



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

License #	24372
Date Accepted:	6-29-18
CSR:	AP

IP: 24387

Application for Liquor License
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

SECTION 1 Type of License

- ☒ Interim Permit
☒ New License
☐ Person Transfer (series 6, 7 and 9)
☐ Location Transfer (series 6, 7 and 9)
☐ Probate/ Will Assignment/ Divorce Decree (No Fees)
☐ Seasonal

SECTION 2 Type of Ownership

- ☐ J.T.W.R.O.S.
☐ Individual
☐ Partnership
☒ Corporation
☐ Limited Liability Co
☐ Club
☐ Government
☐ Trust
☐ Tribe
☐ Other (Explain) _____

18 JUN 29 14 PM 40

- SECTION 3 Type of Privilege** ☐ Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application)
A.R.S. § 4-206.01 (G), (H), (I) & (L)
☐ Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies)
A.R.S. § 4-207(A) & (B)

1. Type of License (Series of license): SERIES 10 2. LICENSE # 24372

SECTION 4 Applicants

1. Agent's Name: LEWKOWITZ ANDREA DAHLMAN
Last First Middle
2. Individual/Owner Name: 88 TRAILS CORP.
(Ownership name for type of ownership checked in section 2)
3. Business Name (Doing Business As-DBA): SHELL
4. Business Location Address: 1571 W APACHE TRAIL APACHE JUNCTION AZ 85120 PINAL
(Do not use PO Box) Street City State Zip Code County
5. Mailing Address: 2600 N CENTRAL AVE STE 1775 PHOENIX AZ 85004
(All correspondence will be mailed to this address) Street City State Zip Code
6. Business Phone: (480) 982-6326 Daytime Contact Phone: (602) 200-7222
7. Email Address: ANDREA@LEWKLAW.COM
8. Is the Business located within the incorporated limits of the above city or town? ☒ Yes ☐ No
If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? _____
9. Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only) \$ _____

Fees: <u>100</u>	<u>100</u>	Department Use Only	<u>22x2</u>	\$ <u>244.00</u>
Application	Interim Permit	Site Inspection	Finger Prints	Total of All Fees

SECTION 5 Interim Permit

If you intend to operate business while the application is pending, you will need an interim permit pursuant to A.R.S. §4-203.01. For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for, **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S. §4-203.01 (A)

1. Enter license number currently at the location: 10113286

2. Is the license currently in use? ☐ Yes ☒ No If no, how long has it been out of use? OCTOBER 2017

NOTARY

I (Print Full Name) ***SEE ATTACHED*** hereby declare that I am the Agent, Current Owner, or Controlling Person on the stated license and location.

Signature: _____ State of _____ County of _____
The foregoing instrument was acknowledged before me this

My Commission Expires on: _____ Date _____ Day of _____ Month _____ Year _____

Signature of Notary

SECTION 6 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND \$22 PROCESSING FEE PER CARD.

1. If the applicant is an entity, and not an individual, answer questions 1a-b.

a) Date Incorporated/Organized: PENDING State where Incorporated/Organized: CALIFORNIA

b) AZ Corporation or AZ L.L.C. File No: PENDING Date authorized to do business in AZ: PENDING

2. List any individual or entity that owns a beneficial interest of 10% or more and/or controls the applicant or licensee. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed. Disclose all controlling persons and members, shareholders or general partners who own a beneficial interest of 10% or more of the applicant or licensee.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
SHAYFAR	JOSEPH	N/A	DIR/PRES/ SHAREHOLDER	100%	8531 AMESTOY AVE, NORTHRIDGE, CA 91325			
SINAI	DAVID	FARSHID	VP	0%	1416 PANDORA AVE, LOS ANGELES, CA 90024			

(Attach additional sheet if necessary)

SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license A.R.S. §4-204

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND \$22 PROCESSING FEE PER CARD.

1. Current Licensee's Name: _____
(Exactly as it appears on the license) Last First Middle

2. Assignee's Name: _____
Last First Middle

3. License Number: _____

ATTACH A COPY OF THE DOCUMENT THAT SPECIFICALLY ASSIGNS THE LIQUOR LICENSE TO THE ASSIGNEE.



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Andrea D. Lewkowitz
H.J. Lewkowitz

andrea@lewkilaw.com

June 14, 2018

OK
JCL
6-14-18

COPY

Via Email: John.Cocca@azliquor.gov

John Cocca, Director
Arizona Department of Liquor Licenses & Control
800 West Washington Street, 5th Floor
Phoenix, AZ 85007

Re: AZ Liquor License No. 10113286 / Renewal and Issuance of Interim Permit

Dear Director Cocca:

On May 16, 2018, 88 Trails Corp. ("88 Trails") purchased the real property and improvements (convenience store and fuel station) at 1571 W. Apache Trail in Apache Junction under a court-approved sale in the previous owner's receivership case. The store was continuously licensed with a series 10 liquor license from July 26, 1990 until it closed in October, 2017. The most recent application and interim permit were withdrawn on October 17, 2017. Because an interim permit was in place, the previous owner did not renew the license prior to its expiration on August 31, 2018.

Pursuant to ARS 4-209(A), we respectfully request you authorize 88 Trails to renew the expired license, and approve issuance of an interim permit in conjunction with 88 Trails' application for a new series 10 license.

If you have questions or need more information to approve this request, please contact our office. Thanks for your consideration.

Sincerely,

Andrea D. Lewkowitz

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SECTION 8 Government (for Cities, Towns or Counties only)

1. Government Entity: _____

2. Person/Designee: _____
Last First Middle Daytime Contact Phone #

**SECTION 9 Person to Person Transfer ARS§4-203(C), (D), (G)
(Bar and Liquor Stores only – Series 06, 07, and 09)**

1. License #: _____

2. Individual Owner/Agent Name: _____
Last First Middle

3. Ownership Name: _____
(Exactly as it appears on the license)

4. Current Business Name: _____
(Exactly as it appears on the license)

5. Business Location Address: _____
Street City State County Zip

6. Current Daytime Phone: _____ Primary Email Address: _____

7. Does current licensee intend to operate the business while this application is pending? ☐ Yes ☐ No

8. I, (Signature): _____ authorize the transfer of this license to the applicant.

NOTARY

I (Print Full Name) _____ hereby declare that I am the Individual Agent, Owner,
Or Controlling Person on the stated license and location.

Signature: _____ State of _____ County of _____
The foregoing instrument was acknowledged before me this

My Commission Expires on: _____ Date _____ Day of _____, _____ Year
Day Month Year

Signature of Notary

**SECTION 10 Location Transfer– Current Licensee Information ARS§4-203(C), (D), (G)
(Bar and Liquor Stores only – Series 06, 07, and 09)**

1. Current Business: Name: _____
Address: _____
(exactly as it appears on license)

2. New Business: Name: _____
Address: _____

SECTION 11 Proximity to Church or School - Questions to be completed by 6, 7, 9, 10 and 12G applicants.

A.R.S. §4-207. (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12), or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

The above paragraph DOES NOT apply to:

- a) Restaurants that do not sell growlers (A.R.S. §4-205.02) Series 12
- b) Hotel/motel license (A.R.S. §4-205.01) Series 11
- c) Microbrewery (A.R.S. §4-205.08) Series 03
- d) Craft Distillery (A.R.S. §4-205.10) Series 18

- e) Government license (A.R.S. §4-205.03) Series 05
- f) Playing area of a golf course (A.R.S. §4-207 (B)(5))
- g) Wholesaler/Distributor Series 04
- h) Farm Winery Series 13
- i) Producer Series 01

1. Distance to nearest School: 2 MILES
(If less than one (1) mile, note footage)

Name of School: APACHE JCT. HIGH SCHOOL

Address: 2525 S IRONWOOD DR, APACHE JUNCTION, AZ
85120

2. Distance to nearest Church: 228 FT
(If less than one (1) mile, note footage)

Name of Church: 2911 CENTRICK CHURCH Church

Address: 124 S IRONWOOD DR #5 APACHE JUNCTION, AZ
85120

SECTION 12 Business Financials A.R.S. §4-202(F)

1. I am the:

- ☐ Tenant: a person who holds the lease of a property; a lessee.
- ☐ Sub-tenant: a person who holds a lease which was given to another person (tenant) for all or part of a property.
- ☒ Owner
- ☐ Purchaser
- ☐ Management Company

2. If the premises is leased give lessors:

Name: _____

Address: _____
Street City State Zip

3. What is the penalty if the lease is not fulfilled? \$ _____ or Other: _____

4. Total money borrowed for the Business, not including lease? \$ 400,000.00

Please List Lenders/People you owe money to for business.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip
SCHAEFER	FINANCIAL	SERVICES, INC.	\$400,000.00	14250 VENTURA BLVD, 2ND FL			
				SHERMAN OAKS, CA 91423			

(Attach additional sheet if necessary)

5. Has a license or a transfer license for the premises on this application been denied by the state within the past year?

☐ Yes ☒ No

If yes, attach explanation.

6. Does any spirituous liquor manufacturer, wholesaler, or employee have an interest in your business?

☐ Yes ☒ No

If yes, attach explanation.

SECTION 13 Diagram of Premises

Check ALL boxes that apply to your business:

☐ Walk-up or drive-through windows

☐ Patio: Contiguous

☐ Patio: Non-Contiguous within 30 feet

1. Is your licensed premises now closed due to construction, renovation or redesign or rebuild?

☒ Yes ☒ No If yes, what is your estimated completion date? 07 / 05 / 2018

2. What type of business will this license be used for? (be Specific) CONVENIENCE STORE

3. Please attach a diagram of the premises which clearly shows only the areas where spirituous liquor will be sold, served, consumed, dispensed, possessed or stored. Include entrances, exits, interior walls, bar areas, dining areas, dance floor, stage, game room and kitchen.

DO NOT INCLUDE

Parking lots, living quarters or areas where business is not conducted under this liquor license. Please identify which orientation is North on the diagram.

4. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed areas such as parking lots, living quarters, etc.

ATTACH DIAGRAM

IMPORTANT NOTE: As stated in A.R.S. §4-207.01 (B), it is the licensee's responsibility to notify the Department of Liquor Licenses and Control when there are changes to the service areas or the square footage of the licensed premises, either by increase or decrease.

RESTAURANTS AND HOTELS/MOTELS ONLY

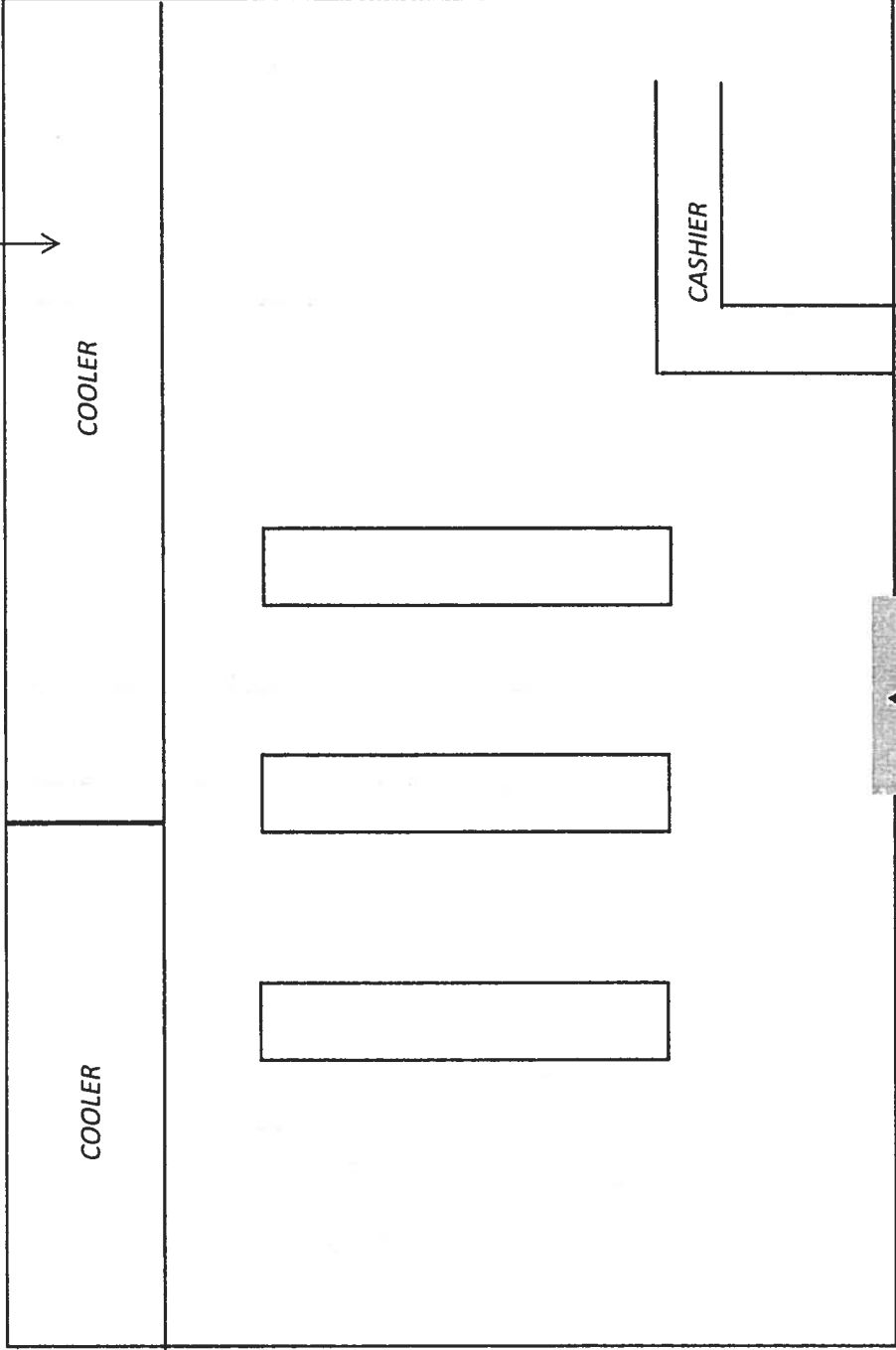
(IMPORTANT NOTE: A site inspection must be conducted prior to activation of the license. A \$50.00 fee for the inspection will be due and payable upon submitting this application.)

5a. Provide a detailed drawing of the kitchen and dining areas, including the locations of all kitchen equipment and dining furniture. These are required as part of the diagram. A.R.S. §4-205.02(C)

5b. Provide a restaurant operation plan.

SHELL
1571 W APACHE TRL
APACHE JUNCTION, AZ 85120
3,200 SF

LIQUOR
STORAGE



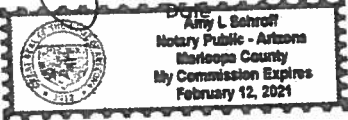
COOLER

COOLER

CASHIER

ENTRANCE/EXIT

SECTION 14 SIGNATURE BLOCK

NOTARY		
I (Print Full Name) <u>ANDREA DAHLMAN LEWKOWITZ</u> hereby declare that I am the Individual Agent, Owner, Or Controlling Person on the stated license and location.		
Signature: <u>[Signature]</u>	State of <u>ARIZONA</u>	County of <u>MARICOPA</u>
The foregoing instrument was acknowledged before me this		
My Commission Expires on <u>02-12-2021</u>	<u>25</u> Day of <u>JUNE</u> , <u>2018</u>	
	<u>[Signature]</u>	Signature of Notary

A.R.S. §41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.