

State of Arizona
Department of Liquor Licenses and Control

Created 04/25/2024 @ 08:38:08 AM

Local Governing Body Report

LICENSE

Number:	INP020028131	Type:	INP INTERIM PERMIT
Name:	CACTUS SPIRITS & FINE TOBACCO		
State:	Active		
Issue Date:	04/25/2024	Expiration Date:	08/08/2024
Original Issue Date:	04/25/2024		
Location:	4273 S HIGHWAY 92 SIERRA VISTA, AZ 85650 USA		
Mailing Address:	4273 S HIGHWAY 92 SIERRA VISTA, AZ 85650 USA		
Phone:	(520)803-9292		
Alt. Phone:	(520)235-5684		
Email:	KKRAMBER75@GMAIL.COM		

AGENT

Name:	KEVIN ARNOLD KRAMBER
Gender:	Male
Correspondence Address:	536 E WAGON BLUFF DRIVE TUCSON, AZ 85704 USA
Phone:	(520)235-5684
Alt. Phone:	
Email:	KKRAMBER75@GMAIL.COM

OWNER

Name:	ISHWAR INC		
Contact Name:	KEVIN ARNOLD KRAMBER		
Type:	CORPORATION		
AZ CC File Number:	23660523	State of Incorporation:	AZ
Incorporation Date:	04/03/2024		
Correspondence Address:	536 E WAGON BLUFF DRIVE TUCSON, AZ 85704 USA		
Phone:	(520)235-5684		
Alt. Phone:			
Email:	KKRAMBER75@GMAIL.COM		

Officers / Stockholders

SECTION 7 Person to Person Transfer ARS§4-203(C), (D), (G)

- 1. License #: 09020049
- 2. Current Agent Name / Individual Name: Chavez Adenito Albert
Last First Middle
- 3. Current Ownership Name: Cactus Spirits & Fine Tobacco II, Inc.
(Exactly as it appears on the license)
- 4. Premises Name: Cactus Spirits & Fine Tobacco
(Exactly as it appears on the license)
- 5. Premises Location Address: 4273 S. Highway 92 Sierra Vista AZ Cochise 85650
Street City State County Zip
- 6. Current Daytime Phone: 520.458.7000 Email Address: achavez21@cox.net
- 7. Does current licensee intend to operate the business while this application is pending? Yes No
- 8. I, (Signature): [Signature] authorize the transfer of this license to the applicant.
(Current Agent/Individual as listed on the license certificate)

SECTION 8 Location Transfer- Current Licensee Information ARS§4-203(C), (D), (G)

- 1. License #: _____
- 2. Current Business: Name: _____
Address: _____
(Exactly as it appears on license)
- 3. New Business: Name: _____
Address: _____

SECTION 9 Proximity to School

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

The above paragraph **DOES NOT** apply to:
Series 01 Producer
Series 03 Microbrewery
Series 04 Wholesaler/Distributor
Series 05 Government license
Playing area of a golf course

Series 11 Hold/mate license
Series 12 Restaurants that do not sell growlers
Series 13 Farm Winery
Series 18 Craft Distillery

Distance to nearest School: _____ Name of School: _____
(If less than one (1) mile, note footage)
School Address: _____

BILL of SALE and RECEIPT

This Bill of Sale is for personal property and goods located at:

4273 S Highway 92 Sierra Vista AZ 85650

For valuable consideration of \$10.00 or (\$) 100,000.00, I or We:

Cactus Spirits & Fine Tobacco II Inc, Adenito A Chavez, Director
Print Seller(s) name(s) above

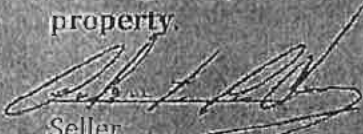
Hereby transfer, convey or sell the following personal property items, free of any security interest, lien or other encumbrance to Buyer(s), in "As Is" and "Where Is" condition, or as otherwise warranted or described by Seller(s) herein.

List Personal Property Items by description, serial number or other identifying characteristics below:

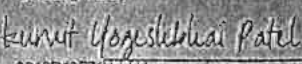
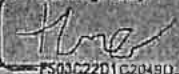

1. Liquor License # 09020049 will transfer to ISHWAR INC upon the successful
2. close of escrow of the property located at 4273 S Highway 92 Sierra Vista AZ 85650
3. in Cochise County AZ.
4. _____
5. _____
6. _____
7. _____
8. _____

See attached inventory/pictures made a part hereof.

The payment for and transfer of goods or personal property itemized herein shall be contingent upon the successful close of escrow for the sale of the above referenced real property.

	<u>4-30-24</u>	_____	_____
Seller	Date	Seller	Date
Adenito A Chavez, Agent			

In return for said Bill of Sale, Buyer(s) hereby tender said consideration to Seller(s) and accepts the Personal Items described herein in an "As Is" and "Where Is" condition, or as otherwise warranted or described herein, as affirmed with signature(s) and date below:

	<u>3/30/2024</u>		<u>3/30/2024</u>		<u>3/30/2024</u>
Buyer	Date	Buyer	Date	Buyer	Date
Kurvit Yogeshbhai Patel, Member		Hardik Punambhai Patel, Member		Yashoda Rai, Member Long Realty Company March 2016	

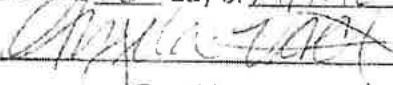
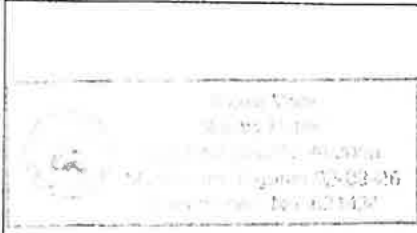
SECTION 5 Interim Permit

If you intend to operate business while the application is pending, you will need an interim permit pursuant to A.R.S. § 4-203.01. For approval of an interim permit: There must be a valid license of the same series currently issued to the location.

- 1. Current license number at the Premises: 09020049
- 2. If the license is **NOT** currently in use, how long has it been since the license was last used at this location? N/A

I (Print Full Name) Adenito Albert Chavez (Pres./CEO) hereby declare that I am the Current Owner, Agent, or Controlling Person on the stated license and location.

Sign in front of Notary: 

State of <u>ARIZONA</u> County of <u>COCCHISE</u> Signed before me on this <u>16th</u> day of <u>APRIL</u> , 20 <u>24</u> . Notary Signature <u></u> My commission expires on <u>2-13-2026</u>	 Notary Seal
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SECTION 6 Background Check

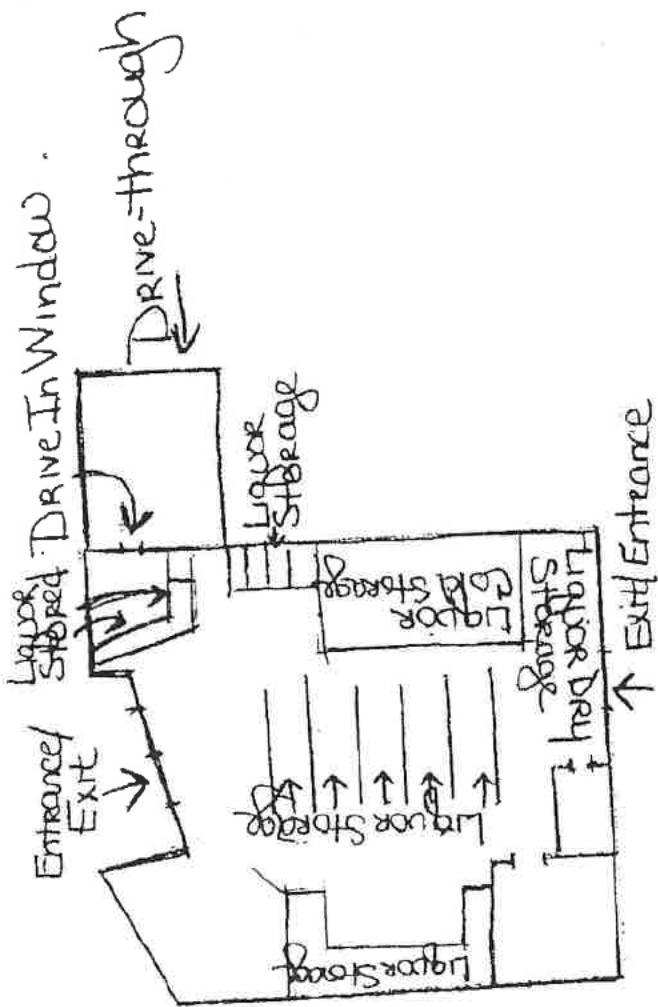
EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND \$22 PROCESSING FEE PER CARD.

- 1. If the applicant is an entity, and not an individual, answer questions 1a-b.
 - a) Date Incorporated/Organized: _____ State where Incorporated/Organized: _____
 - b) AZ Corporation or AZ L.L.C. Entity No: _____ Approval Date: _____
- 2. List any individual or entity that owns a beneficial interest of 10% or more and/or controls the applicant or licensee. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip

(Attach additional sheet if necessary)

2,231 SQ
FEET



INTERIM PERMIT (INP) NOTARY PAGE	Sect. 5-IP.pdf	04/15/2024
MISCELLANEOUS	Sect. 7-P to P.pdf	04/15/2024
QUESTIONNAIRE	Yashoda Q Attach.pdf	04/15/2024

Application Type: Owner Transfer
Created Date: 04/15/2024

QUESTIONS & ANSWERS

009 Liquor Store

- 1) Are you applying for an Interim Permit (INP)?
Yes
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 8) Did the Premises phone number change?
No
- 10) Provide name, address, and distance of nearest school. (If less than one (1) mile note footage)
2,029 feet
Veritas Christian Community School
3993 S. Hwy 92, Sierra Vista, AZ 85650
- 11) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
Property Tenant
- 12) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
Landlord lockout
- 13) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
None, Capital Contribution
- 14) Is there a drive through window on the premises?
Yes
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet
N/A
- 16) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 17) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
\$100,000.00

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MISCELLANEOUS	Bill Of Sale.pdf	04/15/2024
QUESTIONNAIRE	Chirag Mgr Q Basic & Mgt Certs ASF US Passport.pdf	04/15/2024
DIAGRAM/FLOOR PLAN	Floor Plan.pdf	04/15/2024
QUESTIONNAIRE	Hardik Q.pdf	04/15/2024
ALIEN STATUS	Kevin Q.pdf	04/15/2024
QUESTIONNAIRE	Kevin Q.pdf	04/15/2024
QUESTIONNAIRE	Kurvit Q & Attach.pdf	04/15/2024

Name:	Title:	% Interest:
KURVIT YOGESHBHAI PATEL	President & CEO	55.00
HARDIK PUNAMBHAI PATEL	Director	25.00
YASHODA RAI	Director	20.00

ISHWAR INC - Director

Name: HARDIK PUNAMBHAI PATEL
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (845)701-2102
 Alt. Phone:
 Email: CORDIAL2678@YAHOO.COM

ISHWAR INC - Director

Name: YASHODA RAI
 Gender: Female
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)309-6908
 Alt. Phone:
 Email: YRAI0202@GMAIL.COM

ISHWAR INC - President & CEO

Name: KURVIT YOGESHBHAI PATEL
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (847)890-1747
 Alt. Phone:
 Email: KURVIT82@YAHOO.COM

MANAGERS

Name: CHIRAGKUMAR R PATEL
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)873-8711
 Alt. Phone:
 Email: CHIRAGVERNABIZ@YAHOO.COM

Name:	Title:	% Interest:
KURVIT YOGESHBHAI PATEL	President & CEO	55.00
HARDIK PUNAMBHAI PATEL	Director	25.00
YASHODA RAI	Director	20.00

ISHWAR INC - Director

Name: HARDIK PUNAMBHAI PATEL
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (845)701-2102
 Alt. Phone:
 Email: CORDIAL2678@YAHOO.COM

ISHWAR INC - Director

Name: YASHODA RAI
 Gender: Female
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)309-6908
 Alt. Phone:
 Email: YRAI0202@GMAIL.COM

ISHWAR INC - President & CEO

Name: KURVIT YOGESHBHAI PATEL
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (847)890-1747
 Alt. Phone:
 Email: KURVIT82@YAHOO.COM

MANAGERS

Name: CHIRAGKUMAR R PATEL
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)873-8711
 Alt. Phone:
 Email: CHIRAGVERNABIZ@YAHOO.COM

APPLICATION INFORMATION

Application Number: 294399

APPLICATION INFORMATION

Application Number: 294401
Application Type: New Application
Created Date: 04/15/2024

QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location #09020049
- 2) Is the license currently in use? yes
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page?
yes

State of Arizona
Department of Liquor Licenses and Control

Created 04/25/2024 @ 08:37:43 AM

Local Governing Body Report

LICENSE

Number:	09020049	Type:	009 LIQUOR STORE
Name:	CACTUS SPIRITS & FINE TOBACCO		
State:	Pending		
Issue Date:		Expiration Date:	06/30/2024
Original Issue Date:	12/12/1933		
Location:	4273 S HIGHWAY 92 SIERRA VISTA, AZ 85650 USA		
Mailing Address:	4273 S HIGHWAY 92 SIERRA VISTA, AZ 85650 USA		
Phone:	(520)803-9292		
Alt. Phone:	(520)235-5684		
Email:	KKRAMBER75@GMAIL.COM		

Currently, this license has pending applications.

AGENT

Name:	KEVIN ARNOLD KRAMBER		
Gender:	Male		
Correspondence Address:	536 E WAGON BLUFF DRIVE TUCSON, AZ 85704 USA		
Phone:	(520)235-5684		
Alt. Phone:			
Email:	KKRAMBER75@GMAIL.COM		

OWNER

Name:	ISHWAR INC		
Contact Name:	KEVIN ARNOLD KRAMBER		
Type:	CORPORATION		
AZ CC File Number:	23660523	State of Incorporation:	AZ
Incorporation Date:	04/03/2024		
Correspondence Address:	536 E WAGON BLUFF DRIVE TUCSON, AZ 85704 USA		
Phone:	(520)235-5684		60th day 06/24/2024
Alt. Phone:			
Email:	KKRAMBER75@GMAIL.COM		105th day

Officers / Stockholders

08/08/2024