

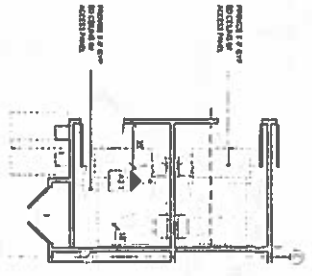
Application for Colorado Liquor Sales Room

Regulation 47-428, 1 C.C.R. 203-2

<input checked="" type="checkbox"/> Malt Liquor <input type="checkbox"/> Limited Winery <input type="checkbox"/> Winery <input type="checkbox"/> Distillery		<input type="checkbox"/> Temporary (3 days or less)		<input checked="" type="checkbox"/> Permanent	
1. Name of Applicant exactly as it appears on your current Colorado Liquor License. <i>Ascent Brewing Co</i>					
2. Trade Name of Applicant <i>Bruz Beers</i>					
3. State Sales Tax No. <i>30323230</i>			Applicant Liquor License No. <i>4705798 + 4701700</i>		
4. Business Address of Applicant (Number and Street) <i>1675 W. 67th Ave #100</i>			City <i>Denver</i>	State <i>CO</i>	ZIP <i>80221</i>
5. Mailing Address (Number and Street)			City	State	ZIP
6. Phone Number <i>720-313-1724</i>			7. Email Address <i>Ryan@BruzBeers.com</i>		
8. Sales Room Location (Full Address) <i>1495 York Street unit 102 Denver, CO 80206</i>			9. Dates of Events: From Date: _____ Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM To Date: _____ Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM		
10. Rights to Premises Granted by: (attach a copy of the Premises Use Authorization letter or lease if not previously submitted) <i>Landlord: St. Charles Town Co</i>					
11. Renting/Leasing % Basis <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12. If Yes, List % and Interested Party. Use Additional Sheet if Necessary. <i>100%</i>			
13. Alcohol will be sold (check all that apply) <input checked="" type="checkbox"/> For on-premises consumption (if selected, please file this application with the Local Licensing Authority and the State Licensing Authority) <input checked="" type="checkbox"/> For off-premises consumption					
14. The Sales Room Applicant affirms they have complied with local zoning restrictions? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
15. Additional Required Documents <input checked="" type="checkbox"/> Attach an outlined diagram of proposed premises <input checked="" type="checkbox"/> Attach a copy of the premises control plan describing how the premises will be controlled to ensure compliance with liquor code and rules. It must include restricting sales to minors and visibly intoxicated persons and insuring that customers cannot leave the premises with an open container of alcohol. <input checked="" type="checkbox"/> Attach a copy of any contracts and/or operating agreements pertaining to the sales room.					
Local Licensing Authority Name <i>Excise and Revenue</i>			Date Application Copy Submitted to Local Licensing Authority <i>5-29-19</i>		
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, Beer Code and Liquor Rules which affects my permit.					
Applicant Signature <i>[Signature]</i>			Title <i>President</i>	Date <i>4.5.19</i>	
Notice to Local Licensing Authority					
This application for a Sales Room will be granted to the above name applicant unless any of the below listed conditions apply. If any of these conditions apply please contact the State Licensing Authority immediately.					
<input type="checkbox"/> Issuance of this permit would impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances. <input type="checkbox"/> If granted this permit would result in violations of the Colorado liquor code or the laws of the local government. (specify) <input type="checkbox"/> Issuance of this permit would violate local zoning laws.					
For events lasting <u>three consecutive days or less</u> , the Local Licensing Authority has ten (10) business days to submit its determination to the State Licensing Authority.					
For events lasting <u>four or more consecutive days</u> , the Local Licensing Authority has forty-five (45) days to submit its determination to the State Licensing Authority.					
Local Licensing Authorities can send the approval via mail or email to dor_led@state.co.us					
If the Local Licensing Authority does not submit a response or determination within the time specified, the State Licensing Authority shall deem that the Local Licensing Authority has determined that the proposed sales room will not impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances or that the applicant will sufficiently mitigate any impacts identified by the Local Licensing Authority.					
Licensing Authority Signature <input type="checkbox"/> Object <input type="checkbox"/> Do Not Object			Local Licensing Authority Contact Name		Phone Number

If the Local Licensing Authority objects to the sales room, provide a separate page with details of the objection.

COPYRIGHT NOTE

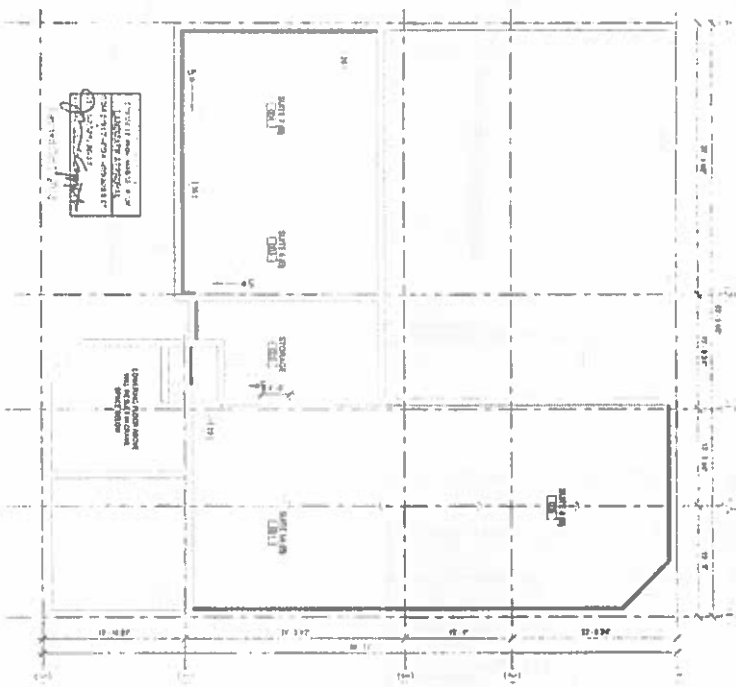


3 ENLARGED PLANS - RESTROOMS
1/4" = 1'-0"

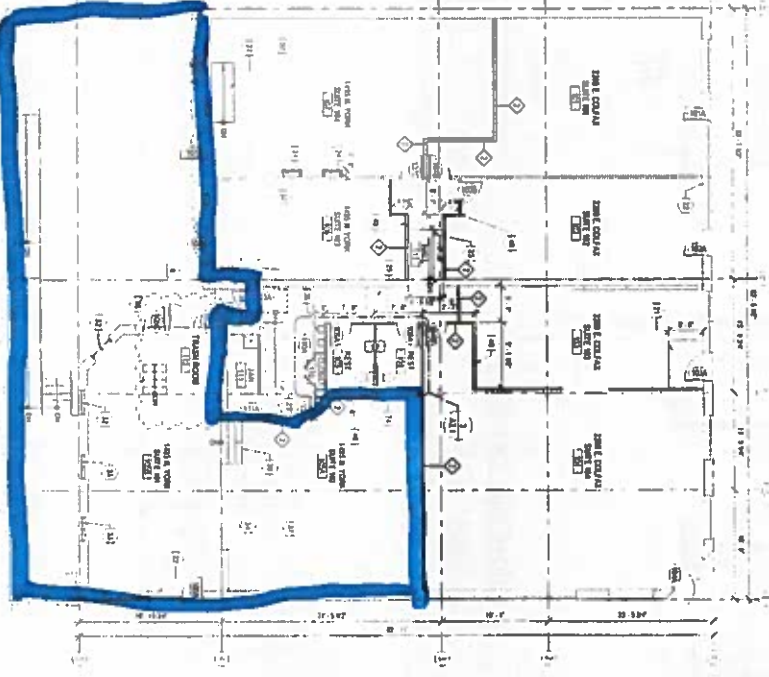
FINISH LEGEND

NO.	FINISH	DESCRIPTION
1	PAINT	INTERIOR WALLS AND CEILING
2	CEILING	ACoustic TILE
3	FLOOR	CONCRETE
4	FLOOR	CERAMIC TILE
5	WALL	CERAMIC TILE
6	WALL	GLASS
7	WALL	WOOD PANELING
8	WALL	PLASTER
9	WALL	BRICK
10	WALL	CONCRETE
11	WALL	STUCCO
12	WALL	EIFS
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1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

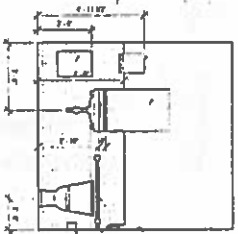


2 FIRST FLOOR PLAN
1/8" = 1'-0"



Proposed License Area - Alcohol

4 INT. ELEVATION - RESTROOM
1/4" = 1'-0"



5 RAINING DETAILS
1/4" = 1'-0"



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE FOUNDATION.
6. ALL EXCAVATIONS SHALL BE PROTECTED AND REINFORCED AS REQUIRED.
7. ALL FOUNDATIONS SHALL BE CONCRETE ON A MINIMUM OF 4" COMPACTED GRAVEL.
8. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM MOISTURE AND WATER PENETRATION.
9. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
10. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
11. ALL INTERIORS SHALL BE FINISHED TO THE STANDARD OF A HIGH QUALITY RESIDENTIAL BUILDING.
12. ALL EXTERIORS SHALL BE FINISHED TO THE STANDARD OF A HIGH QUALITY RESIDENTIAL BUILDING.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC PRESERVATION STANDARDS.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.
20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENERGY EFFICIENCY STANDARDS.
21. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SUSTAINABILITY STANDARDS.
22. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED WELL-BEING STANDARDS.
23. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COMMUNITY ENGAGEMENT STANDARDS.
24. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL HERITAGE STANDARDS.
25. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL JUSTICE STANDARDS.
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BASEMENT AND FIRST FLOOR PLANS
A2.1

SAVAGEAU BUILDING
200 E. COLVIA AVE
DENVER, CO 80202

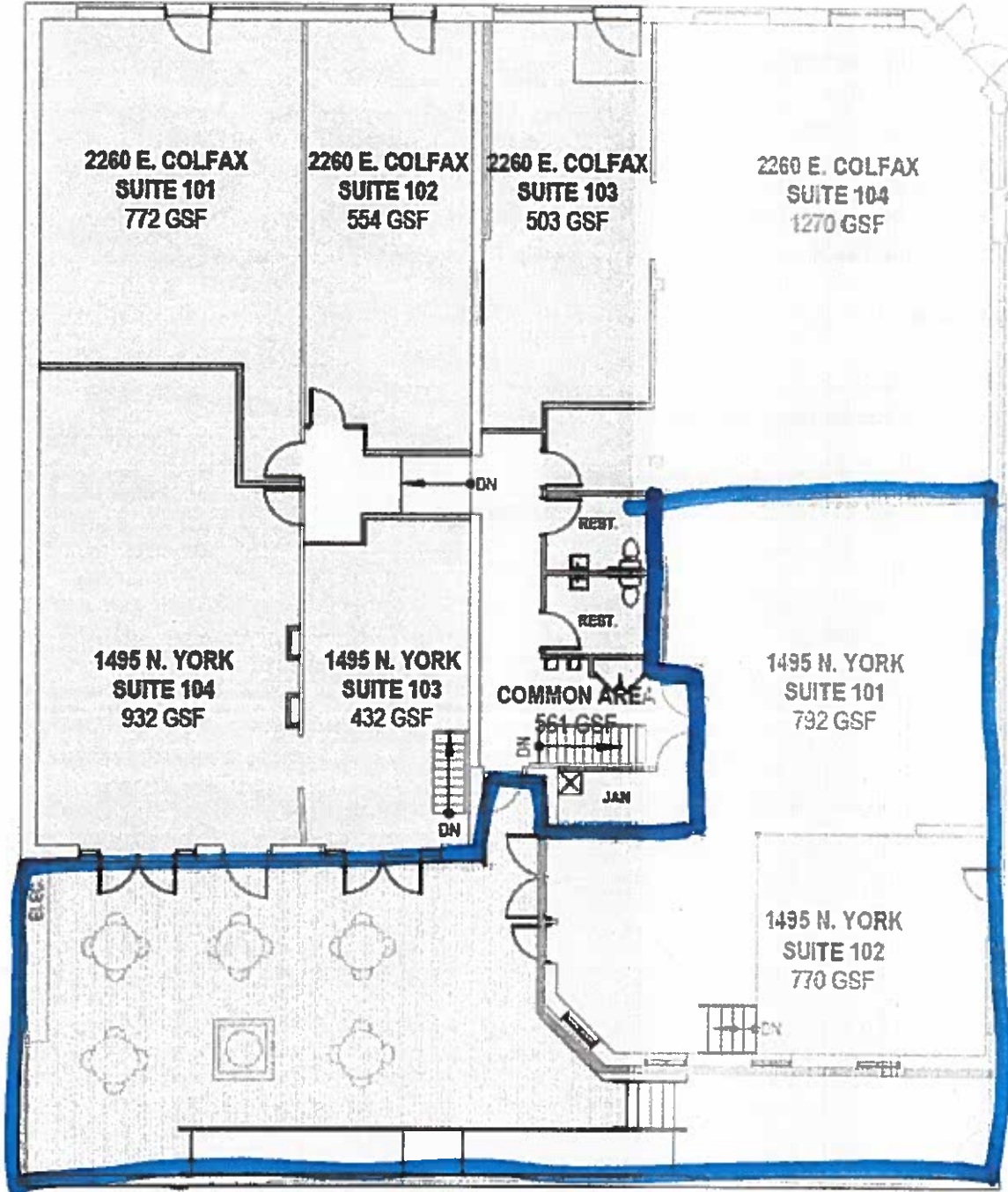
NO.	DATE	DESCRIPTION
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3	12/15/2024	PRELIMINARY DESIGN
4	01/15/2025	SCHEMATIC DEVELOPMENT
5	02/15/2025	CONCEPT DEVELOPMENT
6	03/15/2025	PRELIMINARY DESIGN
7	04/15/2025	SCHEMATIC DEVELOPMENT
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99	12/15/2032	PRELIMINARY DESIGN
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200 E. COLVIA AVE
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1111

EXHIBIT A

SITE PLAN OF LEASED PREMISES & BUILDING



The "Leased Premises"



Proposed Liquor License Controlled Area