

CITY OF ARVADA

REGULAR MEETING

**AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
JANUARY 12, 2026
10:00 A.M.**

1. CALL TO ORDER
2. OLD BUSINESS – None
3. NEW BUSINESS

Application for Transfer of Ownership of the Retail Liquor Store License of Golden Creek LLC, d/b/a Rossi's Liquors to NC Liquor Investment d/b/a Rossi Liquor, 12399 West 64th Ave.
4. PUBLIC HEARING – None
5. OTHER AUTHORITY ITEMS – None
6. STUDY SESSION – None
10. REPORT FROM CITY ATTORNEY'S OFFICE
11. REPORT FROM CITY CLERK'S OFFICE
12. REPORT FROM POLICE DEPARTMENT
13. ADJOURNMENT

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 3.A.
DATE:** January 12, 2026

Item: Application for Transfer of Ownership of the Retail Liquor Store License of Golden Creek LLC, d/b/a Rossi's Liquors to NC Liquor Investment d/b/a Rossi Liquor, 12399 West 64th Ave.

Initiated By: Olympia Arvada LLC

Action Proposed: Consider Application

Presented by: Representatives for the applicant WILL be present.

Comments:

Attached are a copy of the state application form and the clearance memo from the Licensing Investigator.

Suggested Order:

I order that the Application for Transfer of Ownership of the Retail Liquor Store License of Golden Creek LLC, d/b/a Rossi's Liquors to NC Liquor Investment d/b/a Rossi Liquor, 12399 West 64th Ave., be approved.

Approved with the Condition: _____

Continued until the Meeting of: _____, 2026 at 10:00 p.m.

Set for Public Hearing on: _____, 2026 at 10:00 p.m.

Section A Nonrefundable application fees*

- Application Fee for New License\$1,100.00
- Application Fee for New License with Concurrent Review\$1,200.00
- Application Fee for Transfer.....\$1,100.00

Section B Liquor License Fees*

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

Section B Liquor License Fees* (Continued)

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

Section B Liquor License Fees* (Continued)

- Retail Liquor Store (County).....\$312.50
- Tavern License (City).....\$500.00
- Tavern License (County).....\$500.00
- Vintners Restaurant License (City).....\$750.00
- Vintners Restaurant License (County).....\$750.00

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

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

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

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

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

I. Applicant information

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

II. Diagram of the premises

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

III. Proof of property possession (One Year Needed)

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

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

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

V. Sole proprietor/husband and wife partnership (if applicable)

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

VI. Corporate applicant information (if applicable)

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

VII. Partnership applicant information (if applicable)

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

VIII. Limited Liability Company applicant information (if applicable)

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

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

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

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... Yes No

2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):

a. Been denied an alcohol beverage license?..... Yes No

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

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

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

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... Yes No

If "yes", explain in detail.

n/a.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? Yes No

or

Waiver by local ordinance? Yes No

Other

n/a

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,0000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No

For additional Retail Liquor Store only.

- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... Yes No N/A
- b. Are you a Colorado resident?..... Yes No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... Yes No

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

Ownership Lease Other (Explain in detail)

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

Landlord	Tenant	Expires
Ralston Plaza Shopping Center LLC	NC LIQUOR INVESTMENTS LLC	12/31/2031

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

c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
Bank of Hope		n/a	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
n/a		1st Lien/SBA Lender	
Last Name		First Name	
N/A			
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	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.

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

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

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... N/A
 Yes No

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

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

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

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... Yes No N/A

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

N/A

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

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

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

14. Campus Liquor Complex applicants answer the following:

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

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

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

15. For all on-premises applicants.

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

Last Name of Manager

N/A

First Name of Manager

N/A

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number..... Yes No N/A

Name

N/A

Type of License

N/A

Account Number

N/A

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

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

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

N/A

First Name of Manager

N/A

18. Entertainment Facility License

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

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

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

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

19. Tax Information.

a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name	Date of Birth (MM/DD/YY)
Na Mi Choi	

Street Address

City	State	ZIP Code	Position	% Owned
Castle Pines	CO	80108	Managing Member	100%

Name	Date of Birth (MM/DD/YY)
N/A	

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

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

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Na Mi Choi

Title

Managing Member

Authorized Signature

Date (MM/DD/YY)

01/03/2025

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

Date application filed with local authority

[Empty box]

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

01/12/2026

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

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

Fingerprinted

Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

Date of inspection or anticipated date

[Empty box]

Will conduct inspection upon approval of state licensing authority

Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?

Yes No

Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? Yes No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? Yes No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

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

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

Proof of Violation

Local Licensing Authority for

Telephone Number

Town, City

County

Printed Name

Signature

Title

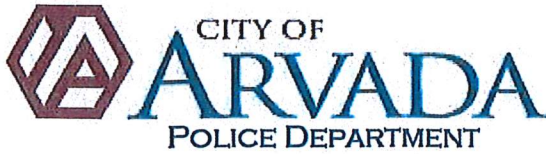
Date (MM/DD/YY)

Printed Name

Signature

Title

Date (MM/DD/YY)



LIQUOR INVESTIGATION REPORT

Date: December 22, 2025

To: Liquor Licensing Authority

From: Alyssa Hoak, Liquor License Investigator AH

Subject: Application for a transfer of ownership of the Retail Liquor Store (city) Liquor License for Rossi's Liquors
From Golden Creek, LLC d/b/a Rossi's Liquors
To NC Liquor Investments LLC d/b/a Rossi Liquors
12399 W 64th Ave.

TRANSFER OF OWNERSHIP APPLICATION

The current license holder, Golden Creek, LLC d/b/a Rossi's Liquors holds a Retail Liquor Store (city) (RLS) license for off-premises consumption. NC Liquor Investments LLC has purchased this location and has requested the RLS license be transferred. NC Liquor Investments LLC has 100% interest. The store has been operating with a temporary permit issued on July 18th, 2025, which expires on November 15th, 2025, and has been extended to January 15th, 2026. Copies of the permits are attached as *Exhibit A (2 pages)*.

LIMITED LIABILITY COMPANY APPLICANT

The location is now held by NC Liquor Investments LLC. NC Liquor Investments LLC is 100% owned by Na Mi Choi in the position of Managing Member. NC Liquor Investments LLC was formed and registered with the Colorado Secretary of State's office in May 2025. The Certificate of Good Standing is attached as *Exhibit B*.

CHARACTER AND REPUTATION

Na Mi Choi is over the age of 21 and is a permanent resident of the U.S. born in Seoul, South Korea. She currently resides in Castle Pines, Colorado. Na Mi Choi does not have any outstanding felony or misdemeanor warrants in Colorado, or extraditable warrants in other states, nor did I find her to be involved in any pending criminal or civil litigation in Colorado. She holds a valid Colorado driver's license.

She completed an Individual History Record, which she signed under oath. One question asks whether the applicant has ever been convicted of a crime or received a suspended sentence, deferred sentence or forfeited bail for any offense in criminal or military court. The answer provided was "In 2004-2005 I was arrested for selling counterfeit purses in Flatirons Mall in Broomfield, CO. Later the charges were reduced to theft." A criminal history records search shows this arrest occurred on November 8th, 2003, and the Broomfield County Court record shows on January 30th, 2004, the disposition of "dismissed" for the

“Trademark Counterfeiting” charge, a Class 2 Misdemeanor, and the disposition of “guilty” for the “Theft-under \$100” charge, a Class 3 Misdemeanor. The \$500.00 fine and imposed court costs were paid.

Her fingerprints were sent to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the database of previous arrests. No adverse contacts were found, other than the 2003 arrest listed above.

PROOF OF POSSESSION

Ralston Plaza Shopping Center LLC has amended their existing lease agreement at 12399 W 64th Ave, Arvada, CO 80004 to change the tenant from Golden Creek LLC to NC Liquor Investments LLC with an extension of the lease term. The lease term extends from June 27th, 2025, to December 31st, 2031 (78 months).

SOURCE OF FUNDS

A total investment of \$373,000.00 will be made into Rossi Liquors. The bulk of the funding comes from a 10-year Small Business Administration (SBA) loan from Bank of Hope at 2852 S Parker Rd, STE 1260, Aurora, CO 80014 for \$350,000.00. The loan requires a 25% down payment of \$87,000.00, and the remaining \$263,000.00 loan was approved by the SBA, with Bank of Hope as the lender.

The additional source of funding is a gift of \$110,000.00 from Na Mi Choi’s husband, Dae Kim, from the March 2025 sale of his previous retail liquor store Sunset Wine & Spirits at 26 E Arapahoe Rd, Littleton, CO 80122. Dae Kim signed a gift letter stating that he was giving \$110,000.00 from this sale to his wife, and he will have no interest in the ownership or the liquor license for the store. No other sources of funding were disclosed.

PREVIOUS VIOLATION HISTORY / CALLS FOR SERVICE

Using police databases, I searched the call history at 12399 W 64th Ave for the last year. There were 6 calls for service, 1 of which was liquor related. I also conducted a search on the Department of Revenue (DOR) website for the result of compliance checks at this location back to when it was established in 2011. There were 10 compliance checks, completed between September 18th, 2012, and November 22nd, 2024. This location passed each one, except for one failure on September 18th, 2012.

Na Mi Choi stated she was previously employed as a manager at the retail liquor store Sunset Wine & Spirits on 26 E Arapahoe Rd, Littleton, CO 80232 from January 2016 to March 2025. I searched the call history during her employment. There were 11 calls for service, 2 of which were liquor related. I also conducted a search on the DOR website for the result of compliance checks at this location during her employment. There were 3 compliance checks. This location passed on February 7th, 2023, and September 1st, 2023, and there was one failure on November 12th, 2019.

LIQUOR EDUCATION / EXPERIENCE

Na Mi Choi completed TIPS-Off Premise certification on February 8th, 2025. A copy of the certificate is attached as *Exhibit C (2 pages)*.

ITEMS PERMITTED TO BE SOLD

Retail Liquor Stores are permitted to sell nonalcohol products in addition to alcohol, as long as the annual

gross revenue derived from the sale of non-alcohol products does not exceed 20% of the business' total annual gross sales.

PROHIBITED LIQUOR INTERESTS

Unless licensed prior to January 1, 2016, individuals and companies are permitted to hold only one Retail Liquor Store license in Colorado, and they are not allowed to hold other classes of licenses, other than an Arts license or Airline Public Transportation System license. Na Mi Choi is not believed to hold a financial interest in any other liquor license. The Department of Revenue will verify she is not a registered owner of any other liquor license before completing her transfer of ownership registration with Rossi Liquors.

REGISTERED MANAGER

Holders of a Retail Liquor Store license are not required to register a manager for the business.

BUSINESS LICENSE / SALES TAX

NC Liquor Investments LLC is a new establishment in Arvada; therefore, no sales tax payments have been made. City of Arvada records show the current license holder Golden Creek, LLC d/b/a Rossi's Liquors is current in the payment and filing of their Sales & Lodgers tax. This location also has a current City of Arvada Business License and a State Sales Tax License.



This License Must Be Posted in Public View

TEMPORARY PERMIT

This is to certify that on July 18, 2025,
this Temporary Permit has been issued to:

NC Liquor Investments LLC
d/b/a
Rossi Liquors
located at
12399 West 64th Ave.
Arvada, Colorado 80004

Name of current Licensee: Golden Creek LLC
State License Number: 42-96942-0000
City License Number: 17187

This Temporary Permit is valid until such time as the application to transfer ownership of the license to the applicant is granted, or for 120 days, whichever shall come first.

SEAL

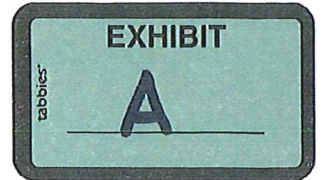


Sarah M. Walters
Sarah Walters
Deputy City Clerk

This permit authorizes the transferee to sell alcoholic beverages or fermented malt beverages during the period in which the transfer of ownership is pending. This permit may be canceled, revoked, or summarily suspended if the Local or State Licensing Authority determines that there is probable cause to believe that the transferee has violated any provisions of the Colorado Liquor/Beer Code or has violated any rule or regulation adopted by the Local or State Licensing Authority or has failed to truthfully disclose those matters required pursuant to the application forms required.

TEMPORARY PERMIT EXPIRES
November 15, 2025

This License Must Be Posted in Public View



TEMPORARY PERMIT

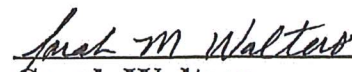
This is to certify that on November 16, 2025,
this Temporary Permit has been issued to:

NC Liquor Investments LLC
d/b/a
Rossi Liquors
located at
12399 West 64th Ave.
Arvada, Colorado 80004

Name of current Licensee: Golden Creek LLC
State License Number: 42-96942-0000
City License Number: 17187

This Temporary Permit is valid until such time as the application to transfer ownership of the license to the applicant is granted, or for 60 days, whichever shall come first.

SEAL



Sarah Walters
Deputy City Clerk



This permit authorizes the transferee to sell alcoholic beverages or fermented malt beverages during the period in which the transfer of ownership is pending. This permit may be canceled, revoked, or summarily suspended if the Local or State Licensing Authority determines that there is probable cause to believe that the transferee has violated any provisions of the Colorado Liquor/Beer Code or has violated any rule or regulation adopted by the Local or State Licensing Authority or has failed to truthfully disclose those matters required pursuant to the application forms required.

TEMPORARY PERMIT EXPIRES
January 15, 2026



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,

NC LIQUOR INVESTMENTS LLC

is a

Limited Liability Company

formed or registered on 05/28/2025 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 20251606407 .

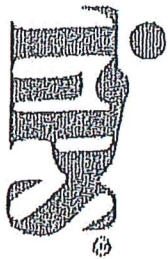
This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/13/2025 that have been posted, and by documents delivered to this office electronically through 11/19/2025 @ 15:25:11 .

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 11/19/2025 @ 15:25:11 in accordance with applicable law. This certificate is assigned Confirmation Number 17902892 .



Secretary of State of the State of Colorado

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



CO Off-Premise

CERTIFIED

Issued: 02/08/2024

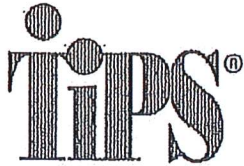
Expires: 02/07/2026

Certificate #: OFF-000033122772

NAMI CHOI

8686 PARK MEADOWS CENTER DR.

LONE TREE CO 80124-512



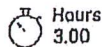
CERTIFICATE OF COMPLETION

This certifies that

NAMI CHOI

is awarded this certificate for

TIPS: Colorado Off-Premise Alcohol Seller Training



Hours
3.00



Completion Date
02/08/2024



Expiration Date
02/07/2026



Certificate #
OFF-000033122772

A handwritten signature in black ink, appearing to read "Sara H. McFadden".

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com