



**KATHLEEN NEEL, CLERK & RECORDER**

LIQUOR LICENSING

(970) 453-3472

Summit County Government

208 East Lincoln Ave. | P.O. Box 1538

Breckenridge, CO 80424

[www.summitcountyco.gov](http://www.summitcountyco.gov)

## LIQUOR LICENSE REVIEW

### APPLICANT INFORMATION:

**Licensee Organization:** Keystone Coffee Company LLC  
**Establishment Name (DBA):** Steep  
**Physical Address:** 23110 U.S. Highway 6 Units #13-15 Keystone, CO 80435  
**Mailing Address:** P.O. Box 851 Dillon, CO 80435

**Applicant Individual Names:** Elissa Slezak  
Justin Slezak

**Registered Manager Applicant:** Justin Slezak

**Date of Application:** February 27, 2020  
**Type of License Applied For:** Brewpub  
**Type of Application:** New w/ Concurrent State Level Review

### STAFF COMMENTS:

**Sheriff's Office Comments:** See enclosed letter without concerns.  
**Clerk & Recorder Comments:** Complete application and proper fees submitted. First Liquor License of its kind in Unincorporated Summit County (Brewpub).

### BOCC INFORMATION:

**Local Licensing Authority:** Summit County Board of Commissioners  
**Meeting Agenda Date:** Tuesday, April 28, 2020

### CONTENTS OF MATERIALS PACKET:

- I. STAFF REPORT
- II. DR8404 COLORADO LIQUOR LICENSE APPLICATION
- III. PREMISE DIAGRAM
- IV. PROOF OF LEGAL POSSESSION OF PREMISE
- V. DR8404-I INDIVIDUAL HISTORY REPORTS
- VI. SUPPLEMENTAL INDIVIDUAL CRIMINAL HISTORY RESULTS & FINANCIAL DETAILS
- VII. LLC ORGANIZATIONAL INFORMATION
- VIII. NEIGHBORHOOD NEEDS & DESIRES – REMONSTRANCES OF SUPPORT



**KATHLEEN NEEL, CLERK & RECORDER**

LIQUOR LICENSING

(970) 453-3472

208 East Lincoln Ave. | P.O. Box 1538

Breckenridge, CO 80424

### STAFF REPORT

**TO:** Board of County Commissioners  
**FROM:** Stacey Campbell, Chief Deputy Clerk  
**SUBJECT:** Public Hearing, New Liquor License Application  
**DATE:** April 28, 2020  
**APPLICANTS:** Elissa Slezak & Justin Slezak  
Keystone Coffee Company LLC (dba Steep)  
**REQUEST:** Approval of Application for Brewpub Liquor License for  
Steep at 23110 U.S. Highway 6 Units #13-15, Keystone, CO 80424

---

### BACKGROUND:

On May 2, 2019 Keystone Coffee Company LLC dba Steep ("Applicant") submitted an application for a Brewpub Liquor License at 23110 U.S. Highway 6 Units #13-15 in Keystone, CO ("Premises Location") to the Office of the Summit County Clerk & Recorder. Notice of a public hearing on the application was properly posted at the premises and published in the Summit County Journal on April 17, 2020. The information provided by Applicant in the subject liquor license application is complete and has been investigated by the Clerk & Recorder. The Clerk & Recorder's findings were provided to the Applicant and all other interested parties in writing on April 22, 2020 and are attached to this staff report.

### STAFF REPORT:

Pursuant to C.R.S. 44-3-901(g) it is unlawful for any person to sell, or possess for sale, any alcoholic beverage unless licensed to do so and unless all licenses required are in full force and effect. Pursuant to C.R.S. 44-3-103(27) the Board of County Commissioners of Summit County, Colorado ("BOCC") is the Local Licensing Authority for the sale and service of alcoholic beverages in unincorporated Summit County, Colorado. For purposes of approving an application for a Brewpub Liquor License in accordance with the Colorado Liquor Code, 44-3-312, the BOCC must make the following findings:

**1. The Applicant is entitled to legal possession of the Premises Location and the Premises.**

The Applicant has provided the Clerk & Recorder with evidence of lawful Possession of the Premises Location in the form of a lease executed by Lessor and Lessee.

**2. Location may be licensed for the sale of alcoholic beverages pursuant to a Brewpub License.**

The Clerk & Recorder has found no reason why the Premises Location may not be licensed for the sale of alcoholic beverages pursuant to a Brewpub License. As evidenced in today's materials, Applicant has been in touch with Summit County Government's Planning, Building Inspection and Public Health Departments to show active participation with those departments' requirements.

**3. The Premises Location is not within 500 feet from any public or parochial school or the principal campus of any college, university or seminary.**

The Clerk & Recorder has determined that the Premises Location is not within 500 feet from any public or parochial school or principal campus of any college, university or seminary.

**4. The Applicants have been background checked through the Colorado Bureau of Investigation (CBI) and the Federal Bureau of Investigation (FBI).**

The Clerk & Recorder has conducted a background investigation of the Applicants through fingerprint-based background checks, per protocol. Documentation of clear criminal history records for both applicants were returned via the secure portal directly to the Clerk & Recorder. Results were obtained for Justin Wade Slezak, no results populated for Elissa Brina Slezak (Knox). Documentation enclosed in BOCC's material packet for the April 28 Regular Meeting.

**5. The reasonable requirements of the designated neighborhood establish support for the issuance of a Brewpub Liquor License at the Premises Location.**

The Clerk & Recorder in conjunction with the Summit County Planning Department, has determined that the designated neighborhood for the proposed Premises Location of the establishment, is as drawn on the premise diagram map submitted by the applicant in the enclosed materials.

**6. The submitted petition displays support from the inhabitants of the designated neighborhood for issuance of a Brewpub Liquor License at the Premises Location.**

Applicants have provided multiple forms of written support from residents and managers of the designated neighborhood establishing the desires of the inhabitants of the designated neighborhood supporting the issuance of a Brewpub Liquor License at the Premises Location.

**7. The number, type and availability of liquor outlets in the designated neighborhood does not result in an undue concentration of liquor outlets.**

The Clerk & Recorder does not believe that approval of the subject license would result in an undue concentration of liquor outlets in the designated neighborhood.

**8. No other reasonable restrictions, including zoning codes that have been placed on the Designated Neighborhood by the BOCC preclude issuance of a Brewpub Liquor License for the Premises Location.**

The Clerk & Recorder has determined that no other reasonable restrictions, including zoning codes that have been placed on the designated neighborhood preclude issuance of a Brewpub Liquor License for the Premises Location.

**STAFF RECOMMENDATION:**

Based on the above statutory considerations, Staff cannot find a reason to disapprove that the Board of County Commissioners approve Keystone Coffee Company LLC's application for a Brewpub Liquor License for sale of alcoholic beverages at 23110 U.S. Highway 6 Units #13-15 in Unincorporated Keystone.

RE: Zoning Check for a Brewpub in Keystone - Message (HTML)

File Message Tell me what you want to do...

Ignore Delete Reply Reply All Forward More - Meeting Motor Vehicle E... To Manager Done Create New Team Email Reply & Delete Quick Steps Move Actions - Mark Unread Categorize Follow Up - Translate Find Related - Select - Zoom

Thu 4/23/2020 8:56 AM

 **Dylan Graves**  
RE: Zoning Check for a Brewpub in Keystone

To Stacey Nell; April Kroner  
Cc Sid Rivers  
You replied to this message on 4/23/2020 9:10 AM.

Hi Stacey,

We've looked into this a bit and it seems like the zoning is ok and the use would be permitted where they have it proposed. But like you mentioned in your last email, there are still a few things we need to look into and potentially address from a planning standpoint. Nevertheless, I wanted to send you a response to say that it appears that you can move forward with it and we can continue digging into it to make sure everything is squared away.

Hope that helps!

Dylan

--

Dylan Graves  
Planning Technician, Summit County Planning Department  
[Dylan\\_graves@summitcountyco.gov](mailto:Dylan_graves@summitcountyco.gov)  
(970) 668-4209

# Colorado Liquor Retail License Application

New License  
  New-Concurrent  
  Transfer of Ownership  
  State Property Only

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

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

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

Keystone Coffee Company / ~~JB Properties~~ LLC

FEIN Number  
84-3496473

2a. Trade Name of Establishment (DBA)

Steep

State Sales Tax Number  
52914530-0000

Business Telephone  
(719) 310-7103

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

23110 Highway 6

|                  |                  |             |                   |
|------------------|------------------|-------------|-------------------|
| City<br>Keystone | County<br>Summit | State<br>CO | ZIP Code<br>80435 |
|------------------|------------------|-------------|-------------------|

|  |                        |             |                   |
|--|------------------------|-------------|-------------------|
| 4. Mailing Address (Number and Street)<br>PO Box 851 | City or Town<br>Dillon | State<br>CO | ZIP Code<br>80435 |
|--|------------------------|-------------|-------------------|

5. Email Address

[keystonemtncoffee@gmail.com](mailto:keystonemtncoffee@gmail.com)  
[justin.slezak@usbank.com](mailto:justin.slezak@usbank.com), [ebk99@hotmail.com](mailto:ebk99@hotmail.com)

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

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

| Section A<br>Nonrefundable Application Fees | Section B (Cont.)<br>Liquor License Fees |
|---|--|
|---|--|

|   |  |
|---|--|
| <input type="checkbox"/> Application Fee for New License .....\$1,550.00<br><input checked="" type="checkbox"/> Application Fee for New License w/Concurrent Review .....\$1,650.00<br><input type="checkbox"/> Application Fee for Transfer .....\$1,550.00<br><b>Section B      Liquor License Fees</b><br><input type="checkbox"/> Add Optional Premises to H & R.....\$100.00 X _____ Total _____<br><input type="checkbox"/> Add Related Facility to Resort Complex\$75.00 X _____ Total _____<br><input type="checkbox"/> Add Sidewalk Service Area.....\$75.00<br><input type="checkbox"/> Arts License (City) .....\$308.75<br><input type="checkbox"/> Arts License (County) .....\$308.75<br><input type="checkbox"/> Beer and Wine License (City).....\$351.25<br><input type="checkbox"/> Beer and Wine License (County).....\$436.25<br><input type="checkbox"/> Brew Pub License (City) .....\$750.00<br><input checked="" type="checkbox"/> Brew Pub License (County).....\$750.00<br><input type="checkbox"/> Campus Liquor Complex (City).....\$500.00<br><input type="checkbox"/> Campus Liquor Complex (County).....\$500.00<br><input type="checkbox"/> Campus Liquor Complex (State).....\$500.00<br><input type="checkbox"/> Club License (City).....\$308.75<br><input type="checkbox"/> Club License (County) .....\$308.75<br><input type="checkbox"/> Distillery Pub License (City).....\$750.00<br><input type="checkbox"/> Distillery Pub License (County).....\$750.00<br><input type="checkbox"/> Hotel and Restaurant License (City).....\$500.00<br><input type="checkbox"/> Hotel and Restaurant License (County) .....\$500.00<br><input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City).....\$600.00<br><input type="checkbox"/> Hotel and Restaurant License w/one opt premises (County).....\$600.00<br><input type="checkbox"/> Liquor-Licensed Drugstore (City) .....\$227.50<br><input type="checkbox"/> Liquor-Licensed Drugstore (County) .....\$312.50<br><input type="checkbox"/> Lodging & Entertainment - L&E (City) .....\$500.00 | <input type="checkbox"/> Lodging & Entertainment - L&E (County) .....\$500.00<br><input type="checkbox"/> Manager Registration - H & R .....\$75.00<br><input type="checkbox"/> Manager Registration - Tavern.....\$75.00<br><input type="checkbox"/> Manager Registration - Lodging & Entertainment.....\$75.00<br><input type="checkbox"/> Manager Registration - Campus Liquor Complex .....\$75.00<br><input type="checkbox"/> Master File Location Fee .....\$25.00 X _____ Total _____<br><input type="checkbox"/> Master File Background .....\$250.00 X _____ Total _____<br><input type="checkbox"/> Optional Premises License (City).....\$500.00<br><input type="checkbox"/> Optional Premises License (County) .....\$500.00<br><input type="checkbox"/> Racetrack License (City).....\$500.00<br><input type="checkbox"/> Racetrack License (County).....\$500.00<br><input type="checkbox"/> Resort Complex License (City).....\$500.00<br><input type="checkbox"/> Resort Complex License (County).....\$500.00<br><input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....\$160.00<br><input type="checkbox"/> Related Facility - Campus Liquor Complex (County) .....\$160.00<br><input type="checkbox"/> Related Facility - Campus Liquor Complex (State).....\$160.00<br><input type="checkbox"/> Retail Gaming Tavern License (City) .....\$500.00<br><input type="checkbox"/> Retail Gaming Tavern License (County).....\$500.00<br><input type="checkbox"/> Retail Liquor Store License-Additional (City).....\$227.50<br><input type="checkbox"/> Retail Liquor Store License-Additional (County).....\$312.50<br><input type="checkbox"/> Retail Liquor Store (City).....\$227.50<br><input type="checkbox"/> Retail Liquor Store (County).....\$312.50<br><input type="checkbox"/> Tavern License (City).....\$500.00<br><input checked="" type="checkbox"/> Tavern License (County).....\$500.00<br><input type="checkbox"/> Vintners Restaurant License (City) .....\$750.00<br><input type="checkbox"/> Vintners Restaurant License (County).....\$750.00 |
|---|--|

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

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

Liability Information

|                        |                |  |             |
|------------------------|----------------|--|-------------|
| License Account Number | Liability Date | License Issued Through (Expiration Date) | Total<br>\$ |
|------------------------|----------------|--|-------------|

|   |  |  |               |   |
|---|--|--|---------------|---|
| Name<br><b>Keystone Coffee Company LLC DBA STEED</b>  |  | Type of License<br><b>Brewpub / County</b>   |               | Account Number<br><b>11A-NEW</b>                                    |
| 7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?  |  |  |               | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):   |  |  |               |   |
| a. Been denied an alcohol beverage license?   |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| b. Had an alcohol beverage license suspended or revoked?  |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| c. Had interest in another entity that had an alcohol beverage license suspended or revoked?  |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| If you answered yes to 8a, b or c, explain in detail on a separate sheet.   |  |  |               |   |
| 9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.   |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| 10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?  |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| or<br>Waiver by local ordinance? <input type="checkbox"/> <input type="checkbox"/><br>Other: _____  |  |  |               |   |
| 11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? 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. |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| 12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? 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.    |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| 13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?  |  |  |               | <input type="checkbox"/> <input type="checkbox"/> n/a               |
| 13 b. Are you a Colorado resident?  |  |  |               | <input checked="" type="checkbox"/> <input type="checkbox"/>        |
| 14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.  |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| 15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?  |  |  |               | <input checked="" type="checkbox"/> <input type="checkbox"/>        |
| <input checked="" type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____<br>a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:  |  |  |               |   |
| Landlord<br><b>JE Properties LLC</b>  |  | Tenant<br><b>Keystone Coffee Company LLC</b> |               | Expires<br><b>2/1/25</b>  |
| b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.   |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".  |  |  |               |   |
| 16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.   |  |  |               |   |
| Last Name   |  | First Name                                   | Date of Birth | FEIN or SSN   |
| Last Name   |  | First Name                                   | Date of Birth | FEIN or SSN   |
|   |  |  |               | Interest/Percentage   |
|   |  |  |               | Interest/Percentage   |
| 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.                |  |  |               |   |
| 17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:<br>Has a local ordinance or resolution authorizing optional premises been adopted?   |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |
| Number of additional Optional Premise areas requested. (See license fee chart)  |  |  |               | <input type="text"/>  |
| 18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.  |  |  |               |   |
| 19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:<br>a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?<br>If "yes" a copy of license must be attached.  |  |  |               | <input type="checkbox"/> <input checked="" type="checkbox"/>        |

|  |  |   |                     |               |
|--|--|---|---------------------|---------------|
| <b>Name</b><br>Keystone Coffee Company LLC DBA Steep   | <b>Type of License</b><br>Brewpub / county | <b>Account Number</b><br>n-a / new                                  |                     |               |
| <b>20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation</b>  |  |   |                     |               |
| a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                     |               |
| c. How long has the club been incorporated?  |  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                     |               |
| d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                     |               |
| <b>21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:</b>   |  |   |                     |               |
| a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                     |               |
| <b>22. Campus Liquor Complex applicants answer the following:</b>  |  |   |                     |               |
| a. Is the applicant an institution of higher education?  |  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                     |               |
| b. Is the applicant a person who contracts with the institution of higher education to provide food services?<br>If "yes" please provide a copy of the contract with the institution of higher education to provide food services.   |  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                     |               |
| <b>23. For all on-premises applicants.</b>   |  |   |                     |               |
| a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record<br>- DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.   |  |   |                     |               |
| b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application<br>- DR 8000 and fingerprints.  |  |   |                     |               |
| <b>Last Name of Manager</b><br>Slezak  |  | <b>First Name of Manager</b><br>Justin                              |                     |               |
| <b>24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.</b>   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                     |               |
| <b>25. Related Facility - Campus Liquor Complex applicants answer the following:</b>   |  |   |                     |               |
| a. Is the related facility located within the boundaries of the Campus Liquor Complex?<br>If yes, please provide a map of the geographical location within the Campus Liquor Complex.<br>If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.  |  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                     |               |
| b. Designated Manager for Related Facility- Campus Liquor Complex  |  |   |                     |               |
| <b>Last Name of Manager</b>  |  | <b>First Name of Manager</b>  |                     |               |
| <b>26. Tax Information.</b>  |  |   |                     |               |
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |                     |               |
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |                     |               |
| <b>27. 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.</b>   |  |   |                     |               |
| <b>Name</b><br>Justin Slezak   | [Redacted]                                 | <b>Position</b><br>Owner  | <b>%Owned</b><br>50 |               |
| <b>Name</b><br>Elissa Slezak   | [Redacted]                                 | <b>Position</b><br>Owner  | <b>%Owned</b><br>50 |               |
| <b>Name</b>  | <b>Home Address, City &amp; State</b>      | <b>DOB</b>  | <b>Position</b>     | <b>%Owned</b> |
| <b>Name</b>  | <b>Home Address, City &amp; State</b>      | <b>DOB</b>  | <b>Position</b>     | <b>%Owned</b> |
| <b>Name</b>  | <b>Home Address, City &amp; State</b>      | <b>DOB</b>  | <b>Position</b>     | <b>%Owned</b> |
| ** If applicant is owned 100% by a parent company, please list the designated principal officer on above.<br>** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)<br>** If total ownership percentage disclosed here does not total 100%, applicant must check this box:<br><input checked="" type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S. |  |   |                     |               |

|  |                                   |                                   |
|--|-----------------------------------|-----------------------------------|
| Name<br><b>Keystone Coffee Company LLC DBA Steep</b> | Type of License<br><b>Brewpub</b> | Account Number<br><b>new / NA</b> |
|--|-----------------------------------|-----------------------------------|

**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 Code which affect my license.

|   |  |                         |
|---|--|-------------------------|
| Authorized Signature<br><i>Justin W. Slezak</i> | Printed Name and Title<br><b>Justin Slezak</b> | Date<br><b>12-23-19</b> |
|---|--|-------------------------|

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

|   |  |
|---|--|
| Date application filed with local authority<br><b>2/28/2020</b> | Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)<br><b>4/28/2020</b> |
|---|--|

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

- |   |                          |                          |
|---|--------------------------|--------------------------|
| <input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?                | Yes                      | No                       |
|   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000?                | Yes                      | No                       |
|   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. |                          |                          |
| <input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?                  | Yes                      | No                       |
|   | <input type="checkbox"/> | <input type="checkbox"/> |



Kathleen Neel, Clerk & Recorder

LIQUOR LICENSING  
Summit County Government  
208 East Lincoln Ave. | P.O. Box 1538  
Breckenridge, CO 80424  
970.453.3472  
liquorlicensing@summitcountyco.gov

## LIQUOR LICENSING AUTHORITY FINDINGS REPORT

Applicants: Elissa Slezak & Justin Slezak (Owners/Operators), Keystone Coffee Company LLC dba STEEP  
Type of License: Brewpub (County)

### TO THE APPLICANT ABOVE AND OTHER INTERESTED PARTIES:

Pursuant to C.R.S. 44-3-312(1), the applicant is hereby advised that with regard to the application for a Brewpub Liquor License, an investigation had been made, and based on the results thereof, the following has been determined:

1. The application was filed by the above listed Applicants and deemed complete on February 27, 2020 by the Summit County Clerk & Recorder. A public hearing was requested to, and granted by the BOCC for Tuesday, April 28, 2020 at 1:30pm.
2. The Notice of Public Hearing on this matter was posted on the premises by the Applicant on April 17, 2020, and that Public Notice will be published in the Summit County Journal, legal publication of record, on April 17, 2020.
3. From the evidence submitted in the form of a fully executed Lease Agreement, by Elissa & Justin Slezak (Applicants) on behalf of Keystone Coffee Company LLC (Tenant) is entitled to possession of the premises by JE Properties LLC (Landlord) beginning February 1, 2020 for 5 years.
4. Pursuant to C.R.S. 44-3-313(1)(III)(c), selling liquor in the manner currently proposed in the application is not in violation of the zoning codes. Documentation of Clerk & Recorder's communication with the Summit County Planning, Environmental Health & Building Inspection Departments will be included in Board of County Commissioner materials for the Public Hearing.
5. Pursuant to C.R.S. 44-3-313(1)(d) "Restrictions for applications for new license", the building where the applicant proposes to exercise the privilege of selling liquor does not appear to be within 500 feet from any public or parochial school or the principal campus of any college, university or seminary.
6. The public hearing on this application will be held on Tuesday, April 28, 2020 at the Summit County Old Courthouse, located at 208 East Lincoln Avenue in Breckenridge, Colorado at 1:30pm. Applicants have been encouraged by Clerk & Recorder to dial-in remotely during this COVID-19 closure time period and have been provided instructions of how to do so via email to [keystonecoffeecompany@gmail.com](mailto:keystonecoffeecompany@gmail.com). At said hearing, the applicant and members of the public shall have an opportunity to be heard regarding all matters related to the application, including all matters set forth herein.
7. At the public hearing, pursuant to C.R.S. 44-3-307 "Persons prohibited as licensees", the applicant has the burden of proving it is qualified to hold the license applied for and that its character, record, and reputation are satisfactory, and that neighborhood needs this license and that the residents of the neighborhood desire that this license be granted.

The applicant is advised to obtain and read a copy of the State of Colorado Liquor Codes and Regulations.

Dated this 23rd of April, 2020, on behalf of the Summit County Liquor Licensing Authority.

**Stacey Nell**

Chief Deputy Clerk

Office of the Clerk & Recorder | Summit County Government



## LEASE AGREEMENT

**1. The Parties.** This Commercial Lease Agreement ("Agreement") made this February 1, 2020 by and between:

JE Properties LLC, a Colorado limited liability company ("Landlord"),

AND

Keystone Coffee Company LLC, a Colorado Limited Liability Company ("Tenant").

**2. The Premises.** This Agreement is between both Parties with a common address of:

of 23110 US Highway 6, Units 13, 14 & 15, Keystone, CO 80435, Hereinafter known as the "Premises."

Collectively, the Landlord and Tenant shall be referred to herein as the "Parties". The Parties agree as follows:

**3. USE OF LEASED PREMISES.** The Tenant is hereby agreeing to lease the Premises for use and occupation of the Premises for the use and purpose of the Tenant's business and related purposes.

Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Landlord only.

**4. TERM OF LEASE.** The term of 5 years, commencing February 1, 2020, and terminating on February 1, 2025, or sooner as provided herein. ("Initial Term")

**5. BASE RENT.** The net monthly payment shall be seven thousand one hundred and seventy one dollars (\$7,171.00), payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the first (1<sup>st</sup>) day of each month ("Base Rent"). Rent payment for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent.

**6. OPTION TO RENEW:** Provided that Tenant is not in default in the performance of this Lease, Tenant shall have the option to renew the Lease for one (1) additional term of five (5) years, subject to the same terms and conditions as set forth herein, except for adjustments in the Rent during the option term.

(A.) The Tenant shall give Landlord written notice of its intent to renew this Lease not less than 120 days prior to the end of the initial term or of the preceding option term. If such notice is not given as herein provided, the option to extend this lease shall terminate.

**7. INSURANCE.** The Tenant shall procure, pay for and maintain, comprehensive public liability insurance providing coverage from and against, any loss or damage occasioned by an accident or casualty on, about or adjacent to the Premises.

(A.) In the event the Tenant shall fail to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Landlord may, but shall not be required to, obtain the same and charge the Tenant for same as additional rent. Furthermore, Tenant agrees not to keep upon the Premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage covering the Premises shall be increased by reason of any use of the Premises

made by Tenant, then Tenant shall pay to Landlord, upon demand, such increase in insurance premium as shall be caused by said use or Tenant's proportionate share of any such increase.

**8. LEASEHOLD IMPROVEMENTS.** The Tenant agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold premises or the exterior of the building without first obtaining the consent of the Landlord in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Landlord at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises.

(A.) Nothing in the Lease shall be construed to authorize the Tenant or any other person acting for the Tenant to encumber the rents of the Premises or the interest of the Tenant in the Premises or any person under and through whom the Tenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Tenant be construed to be the agent, employee or representative of Landlord. In the event a lien is placed against the Premises, through actions of the Tenant, Tenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Tenant fails to have the Lien removed, the Landlord shall take steps to remove the lien and the Tenant shall pay Landlord for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

**9. LICENSES AND PERMITS.** A copy of any and all local, state or federal permits acquired by the Tenant which are required for the use of the Premises shall be kept on site at all times and shall be readily accessible and produced to the Landlord and/or their agents or any local, state, or federal officials upon demand.

**10. OBLIGATIONS OF TENANT.**

(A.) The Tenant shall be primarily responsible whenever needed for the maintenance and general pickup of the entranceway leading into the Premises, so that this is kept in a neat, safe and presentable condition. The Tenant shall also be responsible for all minor repairs and maintenance of the leasehold Premises, particularly those items which need immediate attention and which the Tenants, or their employees, can do and perform on their own, including but not limited to, the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning and clearing of toilets, etc., and the Tenant shall properly maintain the Premises in a good, safe, and clean condition. The Tenant shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

(B.) In the event the structure of the Premises is damaged as a result of any neglect or negligence of Tenant, their employees, agents, business invitees, or any independent contractors serving the Tenant or in any way as a result of Tenant's use and occupancy of the Premises, then the Tenant shall be primarily responsible for seeing that the proper claims are placed with the Tenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Landlord, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Tenant.

(C.) The Tenant shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Tenant or her guests or invitees. Furthermore, the Tenant shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants on the Premises. Tenant shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

(D.) The Tenant shall comply with all requirements of the law, ordinances, the Declaration, and other rules and regulations of the Gateway Condominium Association, Inc. ("Association").

**11. SUBLET/ASSIGNMENT.** The Tenant may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Landlord.

**12. DAMAGE TO LEASED PREMISES.** In the event the building housing the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Tenant and which precludes or adversely affects the Tenant's occupancy of the Premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Tenant and until the demised Premises have been put in a condition at the expense of the Landlord, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Landlord's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

**13. DEFAULT AND POSSESSION:** In the event that the Tenant shall fail to pay said rent, and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Landlord may declare the Lease terminated and may immediately re-enter said Premises and take possession of the same together with any of Tenant's personal property, equipment or fixtures left on the Premises which items may be held by the Landlord as security for the Tenant's eventual payment and/or satisfaction of rental defaults or other defaults of Tenant under the Lease. It is further agreed, that if the Tenant is in default, that the Landlord shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Landlord in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Landlord may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Tenant's, at the Tenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Tenant's property, including the storage of the same, under reasonable terms and conditions at Tenant's expense, and, in addition, it is understood that the Landlord may sue the Tenant for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

(A.) In the event any legal action has to be instituted to enforce any terms or provisions under this Lease, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

**14. INDEMNIFICATION.** The Tenant hereby covenants and agrees to indemnify, defend and hold the Landlord harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Tenant's use and occupancy of the Premises, and further shall indemnify the Landlord for any losses which the Landlord may suffer in connection with the Tenant's use and occupancy or care, custody and control of the Premises. The Tenant also hereby covenants and agrees to indemnify and hold harmless the Landlord from any and all claims or liabilities which may arise from any latent defects in the subject Premises that the Landlord is not aware of at the signing of the lease or at any time during the lease term.

**15. BANKRUPTCY - INSOLVENCY.** The Tenant agrees that in the event all or a substantial portion of the Tenant's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Tenant make an assignment for the benefit of creditors or be adjudicated bankrupt; or should the Tenant institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Landlord hereunder or by law provided, it shall be lawful for the Landlord to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Tenant shall have no further claim thereon.

**16. SUBORDINATION AND ATTORNMENT.** Upon request of the Landlord, Tenant will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Landlord under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Tenant shall not be in default under the terms of this Lease. Tenant agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

(A.) Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Lease.

**17. MISCELLANEOUS TERMS.**

(A.) Usage by Tenant: Tenant shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Tenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Tenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, Tenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building.

(B.) Signs: Tenant shall not place on any exterior door, wall or window of the Premises any sign or advertising matter without Landlord's prior written consent and the approval of the County. Thereafter, Tenant agrees to maintain such sign or advertising matter as first approved by Landlord in good condition and repair. Furthermore, Tenant shall conform to any uniform

reasonable sign plan or policy that the Landlord may introduce with respect to the building. Upon vacating the Premises, Tenant agrees to remove all signs and to repair all damages caused or resulting from such removal.

(C.) Pets: Unless otherwise stated in this Lease Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap.

(D.) Condition of Premises/Inspection by Tenant: The Tenant has had the opportunity to inspect the Premises and acknowledges with its signature on this lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. Furthermore, the Landlord makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Landlord shall not be liable for any latent or patent defect therein. Furthermore, the Tenant represents that Tenant has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.

(E.) Right of Entry: It is agreed and understood that the Landlord and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Landlord under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.

**18. ESTOPPEL CERTIFICATE.** Tenant at any time and from time to time, upon at least ten (10) days prior notice by Landlord, shall execute, acknowledge and deliver to Landlord, and/or to any other person, firm or corporation specified by Landlord, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Landlord under this Lease and, if so, specifying each such default.

**19. HOLDOVER.** Should Tenant remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Landlord so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

**20. WAIVER.** Waiver by Landlord of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

**21. GOVERNING LAW.** This Lease shall be governed by the laws of the State of Colorado.

**22. NOTICES.** Payments and notices shall be addressed to the following:

**Landlord**  
JE Properties LLC  
PO Box 851  
Dillon, CO 80435

**Tenant**  
Keystone Coffee Company LLC  
PO Box 851  
Dillon, CO 80435

23. AMENDMENT. No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

XXVI. BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors and administrators.

IN WITNESS WHEREOF, the parties hereto set their hands and seal this 18 day of February, 2020.

Landlord's Signature

Justin W. Slezak

Printed Name

Justin Slezak

Landlord's Signature

Elissa Slezak

Printed Name

Elissa Slezak

Tenant's Signature

Justin W. Slezak

Printed Name

Justin Slezak

Tenant's Signature

Elissa Slezak

Printed Name

Elissa Slezak

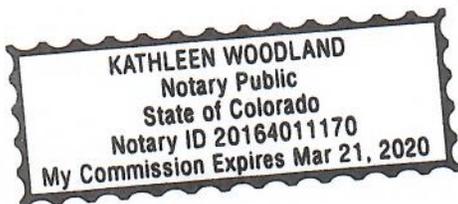
#### ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF COLORADO  
COUNTY OF SUMMIT

On this 18 day of FEBRUARY, 2020, before me appeared JUSTIN & ELISSA SLEZAK, as LANDLORD of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Kathleen Woodland  
Notary Public

My Commission Expires: 3-21-2020

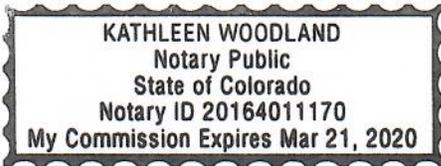


**ACKNOWLEDGMENT OF NOTARY PUBLIC**

STATE OF COLORADO  
COUNTY OF SUMMIT

On this 18 day of FEBRUARY, 2020, before me appeared JUSTIN & EUSSA SLEZAK, as **TENANT(S)** of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Kathleen Woodland  
Notary Public



My Commission Expires: 3-21-2020

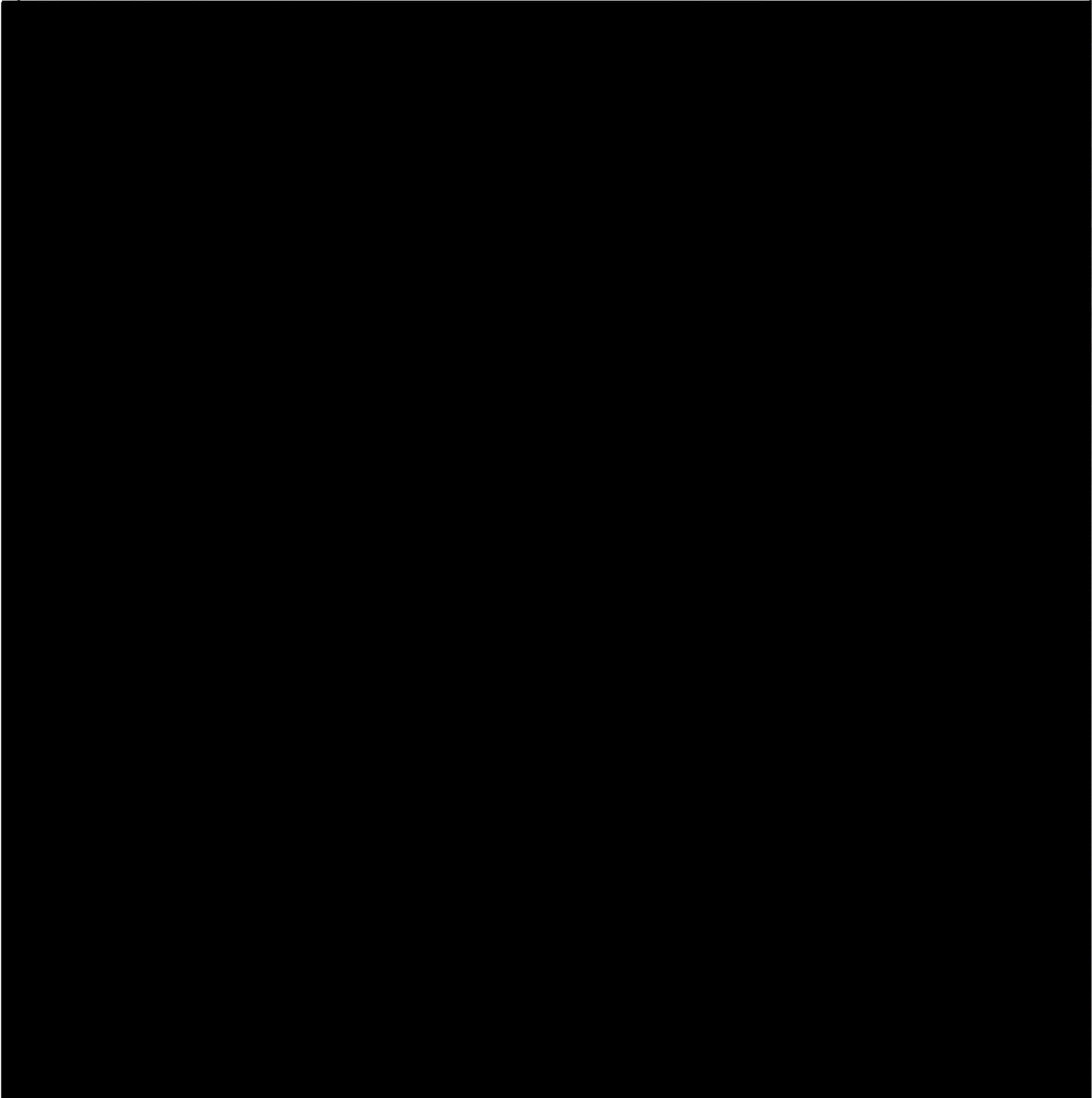
## Individual History Record

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 and Lodging and Entertainment class of retail license

|  |   |                 |
|--|---|-----------------|
| <b>Notice:</b> 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". <b>Any deliberate misrepresentation or material omission may jeopardize the license application.</b> (Please attach a separate sheet if necessary to enable you to answer questions completely) |   |                 |
| 1. Name of Business<br><i>Keystone Coffee Company LLC</i><br><del>42 Properties LLC</del>  | Home Phone Number                                   | Cellular Number |
| 2. Your Full Name (last, first, middle)<br>Slezak, Elissa [REDACTED]   | 3. List any other names you have used<br>[REDACTED] |                 |
| [REDACTED]   |   |                 |
| 8. 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? (If yes, answer in detail.) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |   |                 |
| [REDACTED]   |   |                 |
| 9. 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? (If yes, explain in detail.) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |                 |
| [REDACTED]   |   |                 |

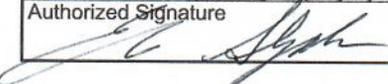
|   |   |
|---|---|
| 10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**Personal and Financial Information**



**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.

|  |                                  |                |                 |
|--|----------------------------------|----------------|-----------------|
| Authorized Signature<br> | Print Signature<br>Elissa Slezak | Title<br>Owner | Date<br>1-10-20 |
|--|----------------------------------|----------------|-----------------|



Kathleen Neel, Clerk & Recorder  
LIQUOR LICENSING

208 East Lincoln Ave. | PO Box 1538  
Breckenridge, CO 80424

### AUTHORIZATION TO RELEASE INFORMATION

As an applicant for a Liquor License in Summit County, Colorado, I am required to furnish information regarding my background and general character. In this regard, I hereby authorize the Summit County Colorado Board of County Commissioners or their representatives to make appropriate inquiries of the Summit County Sheriff's Office, pursuant to C.R.S. 12-47-137(2)(a) regarding my "good moral character" and specifically, my criminal justice history (if any) in their records. I also authorize the Sheriff's Office to release to the County representative any and all information that they may have concerning me, including information of a confidential or privileged nature, in connection with my liquor license application. I hereby release Summit County, its officers and employees from any liability or damage which may result from obtaining and/or furnishing this information in connection with my liquor license application. I declare, under penalty of perjury in the second degree, that the attached Liquor License application and all attachments are true, correct, and complete to the best of my knowledge.

  
**Applicant Signature**

Elissa Slezak  
**Applicant Printed Name**

12/20/19  
**Date**



Clerk & Recorder

**AFFIDAVIT REGARDING SOURCE OF FUNDS**

I, Elissa Slezak, HEREBY CERTIFY THAT I HAVE INVESTED  
\$ [REDACTED], IN THE BUSINESS OF Keystone Coffee Company LLC.  
THE SOURCE OF MY INVESTMENT IS FROM personal investments

(attach a copy of any notes, loans, bank statements or personal documents to document and verify the above information.)

Signature: [Handwritten Signature]  
Date: 1-8-20

State of Colorado )  
                                  )  
County of Summit )

Subscribed and sworn to before me this 8th day of January, 20 20.

My commission expires: 3-21-2020

KATHLEEN WOODLAND  
Notary Public  
State of Colorado  
Notary ID 20164011170  
My Commission Expires Mar 21, 2020

Kathleen Woodland  
Notary Public



Biometric Identification and Records Unit  
690 Kipling Street, Suite 4000  
Lakewood, CO 80215

DATE 11/19/2019

SUMMIT COUNTY CLERK & RECORDER  
208 E LINCOLN AVE PO BOX 1538  
BRECKENRIDGE, CO 80424

[REDACTED]

No Colorado record of arrest has been located based on above name and date of birth or through a search of our fingerprint files.

The Colorado Bureau of Investigation's database contains detailed information of arrest records based upon fingerprints provided by Colorado law enforcement agencies. Arrests which are not supported by fingerprints will not be included in this database. On occasion the Colorado criminal history will contain disposition information provided by the Colorado Judicial system. Additionally, warrant information, sealed records, and juvenile records are not available to the public.

Since a record may be established after the time a report was requested, the data is only valid as of the date issued. Therefore, if there is a subsequent need for the record, it is recommended another check be made.

Falsifying or altering this document with the intent to misrepresent the contents of the record is prohibited by law and may be punishable as a felony when done with intent to injure or defraud any person.

Sincerely,  
John Camper, Director  
Colorado Bureau of Investigation



CIVIL APPLICANT RESPONSE



COCBI0000 COLORADO B OF I  
DENVER CO 2019/11/19  
A SEARCH OF THE FINGERPRINTS ON THE ABOVE  
INDIVIDUAL HAS REVEALED NO PRIOR ARREST  
DATA. CJIS DIVISION  
2019/11/19 FEDERAL BUREAU OF INVESTIGATION

COCBI0000  
CO BUREAU OF INVEST  
COLORADO CRIME INFO CTR  
STE 3000  
690 KIPLING ST  
DENVER, CO 80215-8001

## 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 and Lodging and Entertainment 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)

|   |                                       |                 |
|---|---------------------------------------|-----------------|
| 1. Name of Business<br><i>Keystone Coffee Company LLC</i><br><del>JE Properties LLC</del> | Home Phone Number                     | Cellular Number |
| 2. Your Full Name (last, first, middle)<br>Slezak, Justin                                 | 3. List any other names you have used |                 |

8. 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? (If yes, answer in detail.)  Yes  No

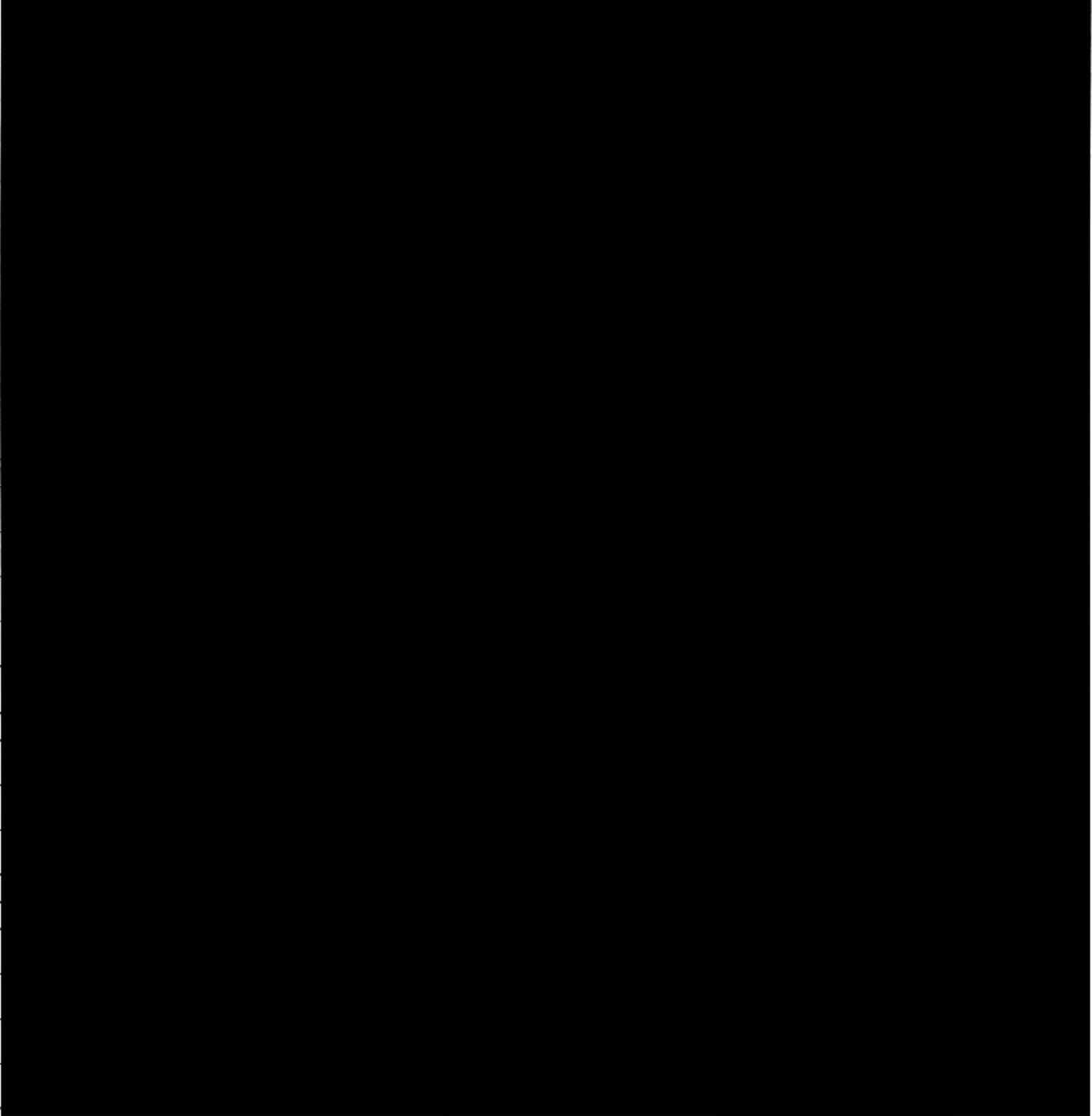
9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.)  Yes  No

10. 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? (If yes, explain in detail.)  Yes  No

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

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)  Yes  No

**Personal and Financial Information**



**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.

|   |                                  |                |                 |
|---|----------------------------------|----------------|-----------------|
| Authorized Signature<br><i>Justin W. Slezak</i> | Print Signature<br>Justin Slezak | Title<br>Owner | Date<br>1-10-20 |
|---|----------------------------------|----------------|-----------------|

## Tax Check Authorization, Waiver, and Request to Release Information

I, Justin Slezak am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Keystone Coffee Company LLC (the "Applicant/Licensee") 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 its 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)<br><u>Justin Slezak / Keystone Coffee Company LLC</u>   |  | Social Security Number/Tax Identification Number<br>[REDACTED] / <u>84-4056243</u> |                                |
| Address<br><u>23110 Highway 6</u>  |  |  |                                |
| City<br><u>Keystone</u>  |  | State<br><u>CO</u>   | Zip<br><u>80435</u>            |
| Home Phone Number<br>[REDACTED]  |  | Business/Work Phone Number   |                                |
| Printed name of person signing on behalf of the Applicant/Licensee<br><u>Justin Slezak</u>                                       |  |  |                                |
| Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)<br><u>Justin W. Slezak</u> |  |  | Date signed<br><u>12-23-19</u> |

### 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).



Kathleen Neel, Clerk & Recorder  
LIQUOR LICENSING

208 East Lincoln Ave. | PO Box 1538  
Breckenridge, CO 80424

### AUTHORIZATION TO RELEASE INFORMATION

As an applicant for a Liquor License in Summit County, Colorado, I am required to furnish information regarding my background and general character. In this regard, I hereby authorize the Summit County Colorado Board of County Commissioners or their representatives to make appropriate inquiries of the Summit County Sheriff's Office, pursuant to C.R.S. 12-47-137(2)(a) regarding my "good moral character" and specifically, my criminal justice history (if any) in their records. I also authorize the Sheriff's Office to release to the County representative any and all information that they may have concerning me, including information of a confidential or privileged nature, in connection with my liquor license application. I hereby release Summit County, its officers and employees from any liability or damage which may result from obtaining and/or furnishing this information in connection with my liquor license application. I declare, under penalty of perjury in the second degree, that the attached Liquor License application and all attachments are true, correct, and complete to the best of my knowledge.

\_\_\_\_\_  
**Applicant Signature**

Justin Skzak

\_\_\_\_\_  
**Applicant Printed Name**

12-23-19

\_\_\_\_\_  
**Date**



Clerk & Recorder

**AFFIDAVIT REGARDING SOURCE OF FUNDS**

I, Justin Slezak, HEREBY CERTIFY THAT I HAVE INVESTED  
\$ 970,000<sup>00</sup>, IN THE BUSINESS OF Keystone Coffee Company LLC  
THE SOURCE OF MY INVESTMENT IS FROM personal investments

(attach a copy of any notes, loans, bank statements or personal documents to document and verify the above information.)

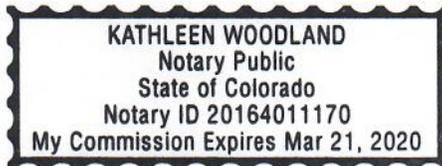
Signature: [Handwritten Signature]  
Date: 12-23-19

State of Colorado )  
                                  )  
County of Summit )

Subscribed and sworn to before me this 23rd day of December, 20 19.

My commission expires: 3-21-2020

Kathleen Woodland  
Notary Public





Biometric Identification and Records Unit  
690 Kipling Street, Suite 4000  
Lakewood, CO 80215

DATE 11/19/2019

SUMMIT COUNTY CLERK & RECORDER  
208 E LINCOLN AVE PO BOX 1538  
BRECKENRIDGE, CO 80424

RE: SLEZAK, JUSTIN [REDACTED]

The Colorado arrest record for the person noted to follow.

The Colorado Bureau of Investigation's database contains detailed information of arrest records based upon fingerprints provided by Colorado law enforcement agencies. Arrests which are not supported by fingerprints will not be included in this database. On occasion the Colorado criminal history will contain disposition information provided by the Colorado Judicial system. Additionally, warrant information, sealed records, and juvenile records are not available to the public.

Since a record may be established after the time a report was requested, the data is only valid as of the date issued. Therefore, if there is a subsequent need for the record, it is recommended another check be made.

Falsifying or altering this document with the intent to misrepresent the contents of the record is prohibited by law and may be punishable as a felony when done with intent to injure or defraud any person.

Sincerely,  
John Camper, Director  
Colorado Bureau of Investigation













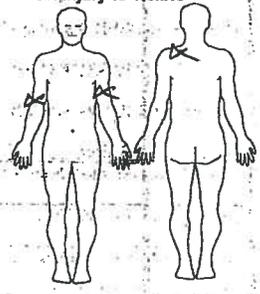






# VICTIM INFORMATION

|  |   |  |   |  |  |  |  |
|--|---|--|---|--|--|--|--|
|  |   |  |   |  |  | <b>CASE NUMBER</b> <u>08-42258</u>   |  |
| Victim's Name<br><u>REBECCA ANN GENEX</u>  |   |  | DOB<br><u>3-1-77</u>                                  | AGE<br><u>31</u>   | SSN<br><u>521-19-9234</u>  |  |  |
| Victim's Address<br><u>6062 VALLEJO DR CIS CO 80923</u>  |   |  |   |  |  | Home Telephone<br><u>719-494-4058</u>  |  |
| Contact Address  |   |  |   |  |  | Contact Telephone  |  |
| Mailing Address (if different from above)  |   |  |   |  |  | Victim requests that personal information be kept confidential <input checked="" type="checkbox"/> |  |
| Employer Name<br><u>TRUCK FORCE MD</u>   |   |  | Employer Address<br><u>1716 N. WEBER ST SUITE 330</u> |  |  | Work Telephone<br><u>719-425-1810</u>  |  |
| Race<br><u>W</u>   | Sex<br><u>F</u>   | Height<br><u>504</u>                                     | Weight<br><u>120</u>                                  | Hair<br><u>Blk</u>   | Eyes<br><u>Blk</u>   | Driver's License Number<br><u>95-065-330 P</u>   | DL State<br><u>CO</u>  |
| Child Name   |   | DOB  | Address (if different from victim)                    |  |  |  | Did Child Witness Incident<br><u>Y</u> <u>N</u>                                |
| Child Name   |   | DOB  | Address (if different from victim)                    |  |  |  | Did Child Witness Incident<br><u>Y</u> <u>N</u>                                |
| Child Name   |   | DOB  | Address (if different from victim)                    |  |  |  | Did Child Witness Incident<br><u>Y</u> <u>N</u>                                |
| Child Name   |   | DOB  | Address (if different from victim)                    |  |  |  | Did Child Witness Incident<br><u>Y</u> <u>N</u>                                |
| Child Name   |   | DOB  | Address (if different from victim)                    |  |  |  | Did Child Witness Incident<br><u>Y</u> <u>N</u>                                |
| Has there been any previous violence involving children? <u>Y</u> <u>N</u> (If yes, which children?) (If yes, when?) |   |  |   |  |  |  |  |
| Witness Name   |   | DOB  | Address   |  | Zip Code   | Hm. Ph.  | Wk. (or contact) Ph.   |
| Witness Name   |   | DOB  | Address   |  | Zip Code   | Hm. Ph.  | Wk. (or contact) Ph.   |
| Active Restraining Orders:   | <input type="checkbox"/> Mandatory (72 hour)                | <input type="checkbox"/> Temporary                       | <input type="checkbox"/> Permanent                    | <input type="checkbox"/> Domestic Relations                            |  | Court Case Number  |  |
| Victim/Suspect Status  | <input type="checkbox"/> Married                            | <input type="checkbox"/> Separated/Divorced              | <input type="checkbox"/> Cohabitants                  | <input checked="" type="checkbox"/> Dating (Not Living Together)       |  | <input type="checkbox"/> Other   |  |
| If Known Who Reported  | <input type="checkbox"/> Victim                             | <input type="checkbox"/> Family Member                   | <input type="checkbox"/> Neighbor                     | <input type="checkbox"/> Defendant                                     | <input type="checkbox"/> Other   |  |  |
| Check if applicable to case  | <input type="checkbox"/> Child Protective Services Notified | Check if applicable to victim                            | <input type="checkbox"/> Drugs                        | Check if applicable to defendant                                       | <input type="checkbox"/> Throwing Things   | <input checked="" type="checkbox"/> Pushing  |  |
|  | <input type="checkbox"/> Animals in Home                    |  | <input checked="" type="checkbox"/> Alcohol           |  | <input type="checkbox"/> Slapping w/ open hand   | <input type="checkbox"/> Shoving   | Mark with an X any area where victim complains of pain or an injury is visible |
|  | <input type="checkbox"/> Humane Society Notified            | <input checked="" type="checkbox"/> Pregnant             | <input type="checkbox"/> Edged Weapons                | <input type="checkbox"/> Firearms                                      | <input type="checkbox"/> Blunt Objects   | <input type="checkbox"/> Other   |  |
| Weapons Involved   | <input type="checkbox"/> No Weapons                         | <input type="checkbox"/> Weapons displayed, but not used | <input type="checkbox"/> Assault With Weapon(s)       | <input type="checkbox"/> Photographs (MANDATORY - IF VISIBLE INJURIES) | <input type="checkbox"/> Yes: <input type="checkbox"/> 35mm <input type="checkbox"/> Polaroid <input type="checkbox"/> Video <input type="checkbox"/> No |  |  |
| Injuries Noted   | <input type="checkbox"/> No Injury                          |  | <input type="checkbox"/> Pain, But No Visible Injury  | <input type="checkbox"/> Visible Injury                                |  |  |  |
| Medical Attention  | <input type="checkbox"/> Declined Medical                   |  | <input type="checkbox"/> Medical At Scene             | Hospital or Medical Facility:  |  |  |  |
| Victim's Emotional State:  | <input type="checkbox"/> Apologetic                         |  | <input type="checkbox"/> Angry                        | <input type="checkbox"/> Withdrawn                                     |  | <input type="checkbox"/> Other:  |  |
|  | <input checked="" type="checkbox"/> Crying                  |  | <input type="checkbox"/> Upset                        | <input type="checkbox"/> Scared  |  |  |  |
| Victim Questions:  |   |  |   |  |  |  |  |
| Has the suspect ever done this before? <u>NO</u> If so, When?  |   |  |   |  |  |  |  |
| Any previous violence with another person? <u>NO</u> If so, Whom?  |   |  |   |  |  |  |  |
| Has suspect made threats? <u>YES</u> If so, What and to Whom? <u>TO KILL VICTIM</u>                                  |   |  |   |  |  |  |  |
| Were all the injuries to the victim caused by this suspect? <u>YES</u> If not, by whom?                              |   |  |   |  |  |  |  |



VICTIM'S STATEMENT: (optional) REFUSED

CITY OF COLORADO SPRINGS  
POLICE DEPARTMENT  
Records & Identification  
Post Office Box 2169  
705 South Nevada Avenue  
Colorado Springs, CO 80901-2169

CERTIFIED COPY  
COLORADO SPRINGS POLICE DEPT.

Ron Walker #2595/CSPD

Records Custodian

Date 2/13/20

VICTIM NAME (PRINT): \_\_\_\_\_ VICTIM SIGNATURE (optional) REFUSED











# OFFICE OF THE SUMMIT COUNTY SHERIFF

**SHERIFF**

Jaime FitzSimons

**UNDERSHERIFF**

Joel Cochran

**DIVISION COMMANDERS**

Commander Peter Haynes –

Operations

Commander David Bertling –

Detentions

Director Lesley Hall-

Animal Control & Shelter

**ADMINISTRATION**

Cristina Cevallos

Teri Furll

Erin Opsahl

**CIVIL****RECORDS**

Mary White

Cassie Klausner

Carol Rafferty

**PATROL SUPERVISORS**

Lieutenant Tom Whelan

Sr. Sgt. Dave Martinez

Sgt. Mark Gafari

Sgt. Jake Straw

**JAIL SUPERVISORS**

Lieutenant Cynthia Gilbert

Lieutenant Sylvia Simms

Sr. Sgt. Ron Hochmuth

Sgt. John Velasquez

Sgt. Dustin Roth

Sgt. Robin Kintz

**INVESTIGATIONS**

Sgt. Robert Pearce

**SPECIAL OPERATIONS**

Sgt. Mark Watson

**ANIMAL CONTROL and  
SHELTER**

Meg Leroux

Jesslyn Swirka

*'Professionally  
Serving Our  
Community Since  
1861''*

DATE: April 23, 2020

TO: Office of the Clerk & Recorder

RE: Establishment Application for Liquor License

The Summit County Sheriff's Office has completed a background check on:

Applicant: Keystone Coffee Company LLC

DBA: Steep

License Type: Steep

23110 U.S. Highway 6 Units #13-15

Keystone, CO 80435

Applicant Individuals:

Elissa [REDACTED] Slezak [REDACTED]

Justin [REDACTED] Slezak: [REDACTED]

We have no record of negative information on the above establishment.

The Summit County Sheriff's Office recommendation is:

No reason found to disapprove this establishment at this time.

Disapproval

Area of Concern



Cassie Klausner

Records Clerk



Joel Cochran

Undersheriff



Colorado Secretary of State  
 Date and Time: 12/22/2019 08:08 PM  
 ID Number: 20198024033  
 Document number: 20198024033  
 Amount Paid: \$50.00

Document must be filed electronically.  
 Paper documents are not accepted.  
 Fees & forms are subject to change.  
 For more information or to print copies  
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

**Articles of Organization**

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Keystone Coffee Company LLC

*(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)*

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the limited liability company's initial principal office is

Street address

23110 US Hwy 6

*(Street number and name)*

Dillon

*(City)*

CO

*(State)*

80435

*(ZIP/Postal Code)*

United States

*(Province - if applicable)*

*(Country)*

Mailing address

*(leave blank if same as street address)*

PO Box 851

*(Street number and name or Post Office Box information)*

Dillon

*(City)*

CO

*(State)*

80435

*(ZIP/Postal Code)*

United States

*(Province - if applicable)*

*(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

*(if an individual)*

Slezak

*(Last)*

Justin

*(First)*

*(Middle)*

*(Suffix)*

or

*(if an entity)*

*(Caution: Do not provide both an individual and an entity name.)*

Street address

23110 Hwy 6

*(Street number and name)*

Dillon

*(City)*

CO

*(State)*

80435

*(ZIP Code)*

Mailing address

*(leave blank if same as street address)*

PO Box 851

*(Street number and name or Post Office Box information)*

Dillon \_\_\_\_\_ CO 80435  
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name  
(if an individual) Slezak Justin  
(Last) (First) (Middle) (Suffix)

or

(if an entity)  
(Caution: Do not provide both an individual and an entity name.)

Mailing address PO Box 851  
(Street number and name or Post Office Box information)

Dillon \_\_\_\_\_ CO 80435  
(City) (State) (ZIP/Postal Code)  
United States  
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

|  |                  |                          |                 |
|--|------------------|--------------------------|-----------------|
| Slezak   | Justin           |                          |                 |
| <i>(Last)</i>  | <i>(First)</i>   | <i>(Middle)</i>          | <i>(Suffix)</i> |
| PO Box 851   |                  |                          |                 |
| <i>(Street number and name or Post Office Box information)</i> |                  |                          |                 |
| <hr/>  |                  |                          |                 |
| Dillon   | CO               | 80435                    |                 |
| <i>(City)</i>  | <i>(State)</i>   | <i>(ZIP/Postal Code)</i> |                 |
| <i>(Province – if applicable)</i>                              | United States .  |                          |                 |
|  | <i>(Country)</i> |                          |                 |

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

**Disclaimer:**

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

**Keystone Coffee Company LLC Ownership:**

**Justin Slezak: 50% Owner of Keystone Coffee Company LLC**

**PO Box 851**

**Dillon, CO 80435**

**Elissa Slezak: 50% Owner of Keystone Coffee Company LLC**

**PO Box 2060**

**Dillon, CO 80435**

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,

JE Properties LLC

is a

Limited Liability Company

formed or registered on 10/22/2019 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 20191838181 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/08/2020 that have been posted, and by documents delivered to this office electronically through 01/10/2020 @ 09:24:37 .

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 01/10/2020 @ 09:24:37 in accordance with applicable law. This certificate is assigned Confirmation Number 12009084 .



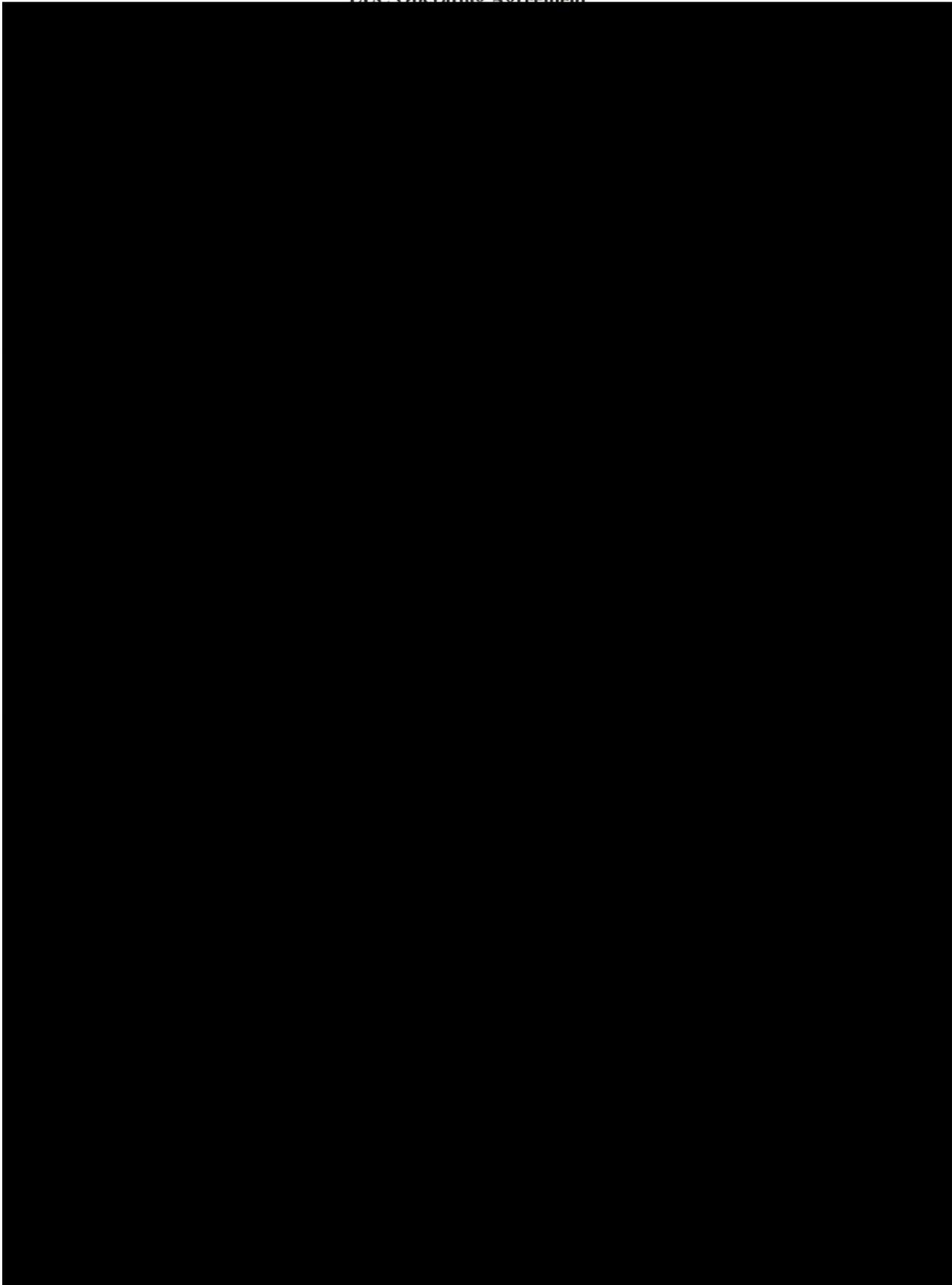
*Jena Griswold*

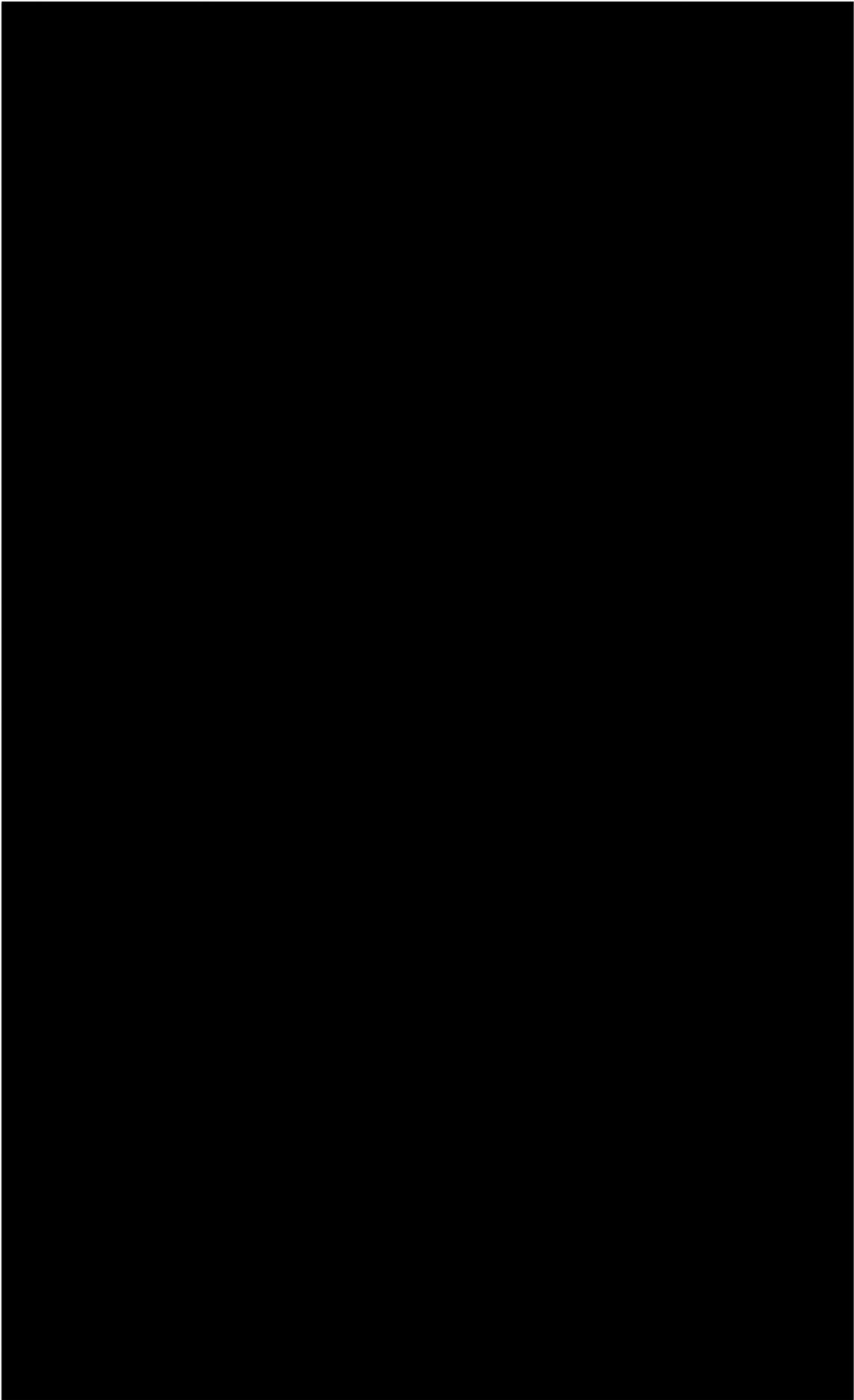
Secretary of State of the State of Colorado

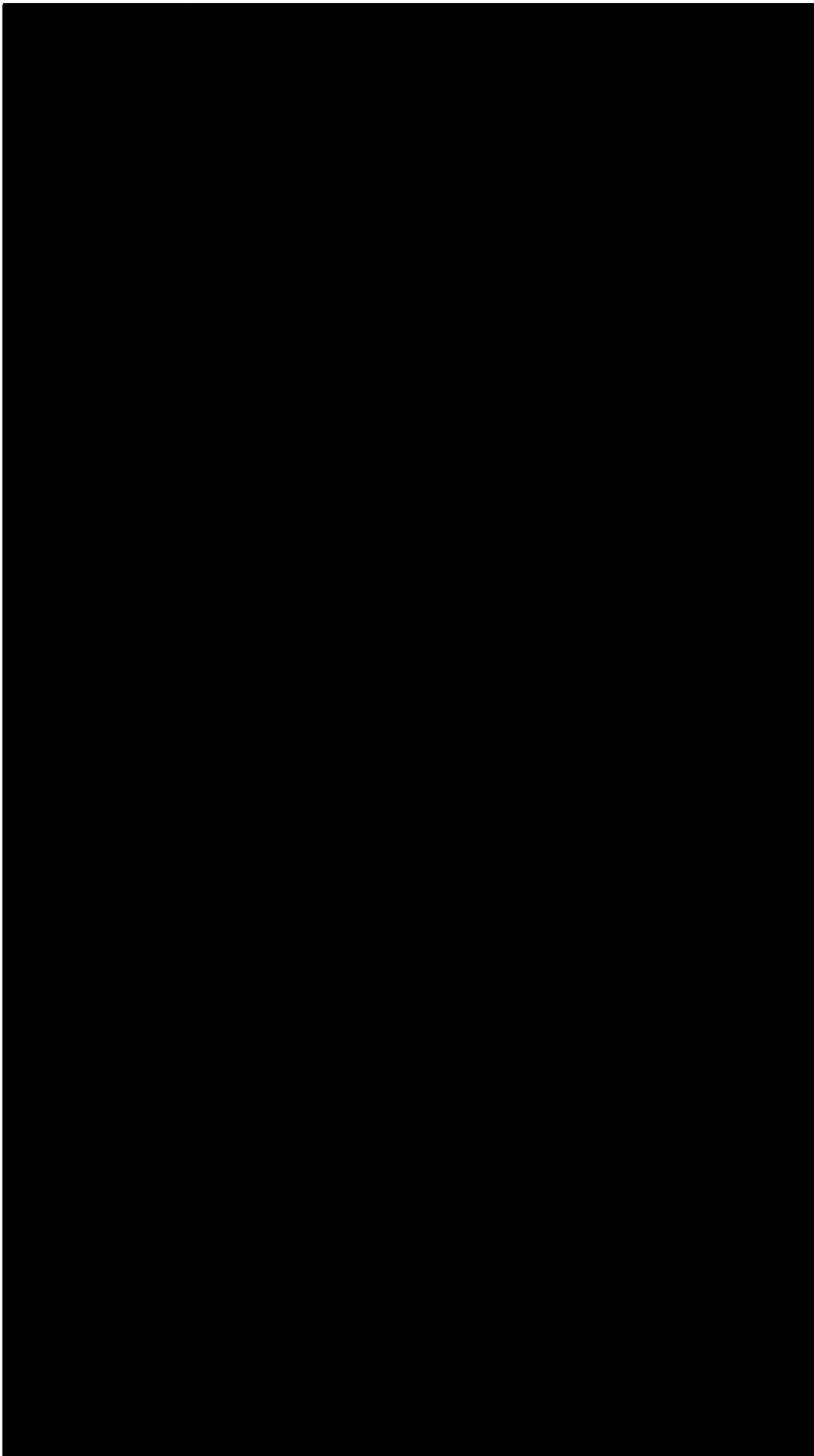
\*\*\*\*\*End of Certificate\*\*\*\*\*

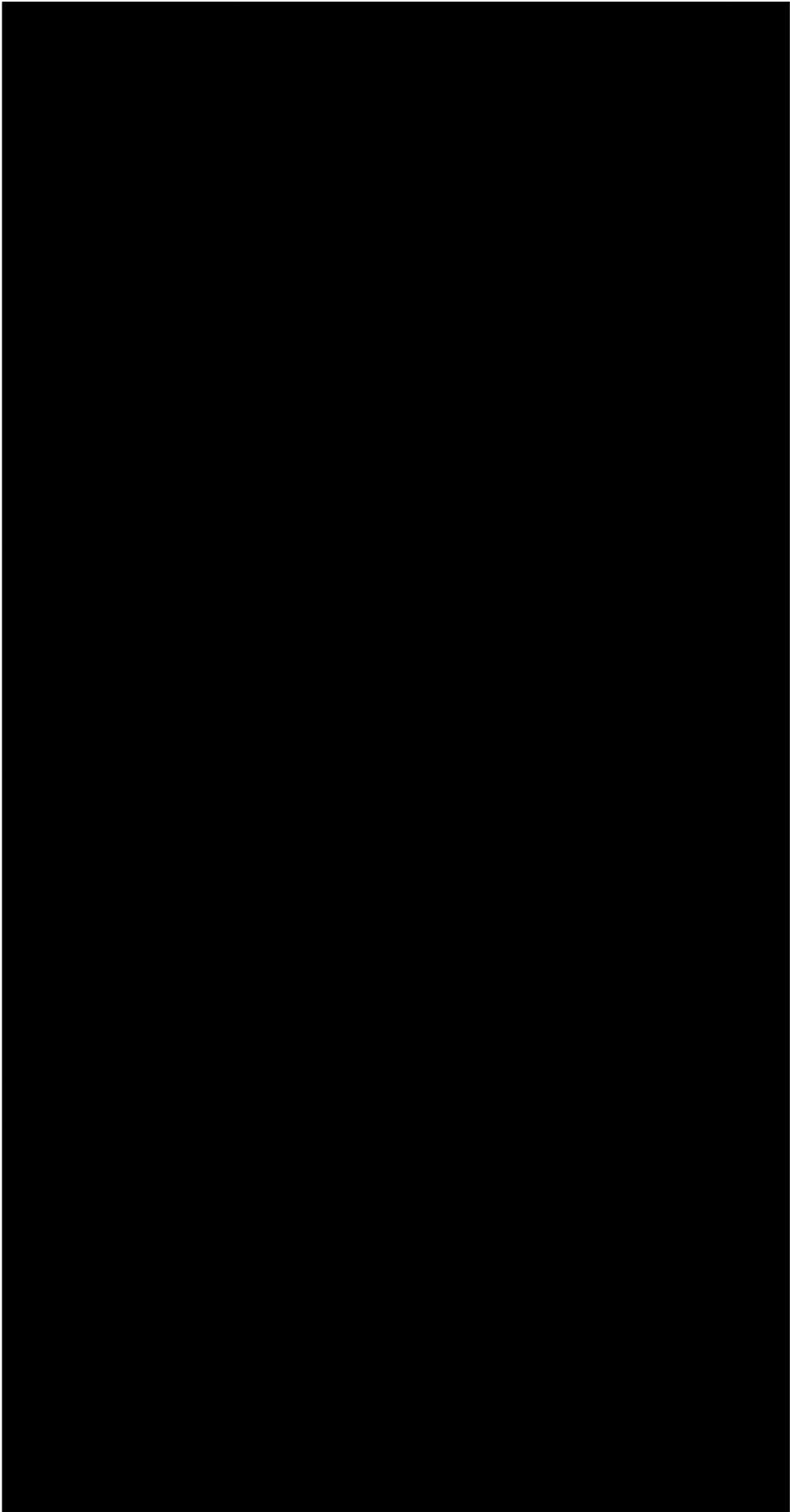
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/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 Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

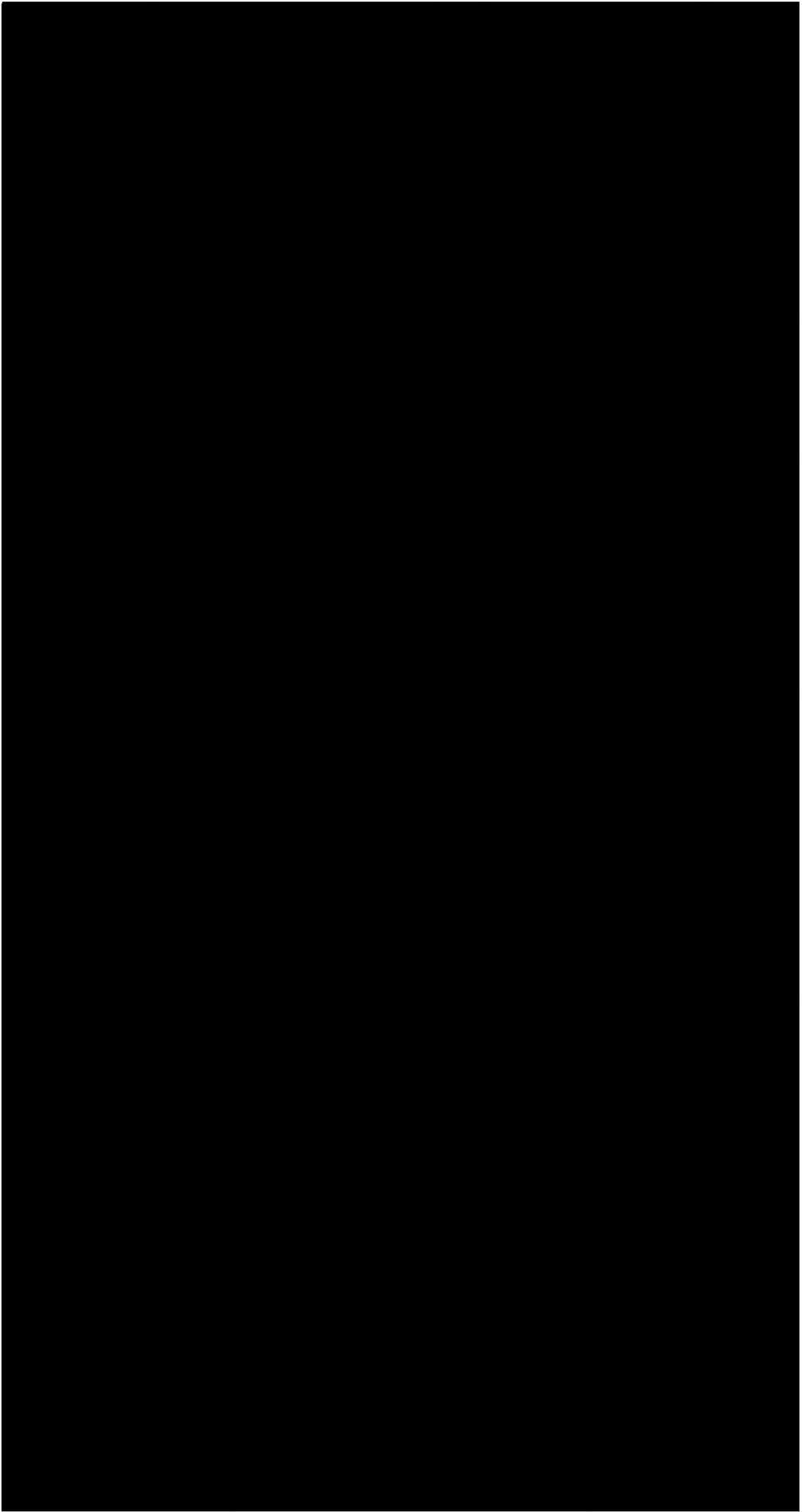
**LLC Operating Agreement**

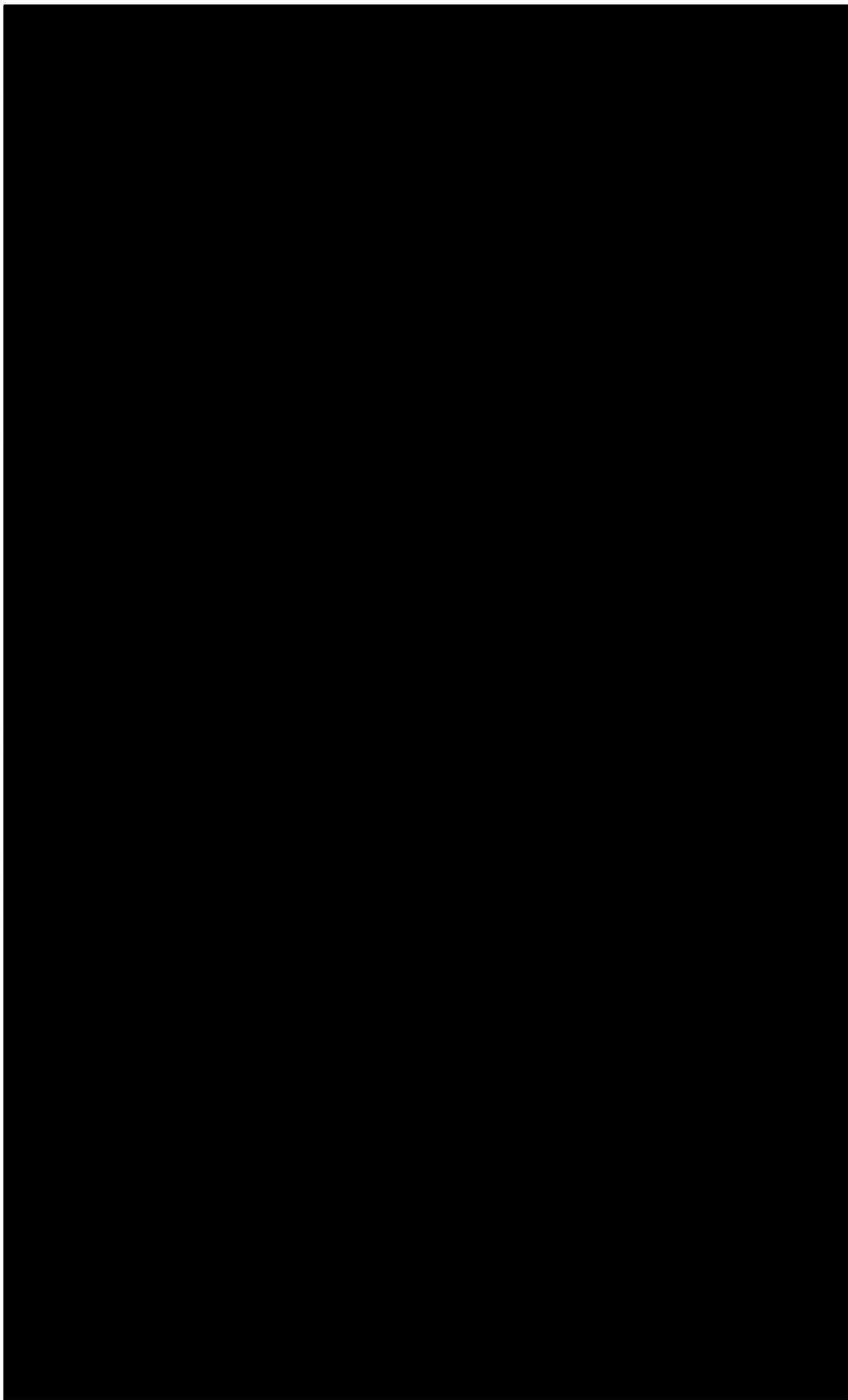


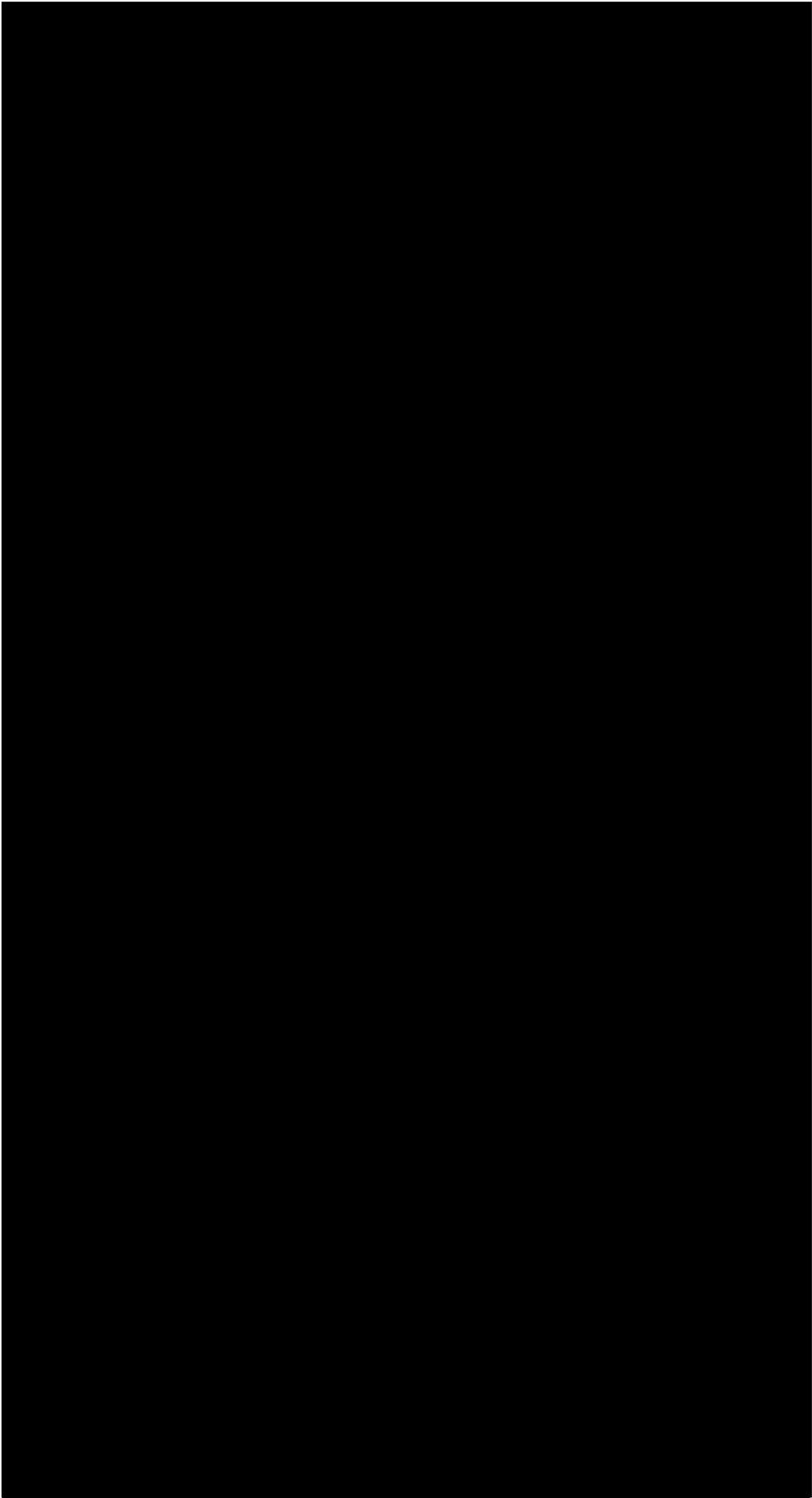


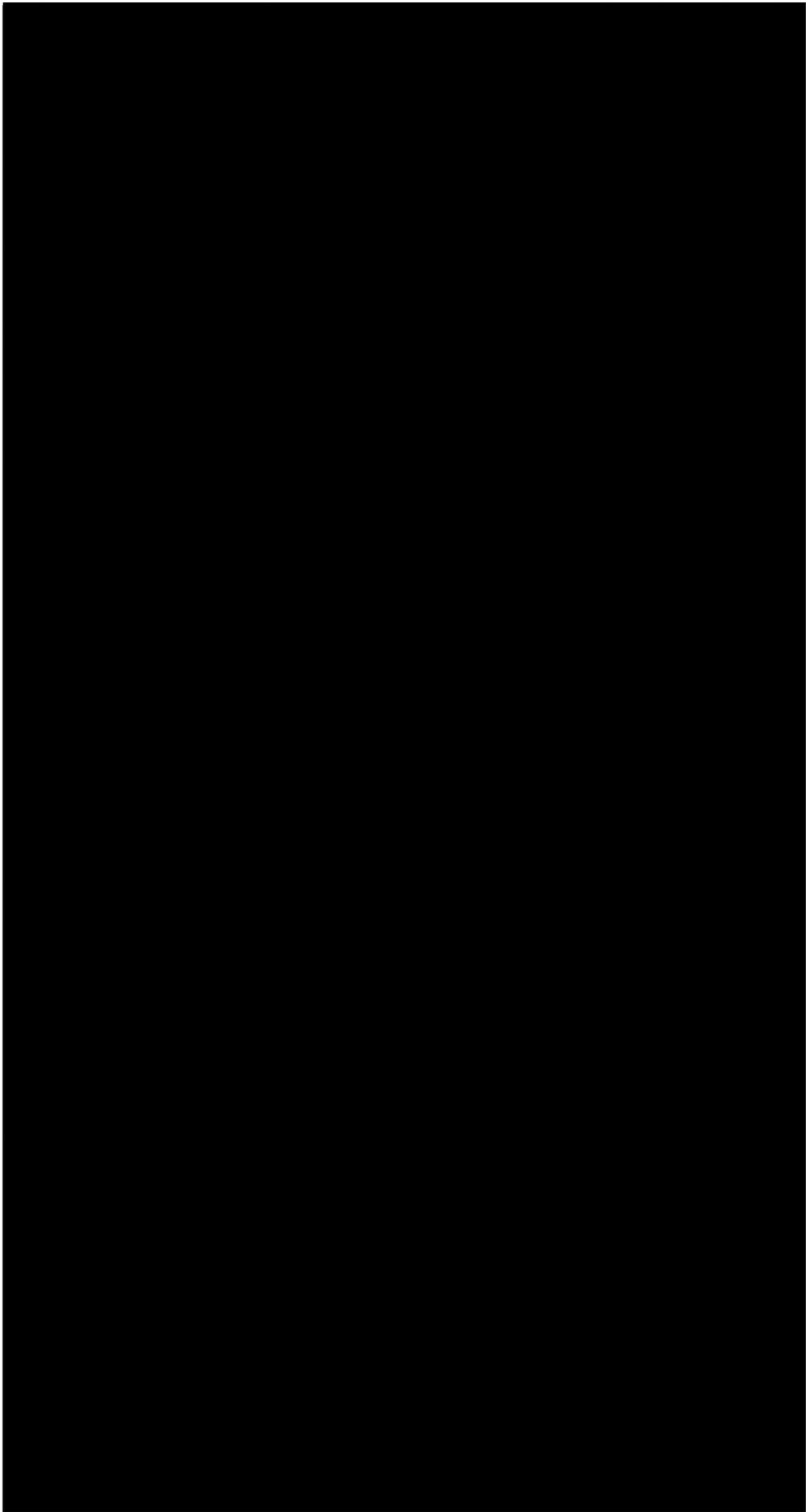


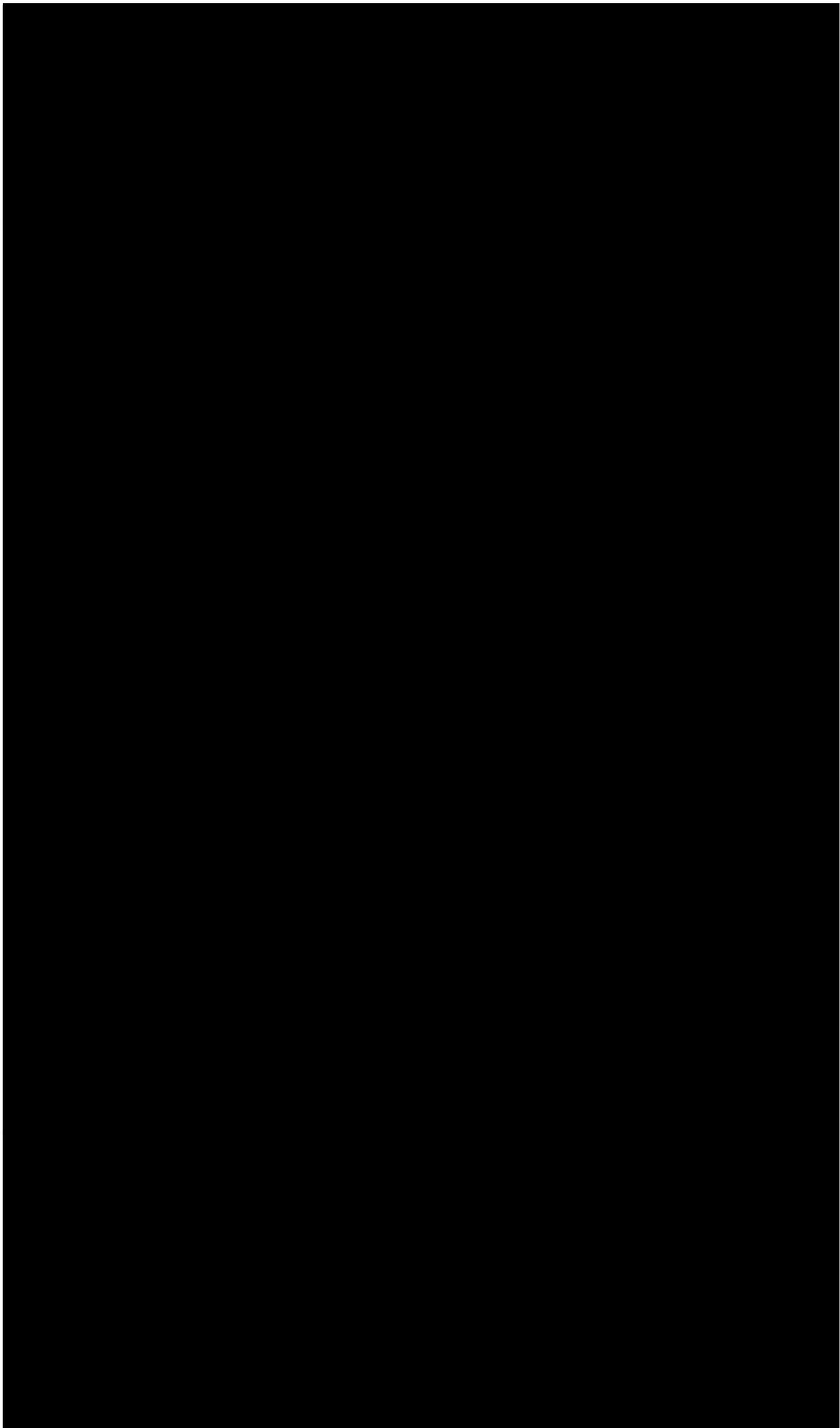




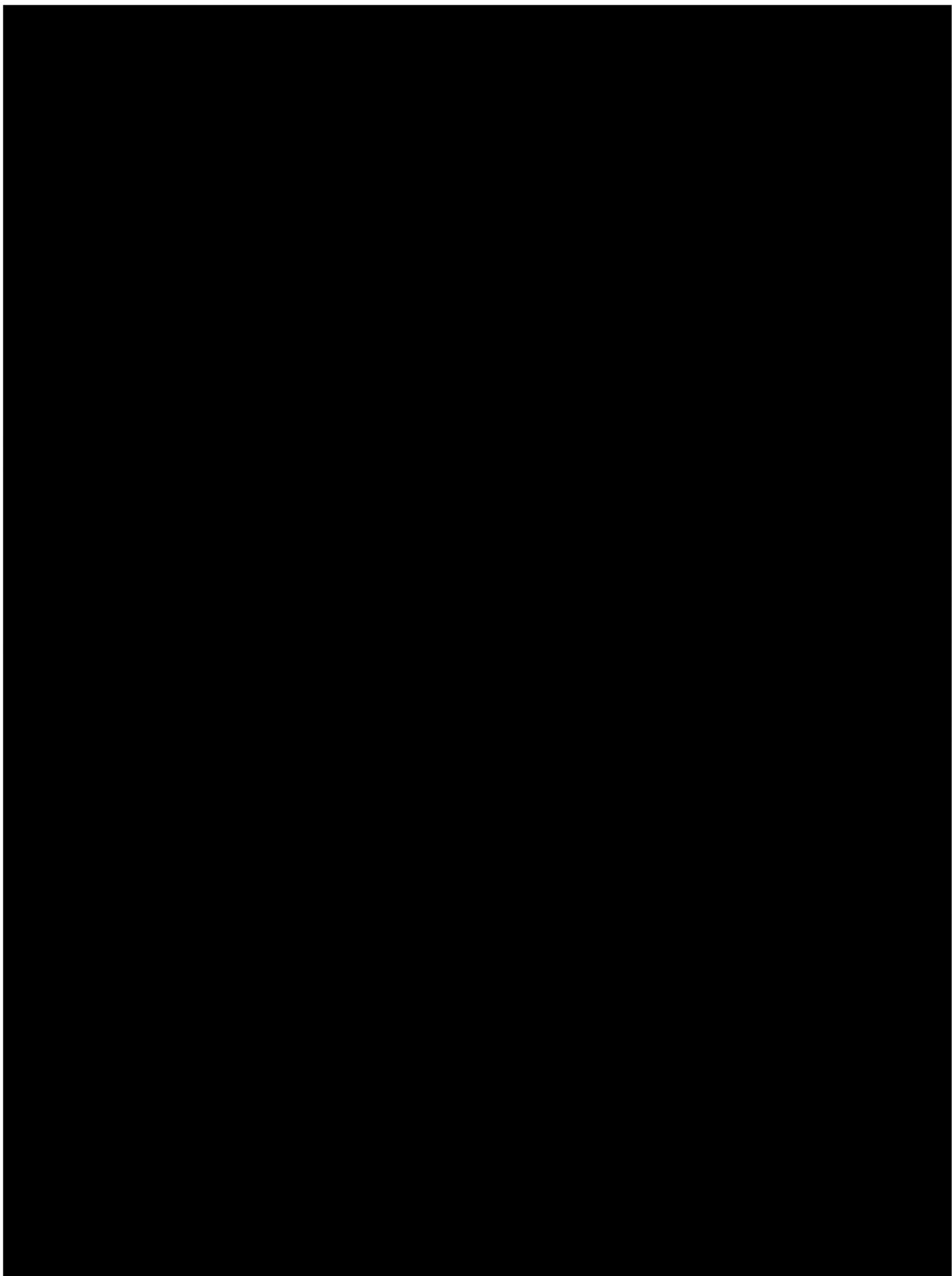






















116

**NOTICE**  
PURSUANT TO THE LIQUOR LAWS  
OF COLORADO

Keystone Coffee Company LLC  
Elissa Siroca & Justin Siroca, Owners/Operators  
HAS REQUESTED THE LICENSING OFFICIALS OF  
SUMMIT COUNTY TO HOLD A HEARING  
IN CONSIDERATION OF A NEW APPLICATION  
AND REQUEST FOR FORMAL HEARING

APPLICANT:  
Keystone Coffee Company LLC DBA: Steep  
LOCATED AT: 23110 U.S. Highway 6 Units #13-15  
Keystone, CO 80435

HEARING TO BE HELD:  
Tuesday, April 28, 2020 at 1:00 PM  
Old County Courthouse Building  
Board of Commissioners Meeting Room, Third Floor  
208 Lincoln Avenue Breckenridge, Colorado 80424  
BY ORDER OF: KATHLEEN NEEL, CLERK & RECORDER  
kneelicensing@summitcounty.gov  
APPLICATION DATE: FEBRUARY 28, 2020



Ad #: 0000571771-01

Customer: SUMMIT COUNTY CLERK AND RECORDER

Your account number is: 1001281

**PROOF OF PUBLICATION  
SUMMIT COUNTY JOURNAL  
STATE OF COLORADO  
COUNTY OF SUMMIT**

I, Meg Boyer, do solemnly swear that I am Publisher of the SUMMIT COUNTY JOURNAL, that the same weekly newspaper printed, in whole or in part and published in the County of Summit, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Summit for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

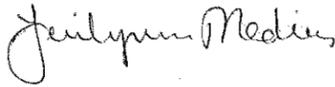
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 4/17/2020 and that the last publication of said notice was dated 4/17/2020 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 4/22/2020.



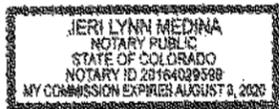
\_\_\_\_\_  
Meg Boyer, Publisher

Subscribed and sworn to before me, a notary public in and for the County of Summit, State of Colorado this day 4/22/2020.



\_\_\_\_\_  
Jerilynn Medina, Notary Public

My Commission Expires: August 3, 2020



SUMMIT COUNTY PUBLIC NOTICE

PURSUANT TO THE LIQUOR AND BEER LAWS OF THE STATE OF COLORADO

THE APPLICANT IS:

KEYSTONE COFFEE COMPANY LLC, for Steep

HAS REQUESTED THE LIQUOR AUTHORITY OF THE COUNTY OF SUMMIT, STATE OF COLORADO TO GRANT A BREWPUB LIQUOR LICENSE TO SELL MALT, VINOUS & SPIRITUOUS LIQUOR at 230110 U.S. Highway 6 Units #13-15, Keystone, CO 80435

PUBLIC HEARING ON THIS APPLICATION WILL BE HELD BEFORE THE SUMMIT COUNTY BOARD OF COMMISSIONERS ON April 28, 2020, at 1:30PM AT THE SUMMIT COUNTY COURTHOUSE, BRECKENRIDGE, COLORADO. \*THE PUBLIC IS HIGHLY ENCOURAGED TO DIAL-IN REMOTELY TO ATTEND - INFORMATION AVAILABLE AT SUMMITCOUNTYCO.GOV\*

AT SAID TIME AND PLACE, ANY INTERESTED PERSONS MAY APPEAR TO BE HEARD FOR OR AGAINST THE GRANTING OF SAID LICENSE.

DATE OF APPLICATION: February 27, 2020

PUBLISHED: April 17, 2020

\_\_\_\_\_  
KATHLEEN NEEL  
COUNTY CLERK & RECORDER

Published in the Summit County Journal on April 17, 2020. 0000571771



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Support Letter

1 message

---

**michael mastrobuono** <mastrobuono41@yahoo.com>

Fri, Apr 17, 2020 at 10:03 AM

To: "keystonemtncoffee@gmail.com" <keystonemtncoffee@gmail.com>

To Whom It May Concern,

We are writing to express our support of Justin and Elissa Slezak in their new business venture, the Keystone Coffee Company. As full-time residents of Keystone, we are excited to see new businesses that would fill a much needed food and beverage service gap in this area. We believe that locally-owned and operated businesses benefit and support our local workforce by providing year-round jobs and would continue to boost our local economy.

We appreciate your time and consideration of their business application.

Sincerely,

Mike Mastrobuono + Paula Samuelson  
Homeowners at West Hills  
Keystone, CO



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Coffee/Brewery

---

Dave Greenberg <dgreenberg@slifersummit.com>

Thu, Apr 16, 2020 at 5:05 PM

To: "keystonemtncoffee@gmail.com" <keystonemtncoffee@gmail.com>

Elissa,

Thanks for your email, I signed your petition. Looks like you're going in the Gateway building – what space are you taking over? I saw a sign in the building next to the Goat about a new coffee shop going in there, so that's what I thought you were talking about at first. Did you send a note to every broker in my office? If not, I can forward the petition on to them as well (and our front desk staff).

Good luck in your venture, and I hope to try some new beers!

Dave Greenberg | Branch Broker

Slifer Smith & Frampton Real Estate

c. 970.393.0769 | o. 970.547.7969 | [SkiMountainHomes.com](http://SkiMountainHomes.com)

*Please Note: We will never email you wire instructions, please call me if you are asked to wire money.*



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Business

---

**Valerie Thisted** <vthisted@yahoo.com>  
To: keystonemtncoffee@gmail.com

Fri, Apr 17, 2020 at 10:55 AM

Hi,  
I received your petition from David Koch, my neighbor. I'm not sure we've met...my name is Valerie. We've owned in Keystone for about 15 years, in North Fork (NF) for the past 5. I am the president if NF, and VP on Keystone Owners Association. I'd love to learn more about your business, so I can share with KOA and my neighbors. I'd also love to share more about KOA. Are you encountering obstacles getting approval? Are you guys trying to build out the old spa space in the Gateway? A wonderful location!

Sincerely,  
Valerie  
303-807-8584

Sent from my iPhone



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## recommendation

---

**Henry The Barr Team** <Henry@henryebarr.com>  
To: keystonemtncoffee@gmail.com

Thu, Apr 16, 2020 at 3:51 PM

To whom it may concern;

I want to offer my support for Keystone Mountain Coffee. I have known the owner Elissa both professionally and personally for almost 10 years. She is honest, trustworthy-and a pleasure to work with and have as a friend. I feel her and her husband Justin would be a real asset to the Keystone business community.. Thank you

**Henry E. Barr**

Broker Associate, The Barr Team, Inc.

Re/Max Properties of the Summit

305 Main Street - P.O. Box 610

Frisco, Colorado 80443

Office (970) 668-5300 | Cell: (970) 389-7533

Find us on Facebook & HenryEBarr.com

All Barr Team Members' Contact Info

---

## Keystone Business

---

**Doozie Martin** <doozie@fdrd.org>  
To: keystonemtncoffee@gmail.com

Thu, Apr 16, 2020 at 1:21 PM

To whom it may concern:

I'm writing today to express my full support for a new coffee shop/brewery to open in Keystone. Not only am I usually in support of local businesses, I believe this could be a real asset to the Keystone community and its guests.

Justin and Elissa are valued members of our community and I'm extremely confident that they will provide a business to Summit County that will be viewed as nothing but an asset. I have full faith in both individuals.

As a citizen of Frisco, I don't have many occasions to venture into the Keystone community outside of a few turns on a snowy, winter day. This will give me reason to make the trip with way more frequency.

Please let me know how else I can help. I'm looking forward to enjoying a nice cup of tea and a freshly-brewed wobbly pop at Keystone's newest establishment.

Thanks, Doozie



**Alexander "Doozie" Martin**  
Program Manager  
Friends of the Dillon Ranger District  
Email: doozie@fdrd.org  
Phone: (970) 262-3449



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## New Keystone Coffee Shop

---

**Megan Hunzeker** <megan@meganmountainhomes.com>  
To: keystonemtncoffee@gmail.com

Thu, Apr 16, 2020 at 3:54 PM

To whom it concerns:

I am writing to tell you how excited I am about the new Keystone Coffee shop that Elissa and Justin are opening in the Gateway building in Keystone.  
We are in great need of a coffee shop and more restaurant establishments in Keystone in this very convenient location.

I can't tell you how often I would support this local business. I do a lot of real estate business and find myself spending a fair amount of my week in Keystone. I do not always have the time to go into the River run to grab a bite to eat or cup of coffee. Majority of businesses are located there. I do not want to fight skiers for parking just to have to walk 10 minutes into the village.

Having a convenient coffee shop that is locally owned and located right on highway 6 will be a great addition to the keystone businesses already in the Gateway building.

I look forward to visiting their establishment and can't wait to take part in supporting another locally owned business.

Thanks  
Megan

--

Megan Hunzeker  
Real Estate Broker  
Cornerstone Real Estate Rocky Mountains  
970.366.7244 [megan@meganmountainhomes.com](mailto:megan@meganmountainhomes.com)



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Re: Thank you for contacting Colorado Real Estate Summit County, LLC

---

**David & Sarah Gourgues** <teamgourgues\_201751666@summitlivingemail.net>

Fri, Apr 17, 2020 at 8:50 AM

Reply-To: teamgourgues\_201751666@summitlivingemail.net

To: keystonemtncoffee@gmail.com

Cc: keystonemtncoffee@gmail.com

Hi Elissa,

That's very exciting news and I am sorry to hear COVID has put a damper on your opening/launch of your brewery/coffee shop. I would be happy to support your effort in any way that I can.

Where are you moving into?

**David & Sarah Gourgues**

Colorado Real Estate Company

C: 970.409.2054

E: SarahGourgues@SummiLiving.com

W: BreckenridgeStateOfMind.com



on Thursday, April 16, 2020 at 1:09:04 PM David & Sarah Gourgues wrote:

---

Hello Elissa,

Thanks for taking the time to contact Colorado Real Estate Summit County, LLC.

I wanted to send you a quick email to let you know that I have received your message and will be in touch with you shortly once I have had a chance to look over your note.

If you have any questions, please call me or send me an email.

I look forward to speaking with you very soon!

Regards,

**David & Sarah Gourgues**

Colorado Real Estate Company

C: 970.409.2054

E: SarahGourgues@SummiLiving.com

W: BreckenridgeStateOfMind.com



---

**Re: Thank you for contacting Colorado Real Estate Summit County, LLC**

---

**David & Sarah Gourgues** <teamgourgues\_201751666@summitlivingemail.net>

Fri, Apr 17, 2020 at 4:05 PM

Reply-To: teamgourgues\_201751666@summitlivingemail.net

To: keystonemtncoffee@gmail.com

That's going to be a great spot!

Will be sure to pass on this info to our agents. Everyone will be thrilled for your new business in Keystone, as are we!

**David & Sarah Gourgues**

Colorado Real Estate Company

C: 970.409.2054

E: SarahGourgues@SummiLiving.com

W: BreckenridgeStateOfMind.com



on Friday, April 17, 2020 at 10:30:14 AM Justin and Elissa Slezak wrote:

---

Thanks David and Sarah!

We are moving into the east end of the Gateway Building, where Serenity Spa used to be, next to Breeze Ski Rentals. We are currently working through the county permitting processes, and were asked to gather petition signatures and letters of support from the Keystone community. We had hoped to reach out in person to a lot of local businesses this spring, but haven't been able to do so, hence the email requests.

We appreciate the support, and here is the link to our petition if you'd like to sign it too:

<https://www.ipetitions.com/petition/keystone-coffee-company-2>

Feel free to share with anyone else who would support our coffee shop & brewery. We look forward to meeting everyone once the lockdown is over and we can open our doors!

Elissa Slezak

[Quoted text hidden]



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Support

---

**Janice Kurbjun** <jkurbjun@gmail.com>  
To: keystonemtncoffee@gmail.com

Thu, Apr 16, 2020 at 9:47 AM

We are supportive of a new coffee shop in Keystone. We wish Justin and Elissa the most success!

Janice and David Miller  
Silverthorne, David employed in Keystone.

Begin forwarded message:

**From:** Kenneth Riley <rileykenn@gmail.com>  
**Date:** April 17, 2020 at 11:59:32 AM MDT  
**To:** Gary Miller <GJMILLER@COLORADO.NET>  
**Subject:** Re: **Support for new Coffee Shop & Brewery in Keystone**

Thx  
Ken

Sent from my iPhone

On Apr 17, 2020, at 11:37 AM, Gary Miller <gjmiller@colorado.net> wrote:

I've sold out of Gateway.

It has zoning in place for years. Liquor license for small brewery needed.

I think it's main theme is a coffee shop, bakery and pizza 🍕. They have 19 parking spaces out front and are focused on Coffee. I think it's a great idea. NO place in Keystone can you park out front and get a donut or cinnamon roll with a coffee or Starbucks like coffee's and have a small meeting.

It's owned by a local.

All the best,  
Gary J Miller

---



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Support for Liquor License at Keystone Coffee Company LLC

---

**Suzanne Pugsley** <suza337@yahoo.com>

Fri, Apr 17, 2020 at 1:58 PM

Reply-To: Suzanne Pugsley <suza337@yahoo.com>

To: "keystonemtncoffee@gmail.com" <keystonemtncoffee@gmail.com>

As a full-time local resident in Dillon, Colorado and a frequent patron of businesses in Keystone, I support an approval of a liquor license for the new Keystone Coffee Company LLC owned by Justin and Elissa Slezak. They are responsible and conscientious local community members of Summit County. I look forward to having more diverse and locally-owned food and drink establishments along the Hwy 6 corridor in Keystone.

Suzanne Pugsley  
Dillon, Colorado



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## New Keystone Establishment

---

**Sarah Carney** <seslaton@gmail.com>  
To: keystonemtncoffee@gmail.com

Thu, Apr 16, 2020 at 10:09 AM

An establishment such as this, that is locally owned, will only add to the charm of Keystone! It would be such a great addition to our community!

I am in support of this!

-Sarah Carney  
Summit Cove



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Support for new Coffee Shop & Brewery in Keystone

---

Elle B Willson <elleb@freespiritliving.me>

Fri, Apr 17, 2020 at 10:30 AM

To: Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

Hello there Elissa & Justin,

Best wishes to you all with your new business! I have forwarded this email to several friends.

Warm regards,

### **ELLE B WILLSON**

Broker Associate

Certified Buyer's Representative, CBR

Certified Negotiation Expert, CNE

**Bergman Realty Grp**

**970.389.5248**

**ElleB@FreeSpiritLiving.me**

*Real Estate Curator to fulfill your Rocky Mountain Living Dream*

*Elevate the Quality of Your Life*



[Quoted text hidden]



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Support of Keystone Mtn Coffee

---

**Pinna Gallant** <pgallant@peakyogastudio.com>

Thu, Apr 16, 2020 at 11:50 AM

To: keystonemtncoffee@gmail.com

Cc: Elissa Knox <ebk99@hotmail.com>

Dear Elissa -

I'm fully in support of your new coffee shop/brewery business in the town of Keystone. I look forward to sharing a beer with you there soon!

Pinna Gallant  
Owner, Peak Yoga



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Kmc

1 message

---

**JS Pugsley** <jspugsley@hotmail.com>

Fri, Apr 17, 2020 at 7:10 AM

To: "keystonemtncoffee@gmail.com" <keystonemtncoffee@gmail.com>

Looking forward to the new Keystone Mtn Coffee! Let us know when it opens.  
Thanks,  
Scott Pugsley

[Get Outlook for Android](#)



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## More Coffee for Keystone!

---

Chris Knudsen <CHRISK@breckenridgegrandvacations.com>

Thu, Apr 16, 2020 at 11:16 AM

To: "keystonemtncoffee@gmail.com" <keystonemtncoffee@gmail.com>

I support Justin and Elissa for a new and much needed coffee shop in Keystone!

Chris Knudsen  
9703895808

[Get Outlook for iOS](#)



Justin and Elissa Slezak <keystonemtncoffee@gmail.com>

---

## Opening

1 message

---

**Rory dwyer** <mheublein1@hotmail.com>

Fri, Apr 17, 2020 at 4:48 AM

To: "keystonemtncoffee@gmail.com" <keystonemtncoffee@gmail.com>

Dear Justin and Elissa,

I am so excited for you and your new endeavor! Keystone Mountain Coffee will be a great addition to the mountain community. I can't wait to get a hot cup of coffee after a day of skiing, or to see you guys on the way up to the mountain. Good luck with the new shop.

Sincerely,

Melissa

Sent from my iPhone

Begin forwarded message:

**From:** David <[dkoch1122@aol.com](mailto:dkoch1122@aol.com)>  
**Date:** April 17, 2020 at 10:42:47 AM MDT  
**To:** "[vthisted@yahoo.com](mailto:vthisted@yahoo.com)" <[vthisted@yahoo.com](mailto:vthisted@yahoo.com)>  
**Subject:** Fwd: Support for new Coffee Shop & Brewery in Keystone  
**Reply-To:** David <[dkoch1122@aol.com](mailto:dkoch1122@aol.com)>

Good Morning Valerie!

I received this email this morning with a short time to respond. Our thought is this is a better use of close by commercial space rather than a pot shop! We both signed their online petition.

I hope you don't find this overly bothersome!

Happy sunny day!

David

Sent: Fri, Apr 17, 2020 10:11 am

Subject: FW: Support for new Coffee Shop & Brewery in Keystone



This petition has collected  
48 signatures  
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-04-17

# Keystone Coffee Company

## About this petition

I, the undersigned, support the liquor license application for business applicant Keystone Coffee Company LLC, located at 23110 US Hwy 6 Units #13-15, Keystone, CO 80435. I, the undersigned, am at least 21 years of age and am a local resident, land or homeowner, employee, or manager of a business located within Keystone.

## Signatures

1. Name: Elissa Slezak on 2020-04-16 14:56:38  
Comments:

---
2. Name: Kate Hanson on 2020-04-16 18:12:37  
Comments: I fully support this new establishment coming to the Keystone area. It will be a great addition and desperately needed!

---
3. Name: Leanne Shaw on 2020-04-16 18:41:31  
Comments:

---
4. Name: Carlin Shotts on 2020-04-16 18:55:23  
Comments:

---
5. Name: Sarah schwartz on 2020-04-16 19:08:50  
Comments: This would be so great!!!!

---
6. Name: Kim Andersen on 2020-04-16 19:09:56  
Comments:

---
7. Name: Alli Langley on 2020-04-16 19:12:35  
Comments:

---
8. Name: Jesse Mace on 2020-04-16 19:57:02  
Comments:

---
9. Name: Alison Cofer Rybak on 2020-04-16 19:58:22  
Comments: Yay Elissa!

---
10. Name: Sarah Carney on 2020-04-16 20:04:36  
Comments: This will be a great addition to our community!

---
11. Name: Jonathan Geurts on 2020-04-16 20:26:09  
Comments:

---
12. Name: Carrie Benefiel on 2020-04-16 21:01:51  
Comments: Amazing!

---
13. Name: Paige Singer on 2020-04-16 21:19:15  
Comments:

---

14. Name: Ruth Carroll on 2020-04-16 22:22:37  
Comments: I know these two people and they'll be great business owners - good and compassionate bosses and they'll be a valuable asset to this busy area of the County.
- 
15. Name: Jake Kay on 2020-04-16 22:24:21  
Comments: I live in Montezuma and would love a great spot nearby to grab a coffee in the morning and a beer in the evening. Run by these two, this would no doubt add to quality of life in the area
- 
16. Name: Dave Greenberg on 2020-04-16 22:56:38  
Comments:
- 
17. Name: Nathan Skiba on 2020-04-17 00:03:28  
Comments: Love this idea!
- 
18. Name: Christian T Nelson on 2020-04-17 00:34:54  
Comments:
- 
19. Name: Ashley Nettles on 2020-04-17 02:22:02  
Comments:
- 
20. Name: Gary Miller on 2020-04-17 03:14:47  
Comments: I approve the Petition, good folks.
- 
21. Name: Mike Mastrobuono on 2020-04-17 03:47:35  
Comments: Can't wait for this business!!!
- 
22. Name: Paula Samuelson on 2020-04-17 03:52:29  
Comments: I believe that this business will fill a much needed food and beverage gap in the growing Keystone community.
- 
23. Name: Patty Stretton on 2020-04-17 04:11:35  
Comments:
- 
24. Name: Corrine on 2020-04-17 04:22:05  
Comments:
- 
25. Name: Katie Latek on 2020-04-17 04:23:50  
Comments:
- 
26. Name: Hannah Ohlson on 2020-04-17 04:33:01  
Comments:
-

27. Name: Gabrielle Abell on 2020-04-17 04:38:24  
Comments:
- 
28. Name: Denny Weber on 2020-04-17 04:38:37  
Comments:
- 
29. Name: Dave Miller on 2020-04-17 12:34:12  
Comments:
- 
30. Name: Brandie Gruidl on 2020-04-17 13:22:27  
Comments:
- 
31. Name: Tyler Mitchell on 2020-04-17 13:29:00  
Comments:
- 
32. Name: Rebecca Larson on 2020-04-17 15:30:54  
Comments: Excited for your new company. Good luck.
- 
33. Name: Alida Toth on 2020-04-17 15:53:29  
Comments:
- 
34. Name: Elle Willson on 2020-04-17 15:56:19  
Comments: This would be fantastic addition for Keystone! Cheers & Blessings to you & your business!
- 
35. Name: grace mansen on 2020-04-17 16:20:43  
Comments:
- 
36. Name: David Koch on 2020-04-17 16:23:54  
Comments: Will be a welcome addition to our community!
- 
37. Name: Nini Koch on 2020-04-17 16:24:04  
Comments: Great !
- 
38. Name: Joe Rooney on 2020-04-17 16:51:03  
Comments: Keystone needs another coffee shop!
- 
39. Name: Gena Tadewald on 2020-04-17 16:54:10  
Comments:
- 
40. Name: Ken Tadewald on 2020-04-17 17:33:27  
Comments:

- 
41. Name: Ziad Haydar on 2020-04-17 18:03:35  
Comments: Keystone needs more!
- 
42. Name: Tim and Lori Antolovic on 2020-04-17 18:06:55  
Comments: We are owners in RiverRun townhomes and are in full support. Let us know if you need anything else.
- 
43. Name: Valerie Thisted on 2020-04-17 18:22:02  
Comments: Cheers to small businesses!
- 
44. Name: Bill Bergman- the Younger on 2020-04-17 18:26:54  
Comments:
- 
45. Name: Julieanne Gilchrist on 2020-04-17 19:17:27  
Comments: Keystone is in need of more in-town food establishments. Happy they want to open.
- 
46. Name: michela caruso on 2020-04-17 19:51:22  
Comments:
- 
47. Name: Leslie Gerhardt on 2020-04-17 20:22:29  
Comments:
- 
48. Name: Andy Grolnick on 2020-04-17 22:07:03  
Comments:
-