

State of Arizona
Department of Liquor Licenses and Control

Created 04/29/2025 @ 02:18:13 PM

Local Governing Body Report

LICENSE

Number: Type: 013 FARM WINERY
Name: SKYHAVEN WINES
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 5405 E PATRIOT TRAIL
WILLCOX, AZ 85643
USA
Mailing Address: PO BOX BJ
BISBEE, AZ 85603
USA
Phone: (520)255-2605
Alt. Phone: (602)980-6592
Email: CHRIS@SKYHAVENWINES.COM

AGENT

Name: CHRISTOPHER DALE BRINKMEYER
Gender: Male
Correspondence Address: PO BOX BJ
BISBEE, AZ 85603
USA
Phone: (602)980-6592
Alt. Phone:
Email: CHRIS@SKYHAVENWINES.COM

OWNER

Name: SKYHAVEN WINES LLC
Contact Name: CHRISTOPHER DALE BRINKMEYER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: L21052647 State of Incorporation: AZ
Incorporation Date: 07/11/2016
Correspondence Address: PO BOX BJ
BISBEE, AZ 85603
USA
Phone: (520)980-6592
Alt. Phone:
Email: CHRIS@SKYHAVENWINES.COM

100th day
06-28-2025

Officers / Stockholders

Name:	Title:	% Interest:
CHRISTOPHER DALE BRINKMEYER	Member	50.00
BRIDGET ANNE HILDEBRAND	Member	50.00

SKYHAVEN WINES LLC - Member

Name: BRIDGET ANNE HILDEBRAND
Gender: Female
Correspondence Address: PO BOX BJ
BISBEE, AZ 85603
USA
Phone: (602)319-3432
Alt. Phone:
Email: BRIDGET@SKYHAVENWINES.COM

SKYHAVEN WINES LLC - Member

Name: CHRISTOPHER DALE BRINKMEYER
Gender: Male
Correspondence Address: PO BOX BJ
BISBEE, AZ 85603
USA
Phone: (602)980-6592
Alt. Phone:
Email: CHRIS@SKYHAVENWINES.COM

APPLICATION INFORMATION

Application Number: 334278
Application Type: New Application
Created Date: 02/25/2025

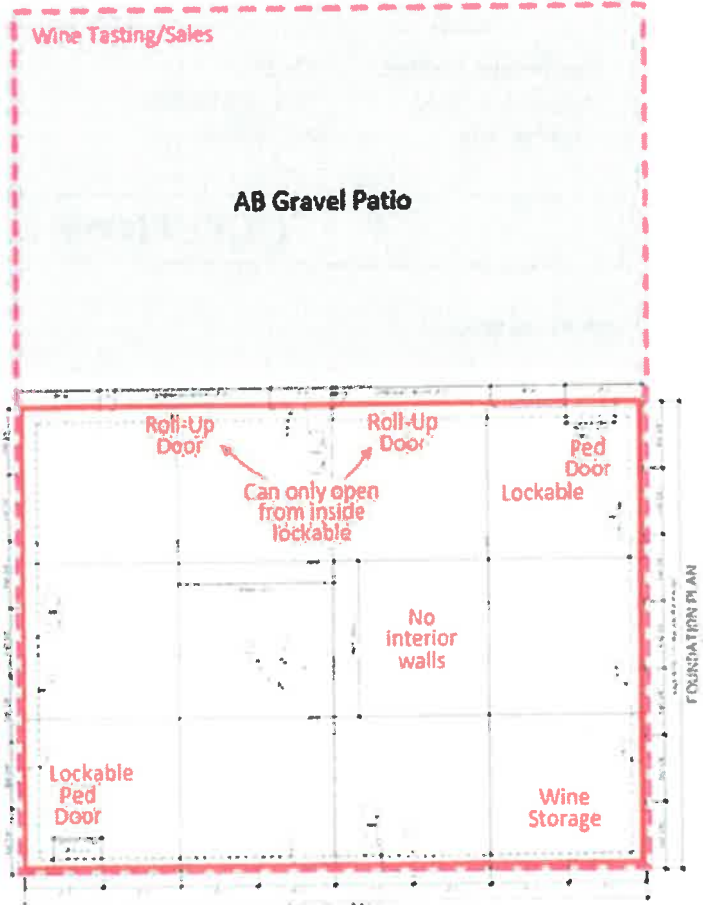
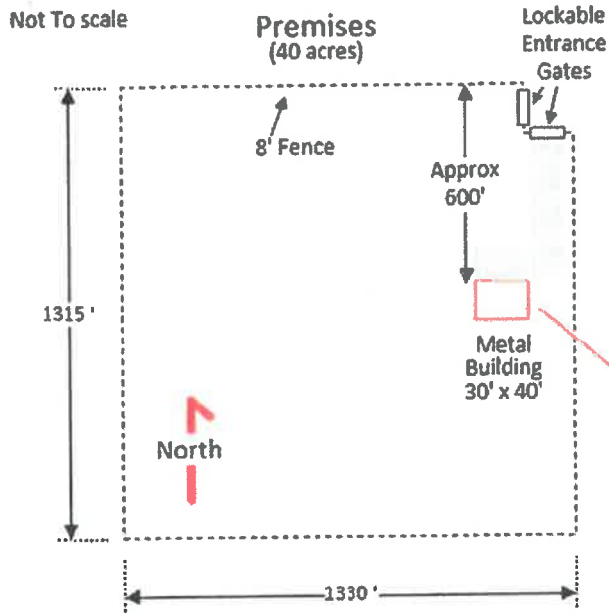
QUESTIONS & ANSWERS

013 Farm Winery

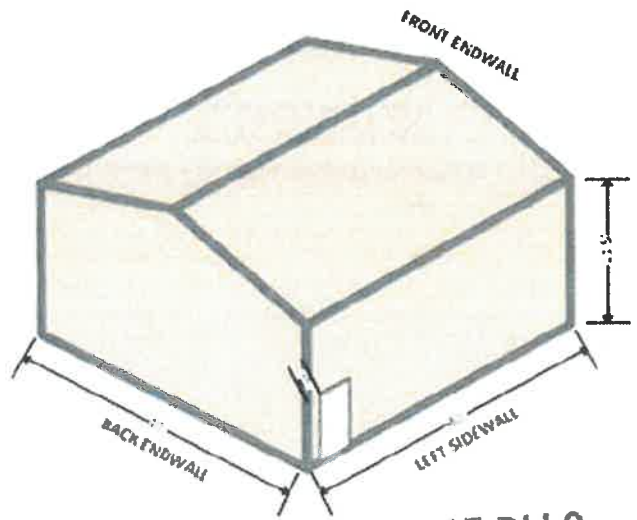
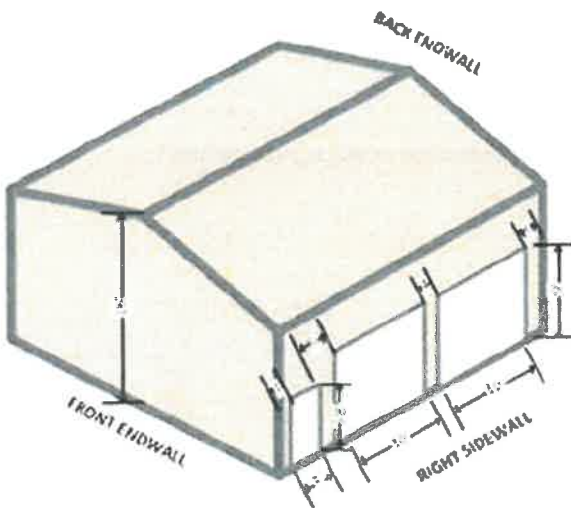
- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY OWNER
- 3) Is there a penalty if lease is not fulfilled?
No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
No
If no, in what City, Town, County, or Tribal/Indian Community is this business located??
COCHISE COUNTY
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
CONTIGUOUS PATIO
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

• Building location, floor plan and dimensions

'25 FEB 4 AM 8:13 AZDLLC



* No bar areas, dining areas, dance floor, stage, game room or kitchen



AZ DLLC
APR 28 2025

Skyhaven Wines Premises Diagram

20 FEB 1 AM 8 13 AZ LLC

HEADER

License number - New license request

License type - Series 13 Application

Business Name - Skyhaven Wines LLC

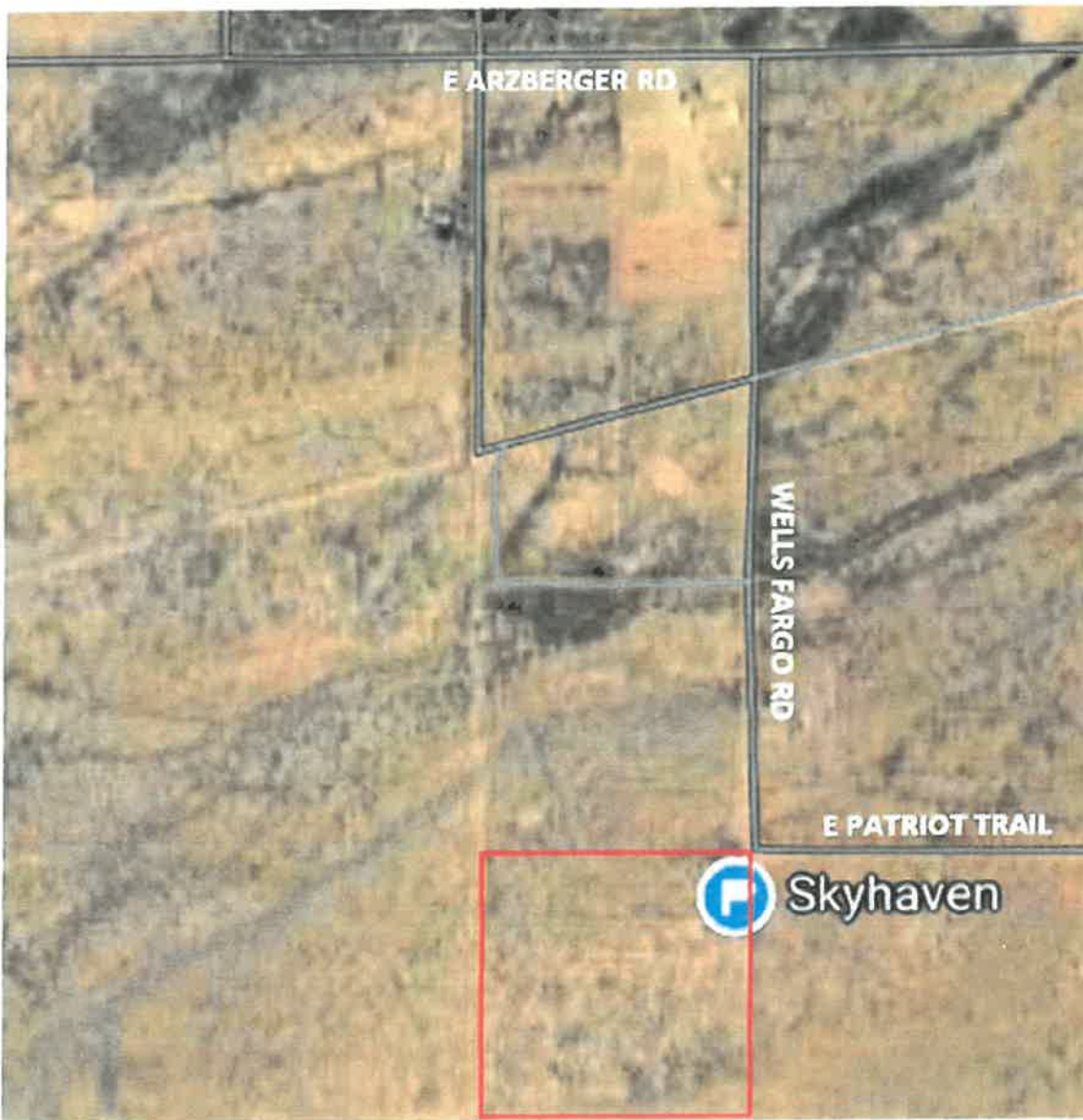
Business Address - 5405 E Patriot TRL, Willcox, AZ 85643

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MAPS

- Satellite



*25 FEB 24 Lic. Lic. #19130

• Signage

*25 FEB 4 AM 8:13 AZD LLC



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Attached to main entry gate.

DEPARTMENT OF THE TREASURY - ALCOHOL AND TOBACCO TAX AND TRADE BUREAU

BASIC PERMIT

(Under Federal Alcohol Administration Act)

1. PERMIT NUMBER

AZ-P-21258
25 FEB 24 Lic. Lic. PM 9:29

2. DATE OF PERMIT

01/04/2024

3. REGISTRY NUMBER (if applicable)

4. DATE OF APPLICATION FOR AMENDMENT

01/26/2025

5. NAME AND ADDRESS OF PERMITTEE (Number and street, city or town, State and Zip Code)

SKYHAVEN WINES LLC

DBA:SKYHAVEN WINES

5405 E PATRIOT TRL

WILLCOX, AZ 85643

AZ DLLC
APR 28 2025



6. TRADE NAMES AUTHORIZED BY THIS PERMIT (Trade name approval does not constitute approval as a brand name for labeling purposes. If needed, list on reverse or use continuation sheet.)

See Attached

7. PERMIT GRANTED FOR (ONE TYPE OF OPERATION ONLY)

Pursuant to the application of the date indicated in item 4, you are authorized and permitted to engage, at the above address, in the business of:

- a. Distilled Spirits - distiller rectifier (processor) warehouseman and/or warehouseman and bottler and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the distilled spirits so distilled or rectified, or warehoused and bottled, or the wines so rectified,
- b. Wine - producer and blender blender and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the wine so produced or blended,
- c. Importer - importing into the United States the following alcoholic beverages: while so engaged, to sell, offer to deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so imported,
- d. Wholesaler - Purchasing for resale at wholesale the following alcoholic beverages: Distilled Spirits; Malt Beverages; Wine while so engaged, to receive or to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so Purchased.

This Permit is conditioned upon your compliance with the Federal Alcohol Administration Act; the Twenty-first Amendment and laws relating to its enforcement; all other Federal laws relating to distilled spirits, wine, and malt beverages, including taxes with respect to them; the Federal Water Pollution Control Act; and, all applicable regulations made pursuant to law which are now, or may hereafter be, in force.

This basic permit is effective from the date shown above and will remain in force until suspended, revoked, annulled, voluntarily surrendered, or automatically terminated.

THIS PERMIT WILL AUTOMATICALLY TERMINATE THIRTY DAYS AFTER ANY CHANGE IN PROPRIETORSHIP OR CONTROL OF THE BUSINESS, unless an application for a new basic permit is made by the transferee or permittee within the thirty day period. If an application for a new basic permit is timely filed, the outstanding basic permit will continue in effect until the application is acted on by the District Director, Alcohol and Tobacco Tax and Trade Bureau.

THIS PERMIT IS NOT TRANSFERABLE. ANY CHANGE IN THE TRADE NAME, CORPORATE NAME, MANAGEMENT OR ADDRESS OF THE BUSINESS COVERED BY THIS PERMIT, OR ANY CHANGE IN STOCK OWNERSHIP (MORE THAN 10%) MUST BE REPORTED TO THE NATIONAL REVENUE CENTER OR PUERTO RICO FIELD OFFICE WITHOUT DELAY.

THIS IS AN

ORIGINAL PERMIT

AMENDED PERMIT

REASON FOR AMENDMENT

DATE OF AMENDMENT

See Attached

01/30/2025

SIGNATURE AND TITLE OF AUTHORIZED TTb OFFICIAL

Specialist

AUTHORIZED TRADE NAMES

*Used for Contract Bottling or Packaging/Branding Purposes

PERMIT NUMBER: AZ-P-21258

REGISTRY NUMBER:

TYPE

Labeling Trade Name

TRADE NAME

Skyhaven

REASON FOR AMENDMENT

Change in Premises Location



Arizona Dept. of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Fee:	
Job #:	334278
Date Accepted:	04-29-2025
CSR:	AZ DLLC SG

Personal Information Questionnaire

APR 28 2025

FP Current 03-15-2024

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A \$22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

AGENT CONTROLLING PERSON MANAGER

- Name: Brinkmeyer, Christopher Dale
Last First Middle
- Social Security #: [REDACTED] Birth Date: [REDACTED]
(NOT a public record) (NOT a public record)
- Driver's License #: [REDACTED] State Issued: Arizona
(NOT a public record)
- Are you a resident of Arizona? Yes No Date of residency: 1 / 2 / 1993
- Email address: chris@skyhavenwines.com
- Home Address: 428D Brophy Ave, Bisbee, AZ 85603
- Daytime phone #: 602-980-6592 Alternative phone #: 602-980-6592

SECTION 2 – LICENSED BUSINESS INFORMATION

- Liquor License #: New license applicant
- Business Name (doing business as): Skyhaven
- Business Address: 5405 E Patriot Trail, Willcox, AZ, Cochise 85643

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? Agent Controlling Person Manager

Name of persons who will be handling the day to day operations: Christopher Dale Brinkmeyer,
Bridget Anne Hildebrand

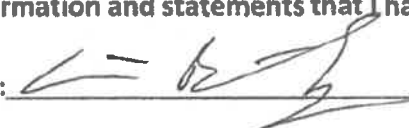
AZ DLLC
APR 28 2025

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

- 1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes No
- 2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes No
- 3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S. §4-202(D)* Yes No
- 4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets)
A.R.S. §4-202, 4-210
**Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.* Yes No
- 5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes No

I, (Print Full Name) Christopher Dale Brinkmeyer hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature:  Date: 2/18/2025



ALIEN STATUS

AZ DLLC
APR 28 2025

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I - APPLICANT INFORMATION

APPLICANT NAME (Print or type) Christopher Dale Brinkmeyer

SECTION II - CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? Yes No - If yes, indicate place of birth:
City Minneapolis State Minnesota COUNTRY USA

If you answered Yes, 1) Attach a legible copy of a document from the list below.
2) Name of document: USA Passport

If you answered No, you must complete Sections III.

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

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SECTION III - QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

AZ DLIC
APR 28 2025

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

- 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- 2. An alien who is granted asylum under Section 208 of the INA.
- 3. A refugee admitted to the United States under Section 207 of the INA.
- 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- 7. An alien who is a Cuban/Haitian entrant.
- 8. An alien who has, or whose child or child's parent is a "bottered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

- 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia. 48 U.S.C. § 1901 et seq.];
- 13. A foreign national not physically present in the United States.
- 14. **Otherwise Lawfully Present**
- 15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Christopher Dale Brunmyer
Print Name

[Signature]
Signature

3/5/2024
Date

Certificate # 29019

<input type="checkbox"/>	On-sale
<input type="checkbox"/>	Off-sale
<input checked="" type="checkbox"/>	On- and off-sale

**Certificate of Completion
For
Title 4 BASIC Liquor Law Training**

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

CHRISTOPHER BRINKMEYER

Full Name (please print)

[Signature]

Signature

12/29/2023

Training Completion Date

12/28/2026

Certificate Expiration Date
(three years from completion date)

**AZ DLLC
APR 28 2025**

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

866-402-9809

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 BASIC Training in accordance with A.P.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]

Instructor Signature

12/29/2023

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensee, agent, and manager(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below

- | | | | |
|------------------------------------|----------------------------------|--------------------------|--------------------------------------|
| In-State Market Brewery (series 3) | Government (series 2) | Bar (series 7) | Beer & Wine Bar (series 7) |
| Conveyance (series 8) | Liquor Store (series 9) | Private Club (series 14) | Hotel/Motel w/restaurant (series 11) |
| Restaurant (series 12) | In-State Farm Winery (series 13) | | Beer & Wine Store (series 10) |

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

Certificate # 29019

25 FEB 24 11:13 AZD LLC

**Certificate of Completion
For
Title 4 MANAGEMENT Liquor Law Training**

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

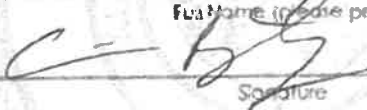
Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

CHRISTOPHER BRINKMEYER

Full Name (please print)



Signature

12/29/2023

Training Completion Date

12/28/2026

Certificate Expiration Date
(three years from completion date)

**AZ DLLG
APR 28 2025**

Training Provider Information

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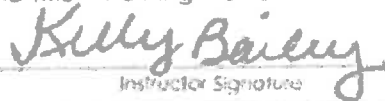
Mailing Address

866-402-9809

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
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Instructor Signature

12/29/2023

Day Mo Year

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2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

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Arizona Dept. of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLCC USE ONLY

Fee:	
Job #:	334278
Date Accepted:	04-29-2025
CSR:	AZ DLCC SG

Personal Information Questionnaire

FP current 03-15-2024

APR 28 2025

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A.R.S. 54-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. 54-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. 54-101(22) and A.R.S. 54-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

AGENT CONTROLLING PERSON MANAGER

- Name: Hildebrand, Bridget Anne
- Social Security #: [REDACTED] Birth Date: [REDACTED]
(NOT a public record)
- Driver's License #: [REDACTED] State Issued: AZ
(NOT a public record)
- Are you a resident of Arizona? Yes No Date of residency: 05 / 01 / 2002
- Email address: bridget@skyhavenwines.com
- Home Address: 428D Brophy Avenue, Bisbee, AZ 85603
- Daytime phone #: 602-319-3432 Alternative phone #: _____

SECTION 2 - LICENSED BUSINESS INFORMATION

- Liquor License #: new application
- Business Name (doing business as): Skyhaven
- Business Address: 5405 E Patriot Trail, Willcox, AZ, Cochise 85643

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? Agent Controlling Person Manager

Name of persons who will be handling the day to day operations: Christopher Dale Brinkmeyer

Bridget Anne Hildebrand

AZ DLLC
APR 28 2025

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes No
2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes No
3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? A.R.S. 54-202(D) Yes No
4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets)
A.R.S. 54-202, 4-210
**Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.* Yes No
5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes No

I, (Print Full Name) Bridget Anne Hildebrand hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: 

Date: 2/18/2025

Certificate # 28556

<input type="checkbox"/>	On-sale
<input type="checkbox"/>	Off-sale
<input checked="" type="checkbox"/>	On- and off-sale

**Certificate of Completion
For
Title 4 BASIC Liquor Law Training**

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

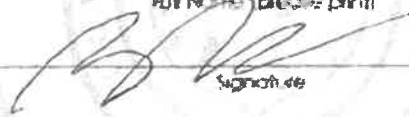
The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for title 4 training must be available through the training provider for two years after the training completion date.

Student Information

BRIDGET HILDEBRAND

Full Name (please print)



Signature

09/17/2023

Training Completion Date

09/16/2026

Certificate Expiration Date
(Three years from completion date)

**AZ DLLC
APR 28 2025**

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

866-402-9809

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-112(C)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).



Instructor Signature

09/17/2023

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor licensed business of a series listed below
2) licensee, agent, and manager actively involved in the daily business operations of a liquor-licensed business of a series listed below

- | | | | |
|---------------------------------|---------------------------------|--------------------------|---|
| Instate Microbrewery (series 3) | Government (series 5) | Bar (series 7) | Beer & Wine Bar (series 7) |
| Conveyance (series 8) | Liquor Store (series 9) | Private Club (series 14) | Hotel/Motel with restaurant (series 11) |
| Restaurant (series 12) | Instate Farm Winery (series 13) | | Beer & Wine Store (series 10) |

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

Certificate # 28556

25 FEB 4 AM 8:13 AZDUC

Certificate of Completion For Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

BRIDGET HILDEBRAND

Full Name (please print)

[Signature]
Signature

09/17/2023

Training Completion Date

09/16/2026

Certificate Expiration Date
(three years from completion date)

AZ DLLC
APR 28 2025

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

866-402-9809

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]
Instructor Signature

09/17/2023

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

1. PARTIES INVOLVED

This lease agreement (the "**Lease**") is made between:

Vineyard Estates LLC, an Arizona limited liability company (the "**Landowner**")

&

Skyhaven Wines LLC, an Arizona limited liability company (the "**Tenant**")

2. VINEYARD & PREMISES DESCRIPTION

The Landowner agrees to lease 5 acres of established vineyard (the "**Vineyard**") located at 6450 S Bennett Pl, Willcox, AZ 85643 (the "**Premises**") to the Tenant for the purpose of **wine grape production**. The Landowner certifies that the Vineyard has been producing fruit for greater than 5 years.

3. VINEYARD DIAGRAM

FIG. 4. 22. 10/14/2014



Each represents 1.25 acres to be included as part of the lease. Total of 5 acres.

Sangiovese
 1 row 12v/row
 Own Rooted (1-11)



4. LEASE TERM

- a. **Initial Term:** This lease is valid from **April 15th, 2025, to December 31st, 2025**
- b. **Renewal Terms:** The term of the lease shall be for automatically renewing one (1) year periods beginning **January 1st, 2026**.

5. TERMINATION

- a. Either party may advise in writing or email for the termination of this Lease with 30 days' notice.

6. LEASE PAYMENT

The Tenant agrees to compensate the Landowner with \$1 monthly rent installments. Failure to pay the monthly rent within 15 days of the due date on the 1st of each month will trigger lease termination. The Tenant will then have 15 days to remove all personal property and consider the lease terminated. The first payment is due on May 1st, 2025.

7. TAXES.

Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

- a. **Real Estate Taxes.** Landowner shall pay all real estate taxes and assessments for the Premises.
- b. **Personal Taxes.** Tenant shall pay all personal taxes against the Premises in which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

8. USE OF PREMISES

The leased Premises shall be used **exclusively for wine grape production**.

9. RESPONSIBILITIES

- a. Tenant's Responsibilities:
 - i. Harvesting and maintaining the Vineyard for grape production.
 - ii. Maintaining the Leased Vineyard in a clean and orderly condition.
- b. Landowner's Responsibilities:
 - i. Providing continued access to the Vineyard.
 - ii. Ensuring compliance with zoning and land-use regulations.

10. UTILITIES AND MAINTENANCE

The landowner is responsible for the supply of water to the Vineyard. Any repairs that are necessitated by damage caused by the Tenant will be the responsibility of the Tenant. Costs associated with use of the utilities are included in the rent.

11. ALTERATIONS AND ADDITIONS

- a. The Tenant may make improvements or other alterations to the Vineyard at his own expense, provided however, that prior to commencing any such work the Tenant shall first obtain written consent from the Landowner. Such improvements or alterations shall remain the property of the Landowner at the termination of this Lease.
- b. The Landowner may make improvements or other alterations on the Premises at his own expense, provided however, that prior to commencing any such work the Tenant has been notified with a 30 written notice. The improvements shall not impact on the Tenant's reasonable ability to continue to use the Vineyard without undue harm as outlined by the Lease.

12. IDEMNITY REGARDING USE OF PREMISES.

To the extent permitted by law, Tenant agrees to indemnify, hold harmless and defend Landowner from and against any and all losses, claims, liabilities and expenses including reasonable attorney fees, if any, which Landowner may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landowner's act or negligence.

13. OWNERSHIP AND SALES RIGHTS

- a. The Tenant retains full ownership of all grapes produced by the Vineyard.
- b. All grapevines remain the property of the Landowner.

14. TERMINATION UPON SALE OF LAND

Notwithstanding any other provision of this Lease, the Landowner may terminate this Lease upon (30) days written notice to the Tenant that the Land has been sold.

15. POSSESSION

The Tenant shall be entitled to possession on the first day of the initial term of this Lease and shall yield possession to the Landowner on the last day of the final, non-renewed term of this Lease unless otherwise agreed by both parties in writing. At the expiration of the final term, the Tenant shall remove its goods and effects and peaceably yield up the Vineyard to the Landowner in as good at condition as when delivered to Tenant, ordinary wear and tear excepted.

16. SIGNS/DECALS/POSTERS

The Tenant agrees that he will not place, affix or otherwise install any permanent decals, posters, signs or other advertising, artistic, commemorative or communicative illustrations without the written consent of the Landowner. If consent is given, any such installations shall be at the Tenant's expense. Any temporary or easily removed decals,

posters, signs or other advertising, artistic, commemorative or communicative illustrations are permitted at the Tenant's discretion provided they are not offensive or disruptive and conform to local ordinances, and provided the Landowner retains the right to request their removal.

17. PARKING

Tenant shall be entitled to use the space within a reasonable distance to the Vineyard for parking. The Tenant agrees not to allow parking in such a way as to impact the operation of other activities on the Premises.

18. MAINTENANCE/REPAIRS

- a. The Tenant agrees to make all necessary repairs to the Vineyard due to normal wear and tear.
- b. The Landowner agrees to make all necessary repairs to the Vineyard, unless such repairs are necessitated by the acts of the Tenant.

19. ASSIGNMENT/SUBLETTING

The Tenant agrees that they will not assign or sublet in whole or part any portion of the Vineyard without the prior written consent of the Landowner which said consent will not be unreasonably withheld. The Landowner may sell, transfer or sign all or any part of its interest in the Premises without the consent of the Tenant subject to the Tenant's rights under this lease.

20. INJURY OR LOSS

The Landowner shall not be responsible or liable for any loss, theft or damage to property or injury to, or death of, the Tenant or any person in or about the Premises.

21. ENTRY OF LANDOWNER

The Landowner reserves the right to enter the Vineyard at reasonable times for the purpose of inspecting the Premises. The Landowner reserves the right during the last three months of the existing term to the Lease to show the Premises at reasonable times to prospective new tenants provided the existing Tenant has tendered a written notice of termination from the Lease or intention to negotiate a new lease for the Premises.

22. COMPLIANCE WITH REGULATIONS.

Tenant shall promptly comply with all laws, ordinances requirements and regulations of the federal, state, county, municipal and other authorities.

23. BREACH.

- 55 + 57 + 104 = 124 104
- a. The failure of either party to fully perform under any or all of the terms and conditions of this lease shall constitute a breach of this Lease entitling the offended party to take any and all such action provided by law.
 - b. Any breach alleged under this Lease shall be occasioned by a (30) day written notice of the same by mail or email to the defaulting party. If, at the end of such (30) days as provided in said notice, the defaulting party has not cured the breach, the offending party may take any and all such actions provided by law.

24. SURRENDER OF PREMISES

The Tenant shall upon the expiration of the term of the Lease, or upon an earlier termination hereof, quit and surrender the Vineyard in good order or condition and repair, reasonable wear and tear and Acts of God excepted.

25. HOLDOVER

If Tenant maintains possession of the Vineyard for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay the Landowner lease payments during The Holdover Period in monthly installments at 1/12 the annual rate +10%. Payments are due on the 5th of each month that the tenant is still in possession of the Vineyard.

26. SAVINGS CLAUSE

If any term or provision of this Lease or any application thereof shall be declared or held to be invalid or unenforceable, then the remaining terms and provisions of this Lease shall not be affected thereby.

27. WAIVER

The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce strict compliance with every provision of this Lease.

28. OTHER CONDITIONS

The Tenant shall have possession of the Vineyard after this document is signed and first term's rent is received by the Landowner. The leased Vineyard remains the personal property of the Landowner, however the Tenant shall be responsible for its maintenance and repair. Any replacement or upgrading of said leased Vineyard shall become the property of the Landowner.

29. NOTICES

Any notices or demands to be given here under shall be given to the Landowner at 6450 S Bennett Pl, Willcox, AZ 85643.

30. BINDING EFFECT

25 4 28 14. 27 4 04

The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDOWNER:

Vineyard Estates LLC

By: 

Sam Pittsbury - Owner

Date:

4.11.2025

TENANT:

Skyhaven Wines LLC

By: 

Christopher Brinkmeyer - Member

Date:

4/11/2025

