



**Office of the City Clerk**  
**7887 E. 60<sup>th</sup> Ave.**  
**Commerce City, CO 80022**  
**Telephone: (303)289-3611**  
**Facsimile: (303)227-8798**  
[lbauer@c3gov.com](mailto:lbauer@c3gov.com)

November 16, 2017

KNL Corp  
8803 Colorado Blvd #D-306  
Thornton, CO 80229

Re: Halftime Sports Bard Liquor License Renewal Fee

While processing your liquor license renewal application, I discovered that your lease documents are outdated. According to the Adams County Assessor, the property, 6051 Quebec St., Commerce City, CO 80022, changed ownership in 2015 from WG Family Partnership, LLLP to 6051 LLC. In order to process your renewal application, I will need a new lease agreement between 6051 LLC and KNL Corp. Please contact me at (303)289-3676 with any questions.

Sincerely,

Laura Bauer, MMC  
City Clerk

Enclosure

## Adams County Assessor Sales Summary

**Parcel Number:** 0182308117018

**Account Number:** R0091366

**Owners Name and Address:**

6051 LLC

4950 S YOSEMITE ST STE F2-353  
GREENWOOD VILLAGE CO 80111-1350

**Property Address:**

6051 QUEBEC ST  
COMMERCE CITY CO

### Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
05/29/1998	\$10.00	QC	C0403038	5348	613	GOLDBERG WALTER	JADAG-LLC	\$0	05/29/1998
08/04/2009	\$0	QC	09000060620	2009		JADAG-LLC	JDAG-LLC	\$0	08/13/2009
07/30/2012	\$0	BLK	12000057361	2012		JDAG-LLC	WG FAMILY PARTNERSHIP LLLP C/O WALTER GO	\$0	08/07/2012
06/11/2015	\$0	BLK	15000097859	2015		WG FAMILY PARTNERSHIP LLLP	6051 LLC	\$0	11/20/2015

Click [here](#) to go to Clerk / Recorder search page

**Note:** Data is updated daily. Above data was updated as of: 11/15/17

**Legal Disclaimer:** Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

Go to Account Information Go to Sales Information Go to Value Information Map It!

# Adams County Commercial Property Profile

## Account Summary

**Parcel Number:** 0182308117018

**Account Number:** R0091366

**Owners Name and Address:**

6051 LLC  
4950 S YOSEMITE ST STE F2-353  
GREENWOOD VILLAGE CO 80111-1350

**Property Address:**

6051 QUEBEC ST  
COMMERCE CITY CO

### Legal Description

SUB:ORCHARD & VEGETABLE GRDN NO1 ROSE HILL BLK:4 DESC: BEG 20 FT S OF NE COR PLOT 5 TH W  
95/25 FT TH S 145 FT TH E 95/25 FT TH N 145 FT TO BEG EXC RD

### Subdivision Plat

ORCHARD & VEGETABLE GRDN NO1 ROSE HILL

### Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0091366	On or Before 01/01/1996	250	90.618

### Permit Cases

ANX1962-00003

**Note:** Data is updated daily. Above data was updated as of: 11/15/17

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June 1, 2015

This document is a sub-lease agreement between Robert Ritzdorf and  
Ka Yang KNL Corp, under the following conditions:

- 1) All conditions and provisions on the original lease dated Jan 15, 2015 between BBT, Inc. and W.G. family partnership must be honored and met.
- 2) All payments will be made timely according to original lease.
- 3) Copy of original lease given to all parties.
- 4) If all conditions are not met sub lease is canceled

Robert Ritzdorf (BBT) INC.

Robert Ritzdorf

Date 6-2-15

Ka Yang (KNL) Corp.

[Signature]

Date 6/2/15

permission to sublease

WG Family Partnership, LLP  
4950 S. Yosemite St F2#353  
Greenwood Village, Co. 80111

May 28, 2015

Re: Sublease

Bob & Birdie,

This document serves as permission for you, and BBT, Inc. d/b/a HalfTime Sports Bar, Inc., to sublet the premises at 6051 Quebec, Commerce City, Colorado, 80022 to KNL, Inc and Kay Yang/Chad L. Hartzler subject to the following terms and conditions:

1) The sublet tenant is accountable to all terms and conditions of the original lease and the extension effective Jan. 15, 2015.

2) The sublet tenant must provide proof that they hold an insurance policy with WG Family Partnership, LLP (or any new company that the title of the property may be transferred to), as an additional named insured with an amount no less than \$1,000,000 or higher if you hold a higher amount currently.

3) Ka & Leo will provide WG Family Partnership, LLP with a letter stating that one or the other of them will be present at the property during business hours.

4) Ka & Leo will personally guarantee the sublease.

5) All of the documents, including a copy of the sublease, are provided to WG Family Partnership, LLP, at their place of business.

Upon meeting of these conditions, and assuming that those conditions continue to be met during the entire time of the sublease agreement, WG Family Partnership, LLP, gives permission for you to execute a sublease.

For BBT, Inc  
Robert Rytina  
President  
Date 5-29-15

For WG Family Partnership, LLP  
David D. Wilmont  
Date 5-29-15

**SECTION XXIII  
DESTRUCTION OF PREMISES**

In the event the Premises are partially damaged or destroyed or rendered partially unfit for occupancy by fire or other casualty, Tenant shall give immediate notice to Landlord. Landlord may repair the damage and restore the Premises to substantially the same condition as immediately prior to the occurrence of the casualty. Such repairs shall be made at Landlord's expense unless due to the negligence or fault of Tenant or its visitors, licensees, or invitees. Landlord shall allow Tenant a fair reduction of rent during the time the Premises are partially unfit for occupancy. If the Premises are totally destroyed or deemed by the Landlord to be rendered unfit for occupancy by fire or other casualty, or if Landlord shall decide not to repair or rebuild, this Lease shall terminate and the rent shall be paid to the time of such casualty.

**SECTION XXIV  
CONDEMNATION**

If the whole or any substantial part of the Premises is taken for any public or quasi-public use under any governmental law, ordinance or regulation or by right of eminent domain or should the Premises be sold to a condemning authority under threat of condemnation, this Lease shall terminate and the rent shall be abated during the unexpired portion of the Lease effective from the date of the physical taking of the Premises.

In all other respects, all terms of the Lease are adopted and incorporated herein and shall continue during this extended term as if set forth herein.

This agreement shall be binding upon and shall inure to the benefit of the Parties, their successors, assigns and personal representatives.

In witness whereof, each Party to this Extension of Lease has caused it to be executed as of the date first written above.

LANDLORD:

TENANT

WG Family Partnership LLLP

BBT, Inc. d/b/a Halftime Sports Bar, Inc.

By: 

By: 

Its Partner

Its President

Date: 11/10/14

Date: 11-4-14

## Extension of Lease

This Extension of Lease, effective as of January 15, 2015, is made by and between WG Family Partnership LLLP ("Landlord"), whose address is P.O. Box 31170, Aurora, Colorado 80041-0170, County of Arapahoe, State of Colorado, and BBT, Inc. d/b/a Halftime Sports Bar, Inc. ("Tenant"), whose address is 6051 Quebec, Commerce City, Colorado 80022 (collectively referred to as "Parties" and singularly as a "Party") relative to that certain Lease (the "Lease") for premises known as 6051 Quebec, Commerce City, Colorado 80022, County of Adams, State of Colorado (the "Premises"), effective January 15, 2015.

For good consideration, Landlord and Tenant each agree to extend the term of the Lease for a period of five years, commencing on January 15, 2015 and terminating on January 14, 2020, with no further right of renewal or extension beyond said termination date. During the extended term, (1) for the first two years Tenant shall pay Landlord rent of \$ 21,600 (TWENTY ONE THOUSAND SIX HUNDRED DOLLARS) payable in equal monthly instalments of \$1,800 (ONE THOUSAND EIGHT HUNDRED DOLLARS) on the fifteenth day of each month, and (2) for the final three years Tenant shall pay Landlord rent of \$ 22,800 (TWENTY TWO THOUSAND EIGHT HUNDRED DOLLARS) payable in equal monthly instalments of \$1,900 (ONE THOUSAND EIGHT HUNDRED DOLLARS) on the fifteenth day of each month.

The Parties hereby adopt and all original terms of the Lease in its entirety, with the following additional new terms:

### SECTION XX HOLDING OVER

Failure of Tenant to surrender the Premises at the expiration of the Lease constitutes a holding over which shall be construed as a month to month tenancy at a rate of \$ \$3,800 per month. Either party may cancel said month to month tenancy on one month's advance written notice to the other party.

### SECTION XXI CONDITION OF PREMISES

Tenant has examined and accepts the Premises in its present "as is" condition as suitable for the purposes for which the same are leased.

### SECTION XXII ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease nor sublet the Premises or any interest therein without first obtaining the written consent of Landlord. An assignment or subletting without the written consent of Landlord shall be void and shall, at the option of Landlord, terminate this Lease. Sale or transfer of a controlling interest in Tenant shall be considered an assignment of this Lease.

**RETAIL LIQUOR OR 3.2 BEER  
 LICENSE RENEWAL APPLICATION**

Fees Due	
Renewal Fee	9500
Storage Permit \$200 x _____	_____
Optional Premise \$200 x _____	_____
Related Resort \$75 x _____	_____
<b>Amount Due/Paid</b>	<b>9500.00</b>

HALF TIME SPORTS BAR  
 8803 COLORADO BLVD #D-306  
 THORNTON CO 80229

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

**PLEASE VERIFY & UPDATE ALL INFORMATION BELOW**

Licensee Name <b>KNL CORPORATION</b>		DBA <b>HALF TIME SPORTS BAR</b>	
Liquor License # 4705091	License Type Tavern (city)	Sales Tax License # 30348224	Expiration Date 12/06/2017
Due Date 10/22/2017			
Operating Manager <i>Ka Yang</i>	Date of Birth <i>5/24/74</i>	Home Address <i>8803 Colorado Blvd #D 306 Thornton CO 80229</i>	
Manager Phone Number <i>720 989 7015</i>	Email Address <i>KNLcorpe.wescol.org</i>		
Street Address 6051 QUEBEC STREET COMMERCE CITY CO 80022			Phone Number 3032884253
Mailing Address 8803 COLORADO BLVD #D-306 THORNTON CO 80229			

- Do you have legal possession of the premises at the street address above?  YES  NO  
 Is the premises owned or rented?  Owned  Rented\* \*If rented, expiration date of lease 1/2020
- Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.  YES  NO  
**NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation.  YES  NO
- Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  YES  NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  YES  NO

**AFFIRMATION & CONSENT**

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

Type or Print Name of Applicant/Authorized Agent of Business <i>Ka Yang</i>	Title <i>President</i>
Signature 	Date <i>10/18/17</i>

**REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report at such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. THEREFORE THIS APPLICATION IS APPROVED.

Local Licensing Authority For	Date
Signature	Title
	Attest