environmental Law.

F. Except as previously disclosed and acknowledged in writing to Lender, there are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.

G. Grantor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.

H. Grantor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature, and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Grantor and any tenant are in compliance with applicable Environmental Law.

I. Upon Lender's request and at any time, Grantor agrees, at Grantor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.

J. Lender has the right, but not the obligation, to perform any of Grantor's obligations under this section at Grantor's expense.

K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Grantor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys' fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Security Instrument and in return Grantor will provide Lender with collateral of at least equal value to the Property without prejudice to any of Lender's rights under this Security Instrument.

L. Notwithstanding any of the language contained in this Security Instrument to the contrary, the terms of this section will survive any foreclosure or satisfaction of this Security Instrument regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.

19. CONDEMNATION. Grantor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

20. INSURANCE. Grantor agrees to keep the Property insured against the risks reasonably associated with the Property. Grantor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Grantor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld.

All insurance policies and renewals shall include a standard "mortgage clause" (or "lender loss payable clause") endorsement that names Lender as "mortgagee" and "loss payee". If required by Lender, all insurance policies and renewals will also include an "additional insured" endorsement that names Lender as an "additional insured". If required by Lender, Grantor agrees to maintain comprehensive general liability insurance and rental loss or business interruption insurance in amounts and under policies acceptable to Lender. The comprehensive general liability insurance must name Lender as an additional insured. The rental loss or business interruption insurance must be in an amount equal to at least coverage of one year's debt service, and required escrow account deposits (if agreed to separately in writing).

Grantor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Grantor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Grantor will immediately notify Lender of cancellation or termination of insurance. If Grantor fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Grantor will pay for the insurance on Lender's demand. Lender may demand that Grantor pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the rate that applies to the Secured Debts. This insurance may include coverages not originally required of Grantor, may be written by a company other than one Grantor would choose, and may be written at a higher rate than Grantor could obtain if Grantor purchased the insurance. Grantor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

21. ESCROW FOR TAXES AND INSURANCE. Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.

22. WAIVERS. Except to the extent prohibited by law, Grantor waives all appraisal and homestead exemption rights relating to the Property.

23. FIXTURE FILING. Grantor gives to Lender a security interest in all goods that Grantor owns now or in the future and that are or will become fixtures related to the Property.

24. APPLICABLE LAW. This Security Instrument is governed by the laws of Colorado, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.

25. JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS. Each Grantor's obligations under this Security Instrument are independent of the obligations of any other Grantor. Lender may sue each Grantor individually or together with any other Grantor. Lender may release any part of the Property and Grantor will still be obligated under this Security Instrument for the remaining Property. Grantor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Grantor's consent. Such a change will not release Grantor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Grantor.

26. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing and executed by Grantor and Lender. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

27. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.

28. NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in

the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Grantor will be deemed to be notice to all Grantors. Grantor will inform Lender in writing of any change in Grantor's name, address or other application information. Grantor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey the Property. Grantor agrees to pay all expenses, charges and taxes in connection with the preparation and recording of this Security Instrument. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Grantor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

29. AGREEMENT TO ARBITRATE. Lender or Grantor may submit to binding arbitration any dispute, claim or other matter in question between or among Lender and Grantor that arises out of or relates to this Transaction (Dispute), except as otherwise indicated in this section or as Lender and Grantor agree to in writing. For purposes of this section, this Transaction includes this Security Instrument and any other document relating to the Secured Debts, and proposed loans or extensions of credit that relate to this Security Instrument. Lender or Grantor will not arbitrate any Dispute within any "core proceedings" under the United States bankruptcy laws.

Lender and Grantor must consent to arbitrate any Dispute concerning the Secured Debt secured by real estate at the time of the proposed arbitration. Lender may foreclose or exercise any powers of sale against real property securing the Secured Debt underlying any Dispute before, during or after any arbitration. Lender may also enforce the Secured Debt secured by this real property and underlying the Dispute before, during or after any arbitration.

Lender or Grantor may, whether or not any arbitration has begun, pursue any self-help or similar remedies, including taking property or exercising other rights under the law; seek attachment, garnishment, receivership or other provisional remedies from a court having jurisdiction to preserve the rights of or to prevent irreparable injury to Lender or Grantor; or foreclose against any property by any method or take legal action to recover any property. Foreclosing or exercising a power of sale, beginning and continuing a judicial action or pursuing self-help remedies will not constitute a waiver of the right to compel arbitration.

The arbitrator will determine whether a Dispute is arbitrable. A single arbitrator will resolve any Dispute, whether individual or joint in nature, or whether based on contract, tort, or any other matter at law or in equity. The arbitrator may consolidate any Dispute with any related disputes, claims or other matters in question not arising out of this Transaction. Any court having jurisdiction may enter a judgment or decree on the arbitrator's award. The judgment or decree will be enforced as any other judgment or decree.

Lender and Grantor acknowledge that the agreements, transactions or the relationships which result from the agreements or transactions between and among Lender and Grantor involve interstate commerce. The United States Arbitration Act will govern the interpretation and enforcement of this section.

The American Arbitration Association's Commercial Arbitration Rules, in effect on the date of this Security Instrument, will govern the selection of the arbitrator and the arbitration process, unless otherwise agreed to in this Security Instrument or another writing.

30. WAIVER OF TRIAL FOR ARBITRATION. Lender and Grantor understand that the parties have the right or opportunity to litigate any Dispute through a trial by judge or jury, but that the parties prefer to resolve Disputes through arbitration instead of litigation. If any Dispute is arbitrated, Lender and Grantor voluntarily and knowingly waive the right to have a trial by jury or judge during the arbitration.

SIGNATURES. By signing, Grantor agrees to the terms and covenants contained in this Security Instrument. Grantor also acknowledges receipt of a copy of this Security Instrument.

GRANTOR:

CCCP Real Estate Holding, LLC

By The Country Club At Castle Pines, Inc, A Colorado Non Profit Corporation, Manager

By *[Signature]* Date 1/9/2013
Dave Heinz, President

By *[Signature]* Date 1/9/2013
Jim Collins, Treasurer

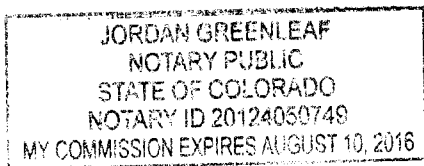
ACKNOWLEDGMENT.

(Business or Entity)

STATE OF COLORADO, COUNTY OF DOUGLAS ss. 9th day of January, 2013
This instrument was acknowledged before me by Dave Heinz, President and Jim Collins, Treasurer of The Country Club at Castle Pines, Inc the Member of CCCP Real Estate Holdings, LLC A Colorado Limited Liability Company.

My commission expires:

[Signature]
(Notary Public)



OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$26.00
5 PGS

2006051421
06/19/2006 10:49 AM

FIRST AMENDMENT TO DEED OF TRUST



2006051421 5 PGS

THIS FIRST AMENDMENT TO DEED OF TRUST (this "Amendment") is made as of June 15, 2006, by CCCP REAL ESTATE HOLDING, LLC, a Colorado limited liability company ("Grantor")(along with THE COUNTRY CLUB AT CASTLE PINES, INC., a Colorado Nonprofit corporation, the "Borrower") to the Public Trustee of Douglas County, Colorado ("Trustee") for the benefit of COMMUNITY BANKS OF COLORADO whose address is 5690 South DTC Boulevard, Suite 450, Greenwood Village, CO 80111 ("Beneficiary").

Recitals

This Amendment is made with respect to the following facts:

- A. Grantor executed a Deed of Trust ("Deed of Trust") dated November 15, 2004, recorded in Douglas County, Colorado on November 17th, 2004, at Reception No. 2004117318 to the Douglas County Public Trustee for the benefit of Beneficiary to secure that Promissory Note dated November 15, 2004 in the original principal amount of \$5,420,000.00 from Grantor to Beneficiary.
- B. The Promissory Note has been amended to change certain terms (as amended, the "Note").
- C. The parties desire to amend the Deed of Trust to reflect such change in terms.

Agreement


- 1. **Maturity.** The Note shall mature on November 15, 2014 (the "Maturity Date").
- 2. **Revolving Note.** THE NOTE SECURED HEREUNDER IS A REVOLVING PROMISSORY NOTE. CERTAIN AMOUNTS REPAYED UNDER THE NOTE MAY BE READVANCED PURSUANT TO THE TERMS OF THE NOTE SO LONG AS THE TOTAL AMOUNT OUTSTANDING AT ANY ONE TIME DOES NOT EXCEED \$5,420,000.00.
- 3. **Definitions.** Capitalized terms used without definition herein shall have the meanings assigned to them in the Deed of Trust and the other Loan Documents.
- 4. **Full Force and Effect.** Except as modified herein, the Deed of Trust shall remain in full force and effect. Grantor hereby reaffirms all of the terms and conditions of the Deed of Trust and any and all loan documents executed in connection with the Deed of Trust and agrees that such documents continue in full force and effect enforceable by their respective terms, as modified hereby.

<SIGNATURES TO FOLLOW>>

IN WITNESS WHEREOF, the Grantor and Beneficiary ha
on the date set forth below, intending this Amendment be effective
above.

LENDER:

COMMUNITY BANKS OF

By: 
Name: JONATHAN I
Title: PRIVATE BANK

GRANTOR:

CCCP REAL ESTATE HOL
limited liability company
By: The County Club at C
Nonprofit corporation


By: Michael Beane, Treas

BORROWER:


THE COUNTY CLUB AT C
Colorado Nonprofit corporati


By: Michael Beane, Treas

<<ACKNOWLEDGEMENTS TO FOLLC

2

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this
JONATHAN PHILIP PERATE of Community Bank Colorado.
TILTON BRUNNEN
OFFICER
Witness my hand and official seal.
My commission expires: _____
 Notary Public,
ROBERT L. BRUSEMEN

STATE OF COLORADO My Commission Expires 11/12/2008
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this
Michael Beane, Treasurer of Castle Pines Country Club, Inc., a Col
the sole member of CPCS Real Estate Holdings, LLC, a Colorado l

Witness my hand and official seal.
My commission expires: _____
 Notary Public,
ROBERT L. BRUSEMEN
My Commission Expires 11/12/2008

LEGAL DESCRIPTION

PARCEL S(#1):

LOT 1A, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION
ACCORDING TO CERTIFICATE OF CORRECTION RECORDED APRIL 1
2003051934, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE FOLLOWING PARCELS ARE THE GOLF COURSE PARCELS:

FEE PARCELS

PARCEL L:

TRACT E, CASTLE PINES VILLAGE FILING 8-A, COUNTY OF DOUGLAS

PARCEL J:

TRACT A, CASTLE PINES VILLAGE FILING NO. 17, COUNTY OF DOUGLAS,
COLORADO.

PARCEL S:

LOTS 1B, AND 1C, COUNTRY CLUB AT CASTLE PINES GOLF COURSE
AMENDMENT, ACCORDING TO CERTIFICATE OF CORRECTION RECORDED
RECEPTION NO. 2003051934, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL T:

LOT 7, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUBDIVISION
EXCEPTING THEREFROM THAT PORTION OF LOT 7 THAT WAS REPLACED BY
VILLAGE FILING NO. 2A-RESIDENTIAL PLAT, 5TH AMENDMENT, REC
NO. 9502009, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL U:

LOTS 2 AND 3, COUNTRY CLUB AT CASTLE PINES GOLF COURSE SUI
DOUGLAS, STATE OF COLORADO.

EASEMENT PARCELS

PARCEL E1

BENEFICIAL EASEMENTS AS ARE CREATED AND GRANTED, BENEFIT
AMENDED AND RESTATED CASTLE PINES DECLARATION AND AGREEMENT
CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 5, 19
981.

PARCEL E2:

NON-EXCLUSIVE IRRIGATION, WATERLINE AND ACCESS EASEMENT.

LEGAL DESCRIPTION

INSTRUMENT RECORDED JUNE 20, 1991 IN BOOK 977 AT PAGE 440.

PARCEL E3:

THOSE BENEFICIAL EASEMENTS AS CREATED AND GRANTED IN D AND AGREEMENT RECORDED JUNE 20, 1991 IN BOOK 977 AT PAGE 4

PARCEL E4:

A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AS RECORDED MARCH 26, 1992 IN BOOK 1038 AT PAGE 982.

PARCEL E5:

A NON-EXCLUSIVE IRRIGATION WATERLINE EASEMENT AS GRANTI DECEMBER 10, 1991 IN BOOK 1010 AT PAGE 780.

PARCEL E6:

THOSE BENEFICIAL EASEMENTS AS CREATED AND GRANTED IN IN UTILITY EASEMENT AND AGREEMENT RECORDED APRIL 9, 1990 IN 232.

PARCEL E7:

THOSE BENEFICIAL EASEMENTS BENEFITING SUBJECT PROPERTY A REGARDING CART PATH RECORDED AUGUST 15, 1996 IN BOOK 1363 EASEMENT AGREEMENT RECORDED FEBRUARY 5, 1996 IN BOOK 131

PARCEL E8:

CART PATH EASEMENT AS GRANTED IN INSTRUMENT RECORDED A AT PAGE 1923.

PARCEL E9:

THOSE CERTAIN BENEFICIAL EASEMENTS AS ARE GRANTED IN DEC
(CASTLE PINES VILLAGE ROADS) RECORDED MAY 5, 1989 IN BOOK 8

PARCEL E10:

THAT CERTAIN NON-EXCLUSIVE IRRIGATION WATER LINE EASEMEN
IN BOOK 977 AT PAGE 450.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

THE COUNTRY CLUB AT CASTLE PINES, INC.

is a

Nonprofit Corporation

formed or registered on 09/10/1984 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871586463 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/23/2026 that have been posted, and by documents delivered to this office electronically through 01/26/2026 @ 17:26:35 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 01/26/2026 @ 17:26:35 in accordance with applicable law. This certificate is assigned Confirmation Number 18133970 .



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

NOT FOR PROFIT

ARTICLES OF INCORPORATION
OF
THE COUNTRY CLUB AT CASTLE PINES, INC.

(A Nonprofit Corporation)

The undersigned incorporator, a natural person of the age of 21 years or more, desiring to form a nonprofit corporation under the provisions of the Colorado Nonprofit Corporation Act, Articles 20 through 29, inclusive, of Chapter 7 of the Colorado Revised Statutes (1973), as they may be amended from time to time, does execute, acknowledge, and deliver in duplicate to the Secretary of State of the State of Colorado the following Articles of Incorporation:

ARTICLE I

Name

The name of the corporation shall be:

THE COUNTRY CLUB AT CASTLE PINES, INC.

ARTICLE II

Period of Duration

This corporation shall exist in perpetuity, from and after the date of filing of these Articles of Incorporation with the Secretary of State of the State of Colorado, unless dissolved according to law.

COMPUTER UPDATE COMPLETE
HK

0512 5/15/84

ARTICLE II

Objects and Purposes

This corporation is organized for pleasure, recreation and non-profitable purposes within the meaning of Section 501(c)(7) of the Internal Revenue Code, and in this connection, subject to the restrictions set forth below, the objects and purposes of the corporation and the nature of the business to be carried on by it are as follows:

[a] To operate a golf course and related facilities in Douglas County, Colorado and to receive title thereto under certain terms and conditions set forth in the bylaws of the corporation.

[b] To provide for mutual assistance, enjoyment, entertainment and improvement of its members socially and physically by encouraging them to participate in the game of golf and other social or physical recreational activities.

[c] To do and engage in all lawful activities that further or are consistent with the preceding objects and purposes of the corporation.

ARTICLE IV

Powers

In furtherance of the preceding objects and purposes, the corporation shall have and may exercise all of the rights, powers, privileges, and immunities now or subsequently conferred upon non-profit corporations organized under the laws of the State of Colorado.

ARTICLE V

Restrictions on Powers

Notwithstanding any other provision of these Articles of Incorporation, the powers of the corporation are restricted as follows:

[a] The corporation shall not conduct or carry on any activities not permitted to be conducted or carried on [1] by an organization exempt from federal income taxation under Section 501(c)(7) of the Internal Revenue Code.

[b] No part of the net earnings of the corporation shall inure to the benefit of any director or officer of the corporation or any private individual whatsoever (except that reasonable compensation may be paid for, and reimbursement may be made for reasonable expenses incurred in connection with, services rendered to or for the corporation furthering one or more of its objects and purposes).

[c] No substantial part of the corporation's activities shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

ARTICLE VI

Membership and Capital Stock

The corporation shall have members, who shall be divided into classes: Founders, Charter, Resident, Colorado, National, Special, Honorary, Social and other classes as provided in the bylaws of the corporation, and which members who shall have such qualifications, rights, and privileges as shall be provided in the bylaws of the corporation. The maximum number of each class of membership shall be as set forth in the bylaws from time to time. Only Founders, Charter and Resident members shall be entitled to vote. The corporation shall have no capital stock. Memberships may be subject to assessment by the board of directors as set forth in the bylaws of the corporation. Cumulative voting shall not be permitted.

ARTICLE VII

Board of Directors

The affairs and management of the corporation shall be under the control of a board of directors which shall be composed of not less than three (3) nor more than seven (7) members. The names and addresses of the persons who shall serve as the directors of the corporation until the second annual meeting of the board and until their successors are elected and shall qualify are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Jack A. Vickers	1660 Lincoln, Suite 3200 Denver, Colorado 80203
Jack A. Vickers, III	482 Happy Canyon Road Castle Rock, Colorado 80104
Victor M. Geisler	8195 South Newport Way Englewood, Colorado 80112

ARTICLE VIII

Bylaws

The board of directors shall have the power to make such bylaws as it may deem proper for the management of the affairs of the corporation. Such bylaws shall further prescribe the authority under which conveyance or encumbrance of all or any part of the corporate property may be made, and the persons who shall be authorized to execute the instruments of conveyance or encumbrance.

ARTICLE IX

Officers

The corporation shall have such officers as may from time to time be prescribed by the bylaws. Their terms of office and the manner of their designation or selection shall be determined according to the bylaws then in effect.

ARTICLE X

Registered Office and Registered Agent

The principal office for the transaction of the business of the corporation in the State of Colorado shall be in Douglas County, Colorado. The address of the initial registered office of the corporation is 633 17th Street, Suite 2900, Denver, Colorado 80202. The initial registered agent at such address is James L. Cunningham. Either the registered office or the registered agent may be changed in the manner permitted by law.

ARTICLE XI

Change in Articles of Incorporation

The board of directors of this corporation shall have the right from time to time on the vote of a majority of the directors in office, and not otherwise, to amend, alter, change, or repeal any provision contained in these Articles of Incorporation in the manner now or subsequently prescribed by statute except that no such amendment, alteration, change, or repeal shall be made which shall:

Amend, alter, change, or repeal the restrictions set forth in Article V, unless the Internal Revenue Code changes so that so amending, altering, changing, or repealing such restrictions would not disqualify the corporation for federal income tax exemption under Section 501(c)(7) of the Internal Revenue Code.

ARTICLE XII

Dissolution

Dissolution of the corporation shall require the affirmative vote of a majority of the directors in office. Upon the dissolution of the corporation, the board of directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation and shall distribute the proceeds, after payment or provision for all liabilities of the corporation first to the Founders and Charter Members in the amount of their membership fees, second to the Resident Members in the amount of their membership fees, third to the Colorado and National Members in the amount of their membership fees and any balance shall be paid pro rata to the Founders, Charter and Resident Members. If the proceeds are not sufficient to pay the membership fees of all members of a class of members the amount available shall be paid pro rata to the members of that class. Members of any other class of members shall not be entitled to payment of the proceeds of dissolution.

ARTICLE XIII

Internal Revenue Code

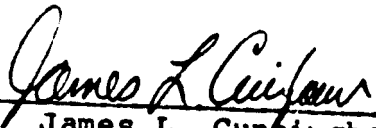
All references in these Articles of Incorporation to the Internal Revenue Code shall be deemed to mean the Internal Revenue Code of 1954, as it presently is constituted, as it may be amended, or any successor statute of similar purpose.

ARTICLE XIV

Incorporator

The name and address of the incorporator is James L. Cunningham, 633 17th Street, Suite 2900, Denver, Colorado 80202.

IN WITNESS WHEREOF, the above-named incorporator has executed these Articles of Incorporation this 10th day of September 1984.



James L. Cunningham
INCORPORATOR

STATE OF COLORADO)
) SS.
CITY AND COUNTY OF DENVER)

I, Jackie Torral, a Notary Public, hereby certify that on the 10th day of September 1984, personally appeared before me James L. Cunningham, who being first duly sworn, declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

WITNESS my hand and official seal.

My commission expires: My Commission Expires April 28, 1987

Jackie Torral

Notary Public
633 17th Street, Suite 2900
Denver, Colorado 80202

[SEAL]

CHANGE OF
R.O.R.A.

NONPROFIT

DN 00564163

RECEIVED AMENDED AND RESTATED

NOV 19 1984
ARTICLES OF INCORPORATION
OF THE COUNTRY CLUB AT CASTLE PINES, INC.
A Colorado Nonprofit Corporation

DEPARTMENT OF STATE
STATE OF COLORADO

In compliance with the requirements of the Colorado Nonprofit Corporation Act, and specifically Title VII, Article 21, Sections 107 and 110, Colorado Revised Statutes, as amended, the undersigned hereby acknowledge their intent to amend and restate the original Articles of Incorporation of The Country Club at Castle Pines, Inc., a Colorado nonprofit corporation, which Articles were filed with the Colorado Secretary of State on September 10, 1984. ✓

ARTICLE I.

Name

The name of the corporation is:

THE COUNTRY CLUB AT CASTLE PINES, INC. ✓

ARTICLE II.

Period of Duration

This corporation shall exist in perpetuity, from and after the date of filing of the original Articles of Incorporation with the Secretary of State of the State of Colorado, unless dissolved according to law.

ARTICLE III.

Objects and Purposes

This corporation is organized for pleasure, recreation and nonprofitable purposes within the meaning of Section 501 (c)(7) of the Internal Revenue Code, and in this connection, subject to the restrictions set forth below, the objects and purposes of the corporation and the nature of the business to be carried on by it are as follows:

A. To operate a golf course and related facilities in Douglas County, Colorado, and to receive title thereto under certain terms and conditions set forth in the bylaws of the corporation.

B. To provide for mutual assistance, enjoyment, entertainment and improvement of its members socially and physically by encouraging them to participate in the game of golf and other social or physical recreational activities.

C. To do and engage in all lawful activities that further or are consistent with the preceding objects and purposes of the corporation.

**ARTICLE IV.
Powers**

In furtherance of the preceding objects and purposes, the corporation shall have and may exercise all of the rights, powers, privileges and immunities now or subsequently conferred upon nonprofit corporations organized under the laws of the State of Colorado.

**ARTICLE V.
Restrictions on Powers**

Notwithstanding any other provision of these Amended and Restated Articles of Incorporation, the powers of the corporation are restricted as follows:

A. The corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from federal income taxation under Section 501(c)(7) of the Internal Revenue Code.

B. No part of the net earnings of the corporation shall inure to the benefit of any director or officer of the corporation or any private individual whatsoever (except that reasonable compensation may be paid for, and reimbursement may be made for reasonable expenses incurred in connection with, services rendered to or for the corporation furthering one or more of its objects and purposes).

C. No substantial part of the corporation's activities shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

**ARTICLE VI.
Membership and Capital Stock**

The corporation shall have members, who shall be divided into classes: Founders, Charter, Colorado Charter, Ambassador, Resident, CP Resident, Colorado, National, Special, Honorary, Social and other classes as provided in the bylaws of the corporation, and which members who shall have such qualifications, rights and privileges as shall be provided in the bylaws of the Corporation. The maximum number of each class of membership shall be as set forth in the bylaws from time to time. Only Founders, Charter, Colorado Charter, Ambassador, Resident and CP Resident members shall be entitled to vote. The corporation shall have no capital stock. Memberships may be subject to assessment by the board of directors as set forth in

the bylaws of the corporation. Cumulative voting shall not be permitted.

**ARTICLE VII.
Board of Directors**

The affairs and management of the corporation shall be under the control of a board of directors which shall be composed of not less than three (3) nor more than seven (7) members. The names and addresses of the persons who shall serve as the directors of the corporation until the second annual meeting of the board and until their successors are elected and shall qualify are as follows:

Name	Address
Michael P. Vickers	482 Happy Canyon Road Castle Rock, CO 80104
Jack A. Vickers III	482 Happy Canyon Road Castle Rock, CO 80104
Victor M. Geisler	482 Happy Canyon Road Castle Rock, CO 80104

**ARTICLE VIII.
Bylaws**

The board of directors shall have the power to make such bylaws as it may deem proper for the management of the affairs of the corporation. Such bylaws shall further prescribe the authority under which conveyance or encumbrance of all or any part of the corporate property may be made, and the persons who shall be authorized to execute the instruments of conveyance or encumbrance.

**ARTICLE IX.
Officers**

The corporation shall have such officers as may from time to time be prescribed by the bylaws. Their terms of office and the manner of their designation or selection shall be determined according to the bylaws then in effect.

**ARTICLE X.
Registered Office and Registered Agent**

The principal office for the transaction of the business of the corporation in the State of Colorado shall be in Douglas County, Colorado. The address of the registered office of the corporation is 4582 South Ulster Street Parkway, Stanford Place 3, Suite 700, Denver, Colorado 80237. The registered

agent at such address is James L. Cunningham. Either the registered office or the registered agent may be changed in the manner permitted by law.

**ARTICLE XI.
Change in Articles of Incorporation**

The board of directors of this corporation shall have the right from time to time on the vote of a majority of the directors in office, and not otherwise, to amend, alter, change or repeal any provision contained in these Amended and Restated Articles of Incorporation in the manner now or subsequently prescribed by statute except that no such amendment, alteration, change or repeal shall be made which shall: Amend, alter, change or repeal the restrictions set forth in Article V, unless the Internal Revenue Code changes so that so amending, altering, changing or repealing such restrictions would not disqualify the corporation for federal income tax exemption under Section 501(c)(7) of the Internal Revenue Code.

**ARTICLE XII.
Dissolution**

Dissolution of the corporation shall require the affirmative vote of a majority of the directors in office. Upon the dissolution of the corporation, the board of directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation and shall distribute the proceeds, after payment or provision for all liabilities of the corporation first to the Founders and Charter Members in the amount of their membership fees, second to the Resident Members in the amount of their membership fees, third to the Colorado and National Members in the amount of their membership fees and any balance shall be paid pro rata to the Founders, Charter and Resident Members. If the proceeds are not sufficient to pay the membership fees of all members of a class of members the amount available shall be paid pro rata to the members of that class. Colorado Charter and CP Resident Members, specifically, and members of any other class of members shall not be entitled to payment of the proceeds of dissolution.

**ARTICLE XIII.
Internal Revenue Code**

All references in these Amended and Restated Articles of Incorporation to the Internal Revenue Code shall be deemed to mean the Internal Revenue Code of 1954, as it presently is constituted, as it may be amended, or any successor statute of similar purpose.

**ARTICLE XIV.
Initial Incorporation**

The date of the initial incorporation of The Country Club at Castle Pines, Inc. was September 10, 1984. The name and address of the incorporator was James L. Cunningham at the address of Sherman & Howard, Suite 2900, 633 Seventeenth Street, Denver, Colorado 80202.

**ARTICLE XV.
Amendment and Restatement**

The provisions of these Amended and Restated Articles of Incorporation correctly set forth the Articles of Incorporation of The Country Club at Castle Pines, Inc., as amended and restated, and supercede the original Articles of Incorporation. These Amended and Restated Articles of Incorporation were duly adopted as required by law by the unanimous consent of the directors effective as of June 17, 1986.

**THE COUNTRY CLUB AT CASTLE PINES,
INC. BOARD OF DIRECTORS**

Michael P. Vickers

Michael P. Vickers

Jack A. Vickers III

Jack A. Vickers III

Victor M. Geisler

Victor M. Geisler

ATTEST:

James L. Cunningham

Secretary
The Country Club at
Castle Pines

Date: _____

STATE OF COLORADO)
) SS.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me this 9th day of November, 1987, by Michael P. Vickers, Director of The Country Club at Castle Pines.

WITNESS my hand and official seal.

My commission expires: My Commission expires September 3, 1989

(SEAL)

Merice W. Gorman
Notary Public

STATE OF COLORADO)
) SS.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me this 9th day of November, 1987, by Jack A. Vickers III, Director of The Country Club at Castle Pines.

WITNESS my hand and official seal.

My commission expires: My Commission expires September 3, 1989

(SEAL)

Merice W. Gorman
Notary Public

STATE OF COLORADO)
) SS.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me this 9th day of November, 1987, by Victor M. Geisler, Director of The Country Club at Castle Pines.

WITNESS my hand and official seal.

My commission expires: My Commission expires September 3, 1989

(SEAL)

Merice W. Gorman
Notary Public

**STATE OF COLORADO
STATEMENT OF CHANGE OF REGISTERED OFFICE AND/OR REGISTERED AGENT**

PLEASE PRINT OR PRINT CLEARLY PLEASE READ INSTRUCTIONS ON REVERSE SIDE

The exact Corporate Name, current Registered Office & current Registered Agent are

FOR OFFICE USE ONLY

Country Club at Castle Pines
482 Happy Canyon Road
Castle Rock, Colorado 80104

MAY 2 1988

RECEIVED
STATE OF COLORADO
SECRETARY OF STATE

FILING FEE \$10.00

The Corporation named herein makes the following statement:

The State or Country of Incorporation is: Colorado

The complete street address of the Corporation's REGISTERED OFFICE shall be changed to

482 Happy Canyon Road, Castle Rock, CO 80104

The name of the Corporation's SUCCESSOR REGISTERED AGENT is:

Robert J. Sanderman

The address of the Corporation's Registered Office and the address of the Corporation's Registered Agent, as changed, will be identical.

The complete street address of the Corporation's principal place of business in Colorado is:

482 Happy Canyon Road, Castle Rock, CO 80104

"Address" means street name and number, city or town, and United States post office zip code designation. If by reason of rural location or otherwise, a street name shall not be appropriate "address" fixing as nearly as possible the actual physical location may be substituted, but in all such exceptional cases the rural free delivery route, the county, and States post office zip code designation shall be included.

IMPORTANT! PLEASE READ CAREFULLY!
If you are a not-for-profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

STATE OF Colorado

COUNTY OF Douglas

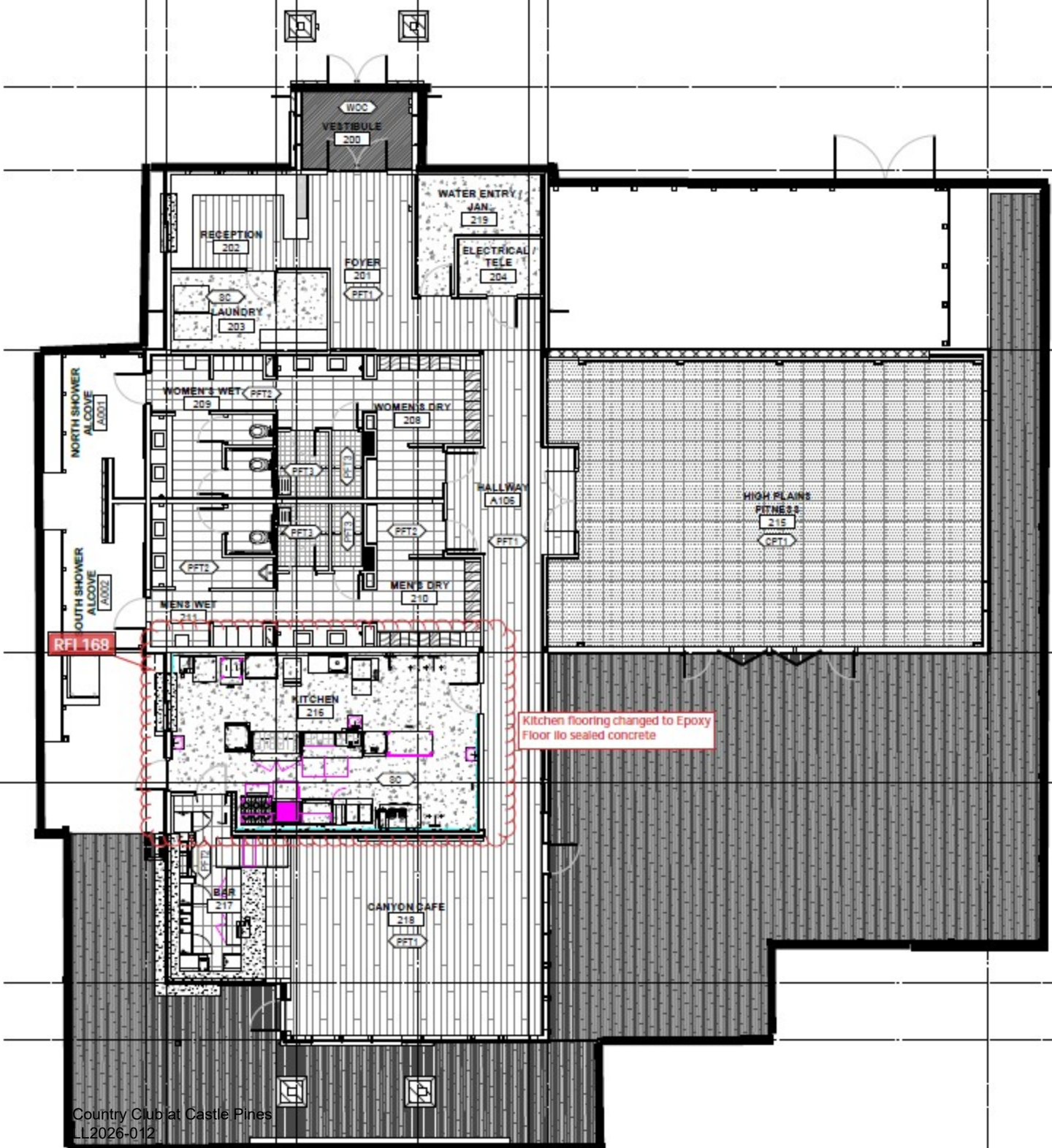
By Robert J. Sanderman
Its Vice President
Its _____ Registered Agent (Note 3)
Its _____ Authorized Agent
(Foreign Corporations Only)

Subscribed and sworn to before me this 22nd day of March

My commission expires My Commission expires September 3, 1989

Robert J. Sanderman
Notary Public (Note 4)

Notes
1. Exact name of corporation making the statement.
2. Regarding profit corporations: This statement may be executed by the registered agent when it involves only a registered address change.



RFI 168

Kitchen flooring changed to Epoxy Floor ilo sealed concrete



New Liquor License Hearing Questions

1. Are the documents which you provided for the liquor license application still accurate and valid? **yes**
2. Is the property leased or owned? **owned**
3. What is the buildings occupancy limit? **369**
4. Have you owned or operated a similar establishment with a liquor license in the past **yes**
5. Is this a new or existing business (how long in existence?) **existing business -40 years**
6. How many full and part time employees do you have? **Full time – 80. Part time – 25. Seasonal 120**
7. Why type of service do you provide? **Private country club**. Is there a menu which can be reviewed? **yes**
8. What are the hours of operation for liquor sales? **7am – 12am**
9. Are all your employees trained on the liquor code? **Yes. All employees involved in the service or sale of alcohol receive structured in-house training on the Colorado liquor laws prior to independently serving alcohol. Training is conducted by management and reinforced through ongoing supervision and monthly on-the-job training.**
10. Please list what particular training or program you use? **Alcohol service training is conducted in-house and is specific to Colorado liquor laws and country club operations. Training is overseen by senior management, including a manager who serves as an affiliate professor in Beverage Management at Metropolitan State University of Denver. Training covers identification verification, refusal of service, recognizing intoxication, and responsible alcohol service practices.**
11. Are there any point of sale systems in place to check identification? **Yes. Our point of sale system (Cobalt) integrates member profiles, including date-of-birth information, which assists staff in verifying age eligibility for alcohol purchases. This system is used as a supplemental tool alongside required visual verification of identification when appropriate.**
12. What do you do if an employee violates the policy and serves a minor? **Any violation of alcohol service policy is addressed immediately. Corrective action may include retraining, disciplinary action, suspension, or termination depending on the circumstances. All incidents are documented, and management reviews procedures to prevent future violations.**
13. How are you going to monitor that your employees are asking for ID? Are you going to have your own compliance check? **Compliance is monitored through active management supervision, observation during service, and periodic internal training reviews. Management regularly reinforces ID verification expectations and addresses issues promptly if deficiencies are observed.**
14. Will you have a policy that all individuals purchasing alcohol will be asked for identification and will you post a sign informing customers of this policy? **Employees are required to verify age through identification when appropriate, and signage regarding age requirements and responsible alcohol service is posted in primary service location.**
15. How is liquor secured during hours of operation and when closed? **During operating hours, alcoholic beverages are stored in secured bar areas and service locations accessible only to authorized staff. When the facility is closed, alcohol is secured in locked storage areas with access limited to management.**
16. Is there an outside area or patio? If so, how will this area be secured to guarantee that no transfer of alcohol occurs to outside the serving area? **Yes. Outdoor service areas are clearly defined as part of the licensed premises. Staff monitor guest activity in these areas**

to ensure alcohol remains within approved boundaries, with approved patrons, and signage is used where necessary to reinforce this policy.

17. Outside of the formal petition, why do you believe there is a community need and desire in this area for this type of service? The requested update reflects a modest expansion of an existing, long-standing liquor license to better serve our established membership. Changing to an H&R license will allow us to properly permit for limited off-premise sales and also provides members with added convenience and continuity of service for private events, club programs, and take-away purchases, while maintaining the same standards of responsible alcohol control, staff training, and management oversight that have been in place under the current on-premise license.
18. Are you confident that you can comply with the liquor code? YES

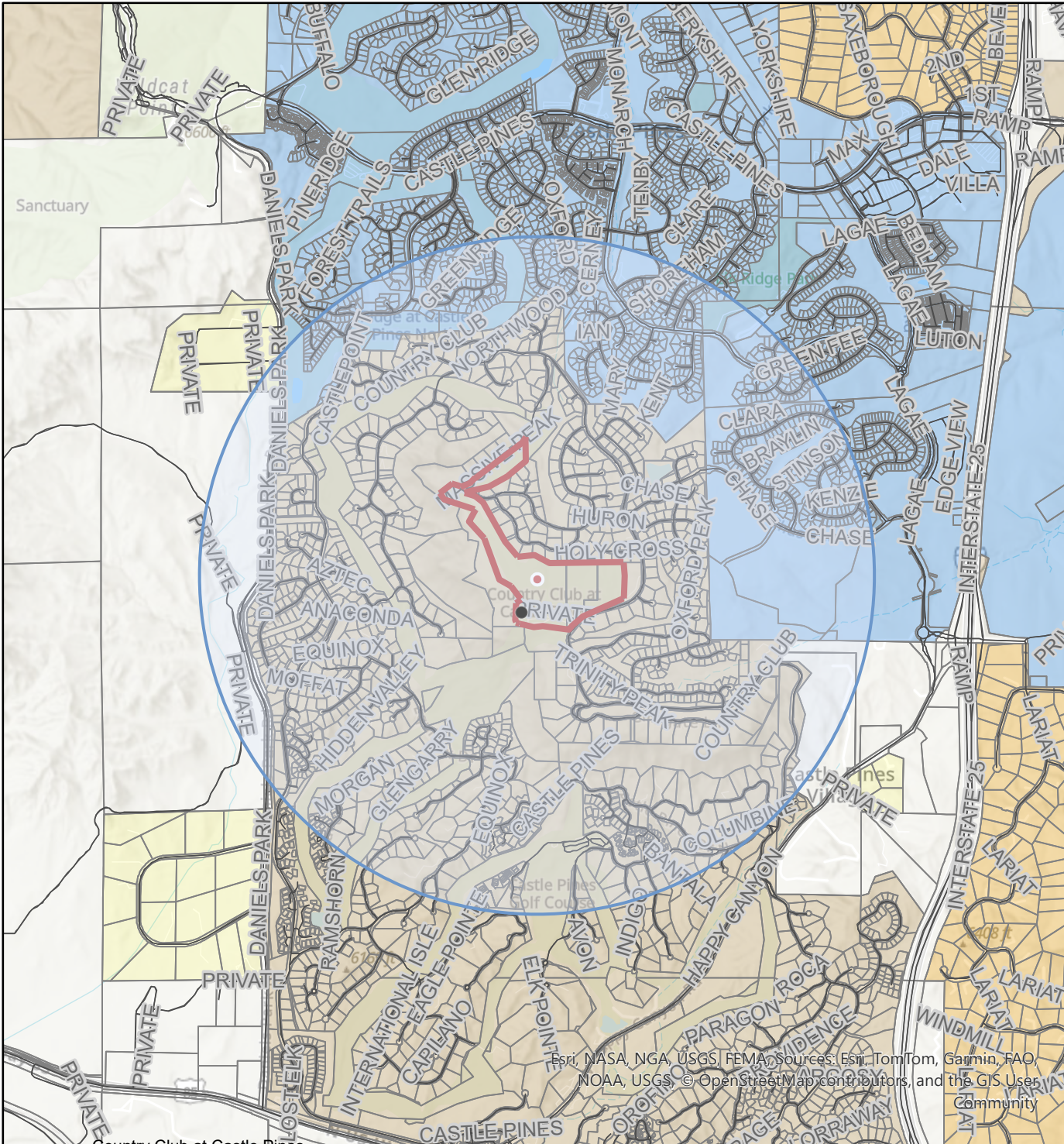
100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Country Club at Castle Pines Inc.

LL2026-012

LEGEND

- Roads
- Major Roads
- ▭ Override 1
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ LRR - LARGE RURAL RESIDENTIAL
- ▭ RR - RURAL RESIDENTIAL
- ▭ ER - ESTATE RESIDENTIAL
- ▭ CTY
- ▭ PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT



March 23, 2026

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **Country Club at Castle Pines, Inc.**
 6400 Country Club Drive
 Castle Rock, CO 80108

Applicant: Country Club at Castle Pines, Inc.
 Purpose: Application for a Hotel and Restaurant Liquor License with Optional Premises

ISSUE: A petition was circulated to determine if the needs of the neighborhood and desires of the inhabitants were or were not being presently met by existing similar alcoholic beverage outlets. Those in favor of Country Club at Castle Pines, Inc. being granted a Hotel and Restaurant Liquor License with Optional Premises indicated by checking the “Favor – YES” column of the signature sheet and those opposed checked the “Oppose - NO” column. The results were as follows:

Favor “YES”		Oppose “NO”		<u>TOTAL SIGNATURES</u>
100%	44	---	0	44

SURVEY STATISTICS

	Favor “YES”		Oppose “NO”		TOTAL
Business Survey Results	---	0	---	0	0
Residential Survey Results	100%	44	---	0	44

Percentages in this report have been rounded to the nearest whole number.

	BUSINESS	RESIDENTIAL	TOTAL
No Response	0	0	0
Declined to Participate	0	1	1
Not Qualified to Sign	0	41	41
Disqualified	0	15	15
“No” Signatures	0	0	0
“Yes” Signatures	0	44	44
TOTAL CONTACTS & ATTEMPTS	0	101	101

SURVEY STATISTICS

>Number of Businesses and Residents Contacted: 101 Attempts – 0 No Response = 101
 >Business Survey Participation Rate: 0 Signatures/ 0 Qualified Contacts = ---
 >Residential Survey Participation Rate: 44 Signatures/ 60 Qualified Contacts = 73%
 >Percentage of Residents Home During Survey: 101 Contacts/ 101 Attempts = 100%

<u>CONTACTS NOT QUALIFIED TO SIGN</u>		<u>REASONS FOR DECLINING TO PARTICIPATE</u>	
Non-Resident	41	Do Not Sign Any Petitions / Surveys	<u>1</u>
Total	41	Total	1

PETITION METHODOLOGY

- Survey Date and Times:

Residential:	Sunday	March 15, 2026	10:00 am – 2:30 pm
Residential:	Wednesday	March 18, 2026	4:00 pm – 8:30 pm

- Survey Areas: All residential areas in the boundary were within the Castle Pines Homes Association, including a gated community, that were all inaccessible to the circulator (see attached letter from Castle Pines Homes Association Chief of Emergency Services). However, signatures were obtained by speaking with residents visiting the Country Club at Castle Pines Clubhouse. There were no businesses to contact, and all signatures were from qualified people within the defined boundaries. Please see attached map.
- Circulators of the Survey: There was one circulator for this survey. Prior to the start of the survey, the circulator was briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in her approach to residents and businesspeople. The circulator had with her a face sheet with the applicant business name, location and hearing information, instructions, and the petition/survey issue along with signature sheets and a map of the proposed location. The circulator used tally sheets to record all contacts, attempts and reasons for opposition signatures and refusals. Upon conclusion of the survey, the circulator signed notarized affidavits of circulation. The original survey packets were pre-filed with the Douglas County City Clerk’s Office.

Report prepared and respectfully submitted by,



Eva L. Garretson
 Liquor Licensing Professionals, LLC

Country Club at Castle Pines Inc.

LL2026-012

LEGEND

- Roads
- Major Roads
- Override 1
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT



SURVEY RESULTS:

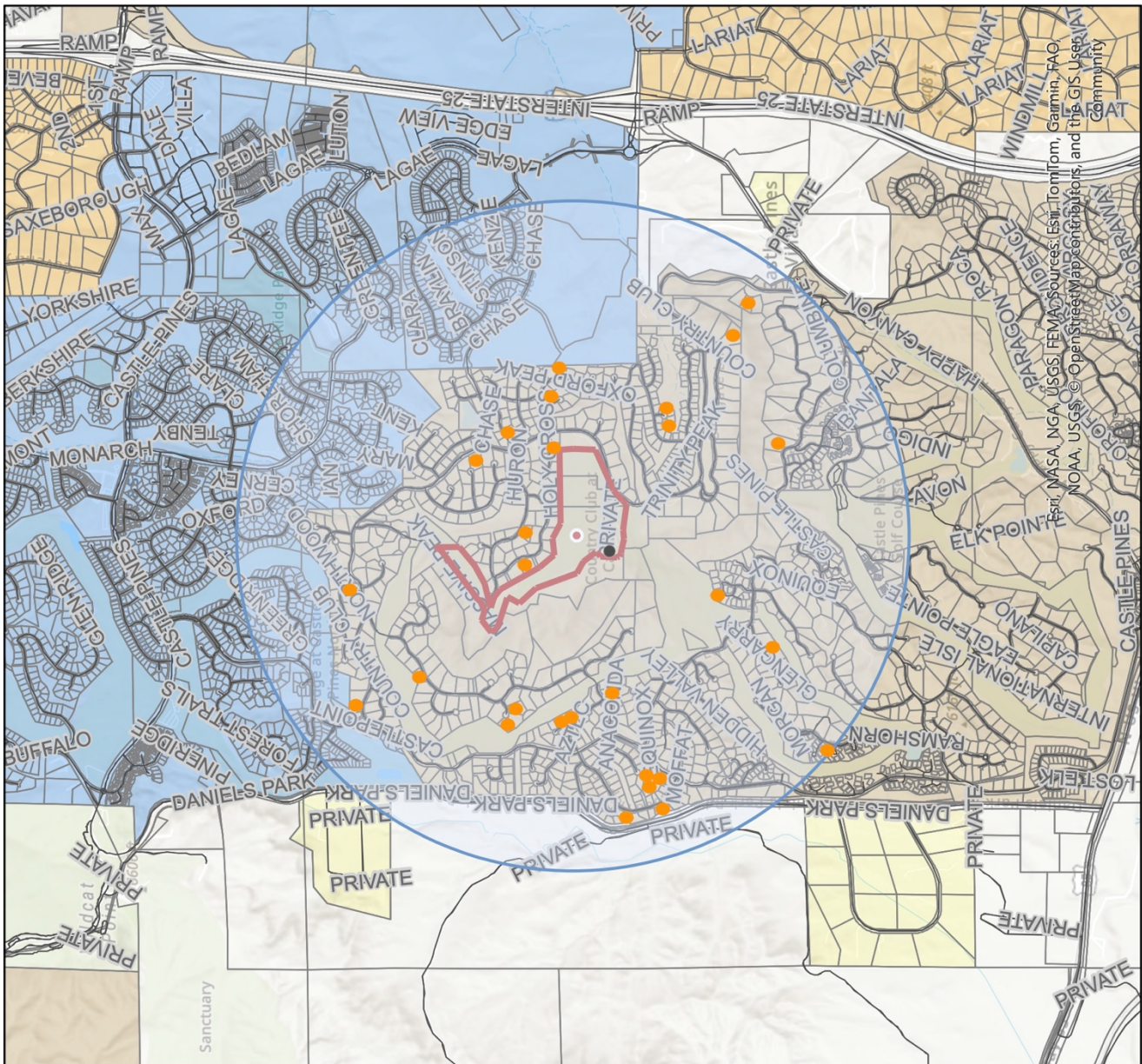
APPLICATION FOR A HOTEL AND RESTAURANT LIQUOR LICENSE WITH OPTIONAL PREMISES

RESIDENTIAL PARTICIPANTS WITHIN SURVEY AREA

SURVEY DATES: MARCH 15 & 18, 2026



DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT





To Whom it May Concern,

Castle Pines Homes Association maintains Rules and Regulations that prohibit outside organizations from soliciting services, distributing information, or otherwise approaching residents within the community. These restrictions are intended to protect residents' privacy and to ensure that access to the community is not used for unauthorized outreach or solicitation.

In accordance with these rules, Liquor Pros is not permitted to canvass the community, approach residents at the entry gates, or contact residents within the Homes Association building for the purpose of gathering opinions, feedback, or signatures regarding the Country Club's liquor license. This includes any direct or indirect attempts to solicit resident input while on Association property.

Thank you for your understanding.

Matt Wortsman

Chief of Emergency Services

CASTLE PINES HOMES ASSOCIATION, INC.
688 W. Happy Canyon Road – Castle Rock, CO 80108
T: 303.814.1345 F: 303.814.1563 E: admin@thevillagecastlepines.com

THEVILLAGECASTLEPINES.COM

RESIDENTIAL PETITION TO THE LOCAL LIQUOR LICENSING AUTHORITY OF DOUGLAS COUNTY

This petition/opinion poll is being conducted to determine the reasonable requirements, needs and desires of the adult inhabitants of the defined neighborhood per the Colorado Liquor Code, Article 3-5, Title 44, C.R.S. and per local licensing authority rules/procedures. If you feel you have been unduly influenced by the petition circulator or have questions or comments concerning the proposed application or survey method, please call the City Clerk's Office at (303) 660-7460.

Applicant: Country Club at Castle Pines, Inc.
 d/b/a: **Country Club at Castle Pines, Inc.**
 Address: 6400 Country Club Drive, Castle Rock, CO 80108
 Application for a **NEW HOTEL AND RESTAURANT LIQUOR LICENSE WITH OPTIONAL PREMISES**

A **PUBLIC HEARING** will be held on **Tuesday, April 7th, 2026**, at **1:30 p.m.**
 at the **Douglas County Hearing Room, 100 Third Street, Castle Rock, CO**

INSTRUCTIONS – QUALIFICATIONS FOR SIGNING THIS PETITION

- You are at least 21 years of age.
- You must be a resident or business owner or manager within the designated area (**Please see attached map**).
- You have not signed another petition concerning the same application.
- You have read or had read to you the petition in its entirety and understand its meaning.
- Petition circulators must witness all signatures.

PETITION ISSUE: If you **FAVOR** and support this application for a **Hotel and Restaurant Liquor License with Optional Premises** because it is your opinion the reasonable requirements of the adult inhabitants of the defined neighborhood are not now being adequately served by existing businesses that hold the same or similar type of liquor license in the defined neighborhood, and it is your desire this **Hotel and Restaurant Liquor License with Optional Premises** be issued, please sign the petition "In Favor of License".

If you **OPPOSE** and do not support this application for a **Hotel and Restaurant Liquor License with Optional Premises** because it is your opinion the reasonable requirements of the adult inhabitants of the defined neighborhood are being adequately served by existing businesses that hold the same or similar type of liquor license in the defined neighborhood, and it is your desire this **Hotel and Restaurant Liquor License with Optional Premises** not be issued, please sign the petition "Opposed to License".

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

Today's Date w/ Year	Printed Name <i>Signature</i>	Street Address	Age	In Favor of License	Opposed to License	Reason
3/15/26	Shawn Fravel <i>[Signature]</i>	6434 Holy Cross Ct Castle Rock CO 80108	43	X		
3/15/20	Bailey Fravel <i>[Signature]</i>	6434 Holy Cross Ct. Castle Rock, CO 80108	37	X		
3/15/26	DANA WILSON <i>[Signature]</i>	1048 VINTAGE PL CR CO 80108	62	X		
3/15/20	Dawn Wilson <i>[Signature]</i>	1048 Vintage Pl Castle Rock, CO 80108	63	X		
3/15/26	Judy Girardot <i>[Signature]</i>	7913 Fairway View Ct Castle Rock, CO 80108	70	X		

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

Today's Date w/ Year	Printed Name <i>Signature</i>	Street Address	Age	In Favor of License	Opposed to License	Reason
3/18/26	Marcy Blain <i>Marcy Blain</i>	837 Good Hope Dr Castle Rock, CO 80108	69	X		
3/18/26	Scott Wieting <i>Scott Wieting</i>	4348 Chateau Ridge Rd. Castle Rock	13	X		Do out
3.18.26	Greg Wieting <i>Greg Wieting</i>	6875 Northrock Ct Castle Rock, CO 80108	39	X		out of bounds
3/18/26	Scott Melbye <i>Scott Melbye</i>	618 Cliffgate Lane Castle Rock, CO	53	X		
3/18/26	Mark Jast <i>Mark Jast</i>	387 T. Jan Pl Castle Rock CO	70	X		out of bounds
3/18/26	Comon Twomey <i>Comon Twomey</i>	9 Castle Pines Dr Castle Rock, CO	54	X		
3/18/26	Ed Frank Kearns <i>Ed Frank Kearns</i>	837 Good Hope Dr Castle Rock, CO	69	X		
3/18/26	Ben Guterman <i>Ben Guterman</i>	999 Arroyo Dr Ct Castle Rock 80108 (Anacostia)	82	X		
3/18/26	Caroline Aicale <i>Caroline Aicale</i>	1076 Country Club dr	42	X		
3/18/26	Jason Entenmann <i>Jason Entenmann</i>	6126 Maroon Peak Pl Castle Rock CO 80108	41	X		
3/18/26	Rikki Entenmann <i>Rikki Entenmann</i>	6126 Maroon Peak Pl Castle Rock CO 80108	38	X		
3/18/26	Andy Michotte <i>Andy Michotte</i>	340 Tamasea Pl Castle Rock, CO 80108	53	X		out of bounds
3/18/26	Rod Michotte <i>Rod Michotte</i>	340 Tamasea Pl Castle Rock 80108	60	X		out of bounds
3/18/26	Angela Gleason <i>Angela Gleason</i>	6195 Mission Peak Cir Castle Rock, CO 80108	55	X		
3.18.26	PAM ROLPH <i>Pam Rolph</i>	3241 COUNTRY CLUB PROX	75	X		Do out

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

Today's Date w/ Year	Printed Name <i>Signature</i>	Street Address	Age	In Favor of License	Opposed to License	Reason
	<i>Diane W. [Signature]</i>					
3/18/26	<i>Diane W. [Signature]</i> Diane W. [Signature]	4308 Chelsea Ridge Rd Castle Rock, Co.	68	X		out of bounds
3/18/26	<i>Marisa [Signature]</i> Marisa [Signature]	6214 Oxford Peak Castle Rock, CO 80108	36	X		
3/18/26	<i>Sheila Gutterman</i> (Gutterman)	899 Anacosta C.P. (Anacosta)	82	✓		
3/18/26	<i>Vincent Aicale</i> Vincent Aicale	1076 Country Club Estates Dr.	42	✓		
3.18.26	<i>Scott Neeb</i> Scott Neeb	1044 Vintage Pl.	58	✓		
3.18.26	<i>KATHY NEEB</i> Kathy Neeb	1094 VINTAGE PL	58	✓		
3.18.26	<i>Stanford Avner</i> Stanford Avner	6168 MASSIVE PEAK (massive Peak Loop)	85	✓		
3/18/26	<i>SUSAN AVNER</i> Susan Avner	6168 Massive Peak Loop	83	✓		
3/18/26	<i>Dana Wield</i> Dana Wield	8039 Vestal Peak Ct	40	✓		
3/18/26	<i>SONATHAN WIELD</i> Sonathan Wield	8039 Vestal Peak Ct	37	✓		
3/18/26	<i>Rick Rolph</i> Rick Rolph	3241 Country Club Parkway	77	✓		DO out
3/18/26	<i>DOUG BAHLSTROM</i> (Bahlstrom)	3115 RANCHO CASTLE ROCK	68	X		
3/18/26	<i>Amanda Benson</i> (Benson)	967 Country Club Pkwy	45	✓		
3/18/26	<i>Bill Apolin</i> Bill Apolin	922 Anacosta Drive	72	✓		

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

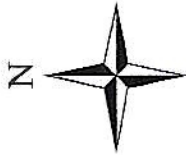
Today's Date w/ Year	Printed Name Signature	Street Address	Age	In Favor of License	Opposed to License	Reason
3/15/26	SHARA CASTLE Whara Castle	8041 Vestal Pk Ct Castle Rock, CO 80108	61	YES		
3/15/26	SEAN CASTLE <i>[Signature]</i>	8041 VESTAL PK CT CASTLE ROCK, CO 80108	60	YES		
3/15/26	SEBASTIEN Z Hebbelinck	1114 Preston Way Castle Rock, CO 80108	57	YES		
3/15/26	Belen Hebbelinck Belen Hebbelinck	1114 Preston Way	24	YES		
3/15/26	RYAN HART <i>[Signature]</i>	6278 Oxford Peak Pl Castle Rock, CO 80108	47	YES		
3/15/26	Michelle Kent <i>[Signature]</i>	193 Country Club Dr Castle Rock, CO 80108	49	YES		
3/15/26	Johanne Robbins Johanne Robbins	162 Glenary Pl Castle Rock, CO 80108	62	YES		
3/15/26	RYAN GOODI <i>[Signature]</i>	193 County Club Dr Castle Rock, CO 80108	52	YES		
3/15/26	Johanne Robbins <i>[Signature]</i>	162 Glenary Pl	62	YES		
3/15/26	DAN ARSEN ARSEN	5282 Red Pass Way NY	65	YES		out of bounds
3/15/26	DANA WEST DANA Westover	5282 Red Pass Way	64	YES		bounds
3/15/26	Suzanne Frishman SF	5116 Pointe W Castle Rock	69	YES!		
3/18/26	Dea Meacham <i>[Signature]</i>	783 International 1575 DR 63	63	Yes		
3/18/26	Scott W. Meacham <i>[Signature]</i>	783 INTERNATIONAL 1575 DR 63		Yes		
3/18/26	Ann DeMonte Ann DeMonte	12264 Holly Cross Way	60	YES		

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

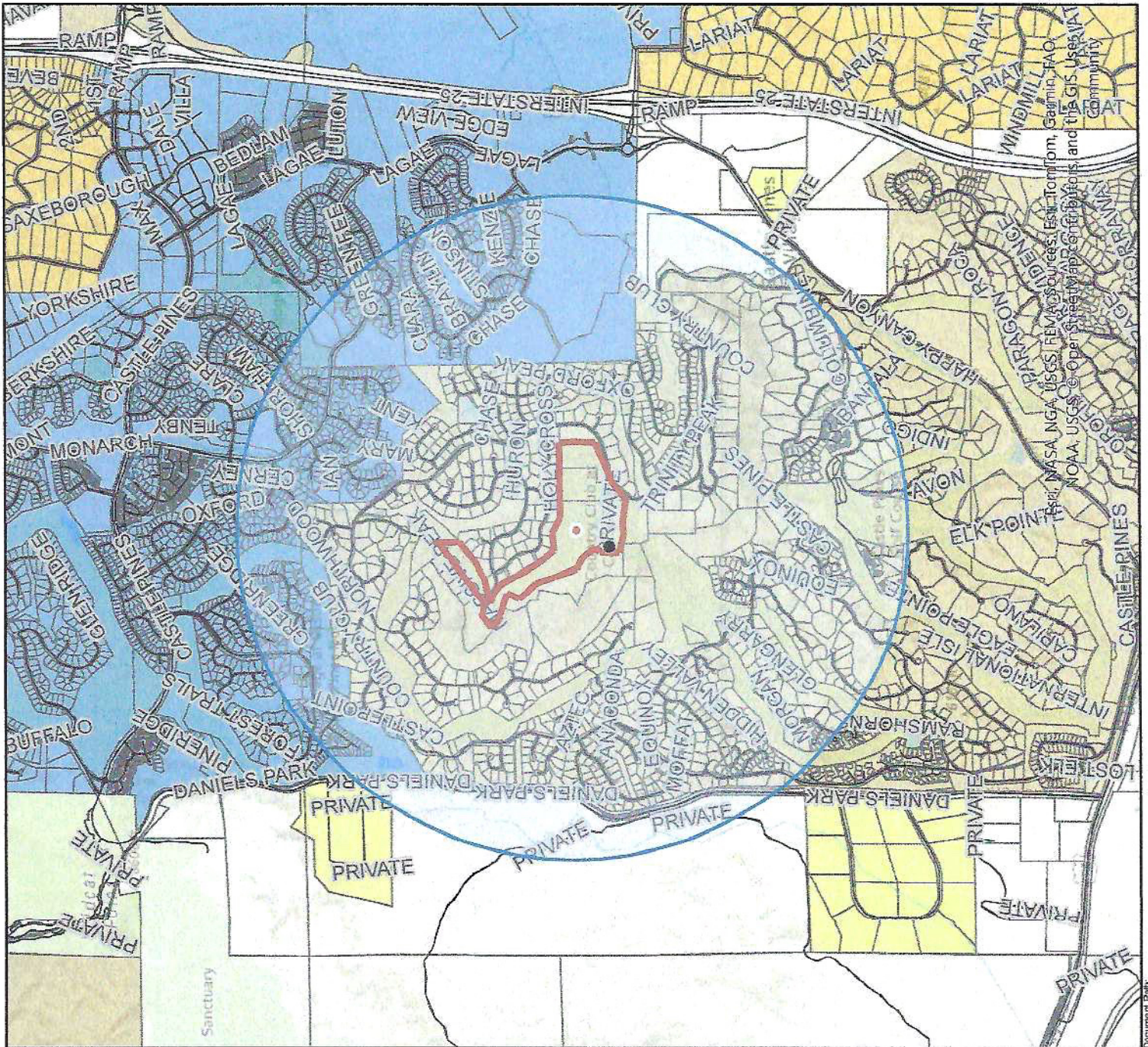
Today's Date w/ Year	Printed Name <i>Signature</i>	Street Address	Age	In Favor of License	Opposed to License	Reason
3/18/20	<i>Conrad Dahlstrom</i> Conrad Dahlstrom	3115 Pains Horn Dr	56	✓		
3/18/20	<i>Keith Benson</i> Keith Benson	467 Country Club Pkwy Castle Rock CO 80108	53	✓		
3/18/20	<i>Fleming Clinsinger</i> Fleming Clinsinger	823 Good Hope Dr Castle Rock	63	✓		
3/18/20	<i>Carlo Angelini</i> Carlo Angelini	937 Aztec Dr	55	X		
3/18/20	<i>Brian Henesey</i> Brian Henesey	930 Aztec Dr	58	✓		
3/18/20	<i>Kristina Fox</i> Kristina Fox	824 Good Hope Dr Castle Rock	39	X		
3/18/20	<i>Mike Terrones</i> Mike Terrones	833 Good Hope Dr Castle Rock CO 80108	63	✓		
3/18/20	<i>Jennifer Benson</i> Jennifer Benson	1163 Puyallup Rd Castle Rock, CO 80108	68	✓		out of bounds

Country Club at Castle Pines Inc.

LL2026-012



- LEGEND**
- Roads
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DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT

~ AFFIDAVIT OF CIRCULATION ~

I, Kimberley M Boho, being of legal age (21 years or older),

do hereby state that I was the circulator of said petition and further state that

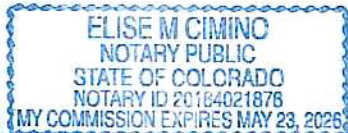
- I personally witnessed each signature appearing on said petition
- each signature thereon is the signature of the person whose name it purports to be
- the address given opposite that person's signature is the true address of the person signing
- every person who signed represented himself or herself.
- the petition signer read or had the opportunity to read the statement appearing on the signature sheet and understood the nature of the petition.

I also hereby swear and affirm that no promises, threats, or inducements were employed whatsoever in connection with the presentation of this petition, and that every signature appearing hereon was completely free and voluntarily given.

Kimberley M Boho
Signature of Circulator

State of Colorado)
County of El Paso) ss.

Subscribed and sworn to before me this 20th day of March, ~~201~~²⁰²⁶ five



Elise Cimino
Notary Public

My Commission expires: May 23, 2026