



Pima County Clerk of the Board

Robin Brigode

Mary Jo Furphy
Deputy Clerk

Administration Division
130 W. Congress, 5th Floor
Tucson, AZ 85701
Phone: (520)724-8449 • Fax: (520)222-0448

Document and Micrographics Mgt. Division
1640 East Benson Highway
Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 351-8456

July 15, 2014

Mr. Grant Darien Krueger
Reforma
4310 N. Campbell Avenue No. 100
Tucson, AZ 85718

RE: Arizona Liquor License No.: 12104301
d.b.a. Reforma

Dear Mr. Krueger:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 12, Restaurant, which was received in our office on June 19, 2014. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, August 5, 2014, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress, 1st Floor
Tucson, AZ 85701

Should you have any questions pertaining to this matter, please contact this office at (520)724-8449.

Sincerely,

A handwritten signature in cursive script that reads "Robin Brigode".

Robin Brigode
Clerk of the Board

Enclosure

ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL

800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

6488
FIRE...

AFFIDAVIT OF POSTING

Date of Posting: 6-25-14 Date of Posting Removal: 7-15-14

Applicant Name: Reforma Grant Darien
Last First Middle

Business Address: 4310 N. Campbell Avenue No. 100 Tucson, AZ 85718
Street City Zip

License #: 12104301

I hereby certify that pursuant to A.R.S. § 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

JUL 15 14 AM 11:31 PCC CLK OF BD

Calvin Henry, Jr. #6488 PROCESS SERVER 520-300-3161
Print Name of City/County Official Title Telephone #

[Signature] 7-15-14
Signature Date Signed

Return this affidavit with your recommendation (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents.

If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

Individuals requiring special accommodations please call (602) 542-9027



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Mary Jo Furphy
Deputy Clerk

TO: Development Services, Zoning Division
FROM: Brian Turco
Administrative Support Specialist
DATE: June 20, 2014
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Grant Darien Krueger
d.b.a. Reforma
4310 N. Campbell Avenue No. 100
Tucson, AZ 85718

Arizona Liquor License No. 12104301
Series 12, Restaurant
New License X
Person Transfer _
Location Transfer

ZONING REPORT

DATE: 6/27/14

Will current zoning regulations permit the issuance of the license at this location?

Yes No

If No, please provide the following:

Pursuant to Pima County Zoning Code, Section: _____

the applicant must: _____

Pima County Zoning Inspector

BT JUN 27 14 AM 10:58 PCC CLK OF PD



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Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 351-8456

TO: Pima County Sheriff's Department
Investigative Support Unit

FROM: Brian Turco
Administrative Support Specialist

DATE: June 20, 2014

RE: Sheriff's Report - Application for Liquor License

Attached is the application of:

Grant Darien Krueger
d.b.a. Reforma
4310 N. Campbell Avenue No. 100
Tucson, AZ 85718

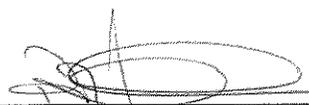
Arizona Liquor License No. 12104301
Series 12, Restaurant
New License
Person Transfer
Location Transfer

SHERIFF'S REPORT

DATE: 07/10/14

Is there any reason this application should not be recommended for approval?

None noted.


Investigative Support Unit Supervisor

BT
JUL 15 14 PM 01:08 PCC CLK OF BO

14-16-9184

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

APPLICATION FOR LIQUOR LICENSE
TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain)

SECTION 3 Type of license and fees LICENSE #(s): 12104301

1. Type of License(s): #12 - RESTAURANT

2. Total fees attached: \$ 238.00 Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. KRUMHOLTZ ARANT DARREN
(Insert one name ONLY to appear on license) Last First Middle

2. Corp./Partnership/L.L.C.: REFORMA, LLC
(Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name: REFORMA
(Exactly as it appears on the exterior of premises)

4. Principal Street Location: 4310 N. CAMPBELL AVE. #100 TULSON Pima 85718
(Do not use PO Box Number) City County Zip

5. Business Phone: PERY LLC Daytime Phone: (520) 434-5488 Email: ARANT@COURTIN.TULSON.AZ.GOV

6. Is the business located within the incorporated limits of the above city or town? YES NO

7. Mailing Address: 4310 N. CAMPBELL AVE. #100 TULSON AZ 85718
City State Zip

8. Price paid for license only bar, beer and wine, or liquor store: Type N/A \$ N/A Type N/A \$ N/A

DEPARTMENT USE ONLY

Fees: <u>100.00</u>	<u>50.00</u>	<u>88.00</u>	\$ <u>238.00</u>
Application	Interim Permit	Site Inspection	
			TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? YES NO

Accepted by: [Signature] Date: 10-17-14 Lic. # 12104301

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

CORPORATION Complete questions 1, 2, 3, 5, 6, 7, and 8.

L.L.C. Complete 1, 2, 4, 5, 6, 7, and 8.

1. Name of Corporation/L.L.C.: REFORMA, LLC
(Exactly as it appears on Articles of Incorporation or Articles of Organization)

2. Date Incorporated/Organized: 01/28/2014 State where Incorporated/Organized: ARIZONA

3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____

4. AZ L.L.C. File No: L-1900969-0 Date authorized to do business in AZ: 01/29/2014

5. Is Corp./L.L.C. Non-profit? YES NO

6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
KROEMER	HOSPITALITY, LLC		MAN/MBR.	6770 N. PASCITA AVE	TUCSON, AZ 85750
KING	STREET HOSPITALITY, LLC		MAN/MBR.	7725 N. 1 ST AVE.	TUCSON, AZ 85718
AMERICAN	CAPITAL ASSETS, LLC		MBR.	6336 N. ORACLE RD. #	TUCSON, AZ 85704
T&B	HOSPITALITY, LLC		MBR.	3702 N. TUCSON BLVD.	TUCSON, AZ 85714

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
KROEMER	HOSPITALITY, LLC		51%	6770 N. PASCITA AVE	TUCSON, AZ 85750
KING	STREET HOSPITALITY, LLC		33%	7725 N. 1 ST AVE.	TUCSON, AZ 85718
AMERICAN	CAPITAL ASSETS, LLC		10%	6336 N. ORACLE RD. #	TUCSON, AZ 85704
T&B	HOSPITALITY, LLC		6%	3702 N. TUCSON BLVD.	TUCSON, AZ 85714

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)

2. Is club non-profit? YES NO

3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

14 JAN 20 11 49 AM '14 LIC #327

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

1. Current Business: Name _____
 (Exactly as it appears on license) Address _____
2. New Business: Name _____
 (Physical Street Location) Address _____
3. License Type: _____ License Number: _____
4. If more than one license to be transferred: License Type: _____ License Number: _____
5. What date do you plan to move? _____ What date do you plan to open? _____

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SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state 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 church, 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:

- a) Restaurant license (§ 4-205.02) c) Government license (§ 4-205.03)
 b) Hotel/motel license (§ 4-205.01) d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: _____ ft. Name of school _____
 Address _____
 City, State, Zip _____
2. Distance to nearest church: _____ ft. Name of church _____
 Address _____
 City, State, Zip _____

3. I am the: Lessee Sublessee Owner Purchaser (of premises)

4. If the premises is leased give lessors: Name St. Phillip's Plaza, LLC
 Address 4280 N. CAMPBELL AVE #212 TULSA, AZ 85718
 City, State, Zip _____

4a. Monthly rental/lease rate \$ 15,137⁰⁰ What is the remaining length of the lease 1 yrs. 0 mos.

4b. What is the penalty if the lease is not fulfilled? \$ 20,000⁰⁰ or other SEE ATTACHED LEASE (give details - attach additional sheet if necessary)

5. What is the total **business** indebtedness for this license/location excluding the lease? \$ 0
 Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? RESTAURANT

hereby waives any claim for damages or for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or quiet enjoyment of the Premises, and any other loss occasioned thereby. For each of the aforesaid purposes, Landlord shall at all times have and retain a key with which to unlock all of the doors in, upon and about the Premises, excluding Tenant's vaults, safes and files, and Landlord shall have the right to use any and all means which Landlord may deem proper to open said doors in an emergency, in order to obtain entry to the Premises without liability to Tenant except for any failure to exercise due care for Tenant's property and any entry to the Premises obtained by Landlord by any of said means, or otherwise, shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Premises, or an eviction of Tenant from the Premises or any portion thereof. Notwithstanding the foregoing, Landlord agrees to do all such work in a manner that will minimize interference with the conduct by Tenant of business at the Premises. In the event any such work by Landlord, other than in the event of an emergency, interferes with Tenant's business, Landlord shall perform such work after normal business hours or the Percentage Rent or Base Rent shall abate during the time of such work in the same proportion as the resulting business interference.

20. TENANT'S DEFAULT. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant.

- a. The vacating or abandonment of the Premises by Tenant.
- b. The failure by Tenant to make any payment of Rent or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of five (5) days after such payment is due and payable, provided that Landlord shall give Tenant ten (10) days written notice of delinquency before a default may be declared for non-payment of Rent.
- c. The failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant, other than as described in Section 20(b), where such failure shall continue for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.
- d. The making by Tenant of any general assignment or general arrangement for the benefit of creditors; or the filing by or against Tenant of a petition to have Tenant adjudged bankrupt, or a petition or reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days); or the appointment of a trustee or a receiver to take possession of substantially all of Tenant's assets located at the

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Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged within thirty (30) days.

- e. Occurrence of any proceeding or action in which Tenant is a party, whereby a trustee, receiver, agent or custodian is appointed to take charge of the Premises or Tenant's property (or has the authority to do so) for the purpose of enforcing a lien against the Premises or Tenant's property.
- f. Tenant's interest in this Lease passes to any person or entity except that named as Tenant herein, by law or otherwise, without the prior written consent of Landlord.
- g. If any person or entity with an ownership interest in Tenant (if Tenant is a legal entity) or if any person who guarantees Tenant's performance under this Lease is involved in any of the acts or events described in Sections 20(d), (e) or (f) above.
- h. Tenant fails to adhere to any of the Rules that are adopted by Landlord as they may be amended from time to time. However, Landlord shall not adopt rules that are in conflict with, or materially modify, the terms of this Lease or that create an undue financial hardship for Tenant.
- i. Tenant fails to operate the restaurant as described in the USE paragraph of the Addendum hereto.

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21. REMEDIES IN DEFAULT. In the event of any such default or breach by Tenant, Landlord may at any time thereafter, in its sole discretion, with or without notice or demand and without limiting Landlord in the exercise of a right of remedy that Landlord may have by reason of such default or breach:

- a. Terminate this Lease by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises; expenses of reletting, including necessary renovation and alteration of the Premises; reasonable attorney's fees; unpaid rent for the remainder of the Term (in the event that Landlord elects this remedy the monthly Percentage Rent, as defined above, for the remainder of the natural term of this Lease shall be deemed by the Party's to automatically become an amount equal to the average of the Percentage Rent paid pursuant to the Lease up to the date of the alleged default); the worth at the time of award by the court having jurisdiction thereof of the amount by which the unpaid rent and other charges called for herein for the balance of the Term after the time of such award exceeds the amount of such loss for the same period that Tenant proves could be

reasonably avoided; and that portion of any leasing commission paid by Landlord and applicable to the unexpired Term of this Lease. Unpaid installments of rent or other sums shall be subject to late charges as outlined in Section 34(i) hereof;

- b. Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event, Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to recover the rent and any other charges as may become due hereunder; or
- c. Pursue any other remedy now or hereafter available to Landlord under the laws or judicial decisions of Arizona.

22. DEFAULT BY LANDLORD. Except as otherwise specifically set forth in this Lease, Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after written notice by Tenant to Landlord, specifying wherein Landlord has failed to perform such obligation; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for performance then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

23. RECONSTRUCTION. If the Premises or the Building (including machinery and equipment used in its operation) shall be destroyed or damaged by fire or other casualty, and if the Premises or Building may be repaired and restored within 120 days (plus such additional time during which Landlord may be prevented or delayed from completing the repairs for causes beyond its control) after such damage, then Landlord shall have the option to: (a) repair and restore the same with reasonable promptness; or (b) elect to demolish the Building or cease its operation, in which event this Lease shall automatically be canceled and terminated as of the date of such damage.

If such damage renders the Premises untenable, in whole or part, and if, in Landlord's judgment, such damage cannot reasonably be repaired and restored within 120 days (plus such additional time during which Landlord may be prevented or delayed from completing the repairs for causes beyond its control) either party shall have the right to cancel and terminate this Lease as of the date of such damage, provided however, that Tenant may not elect to terminate this Lease if such damage was caused by the act or negligence of Tenant, its agents, servants or employees.

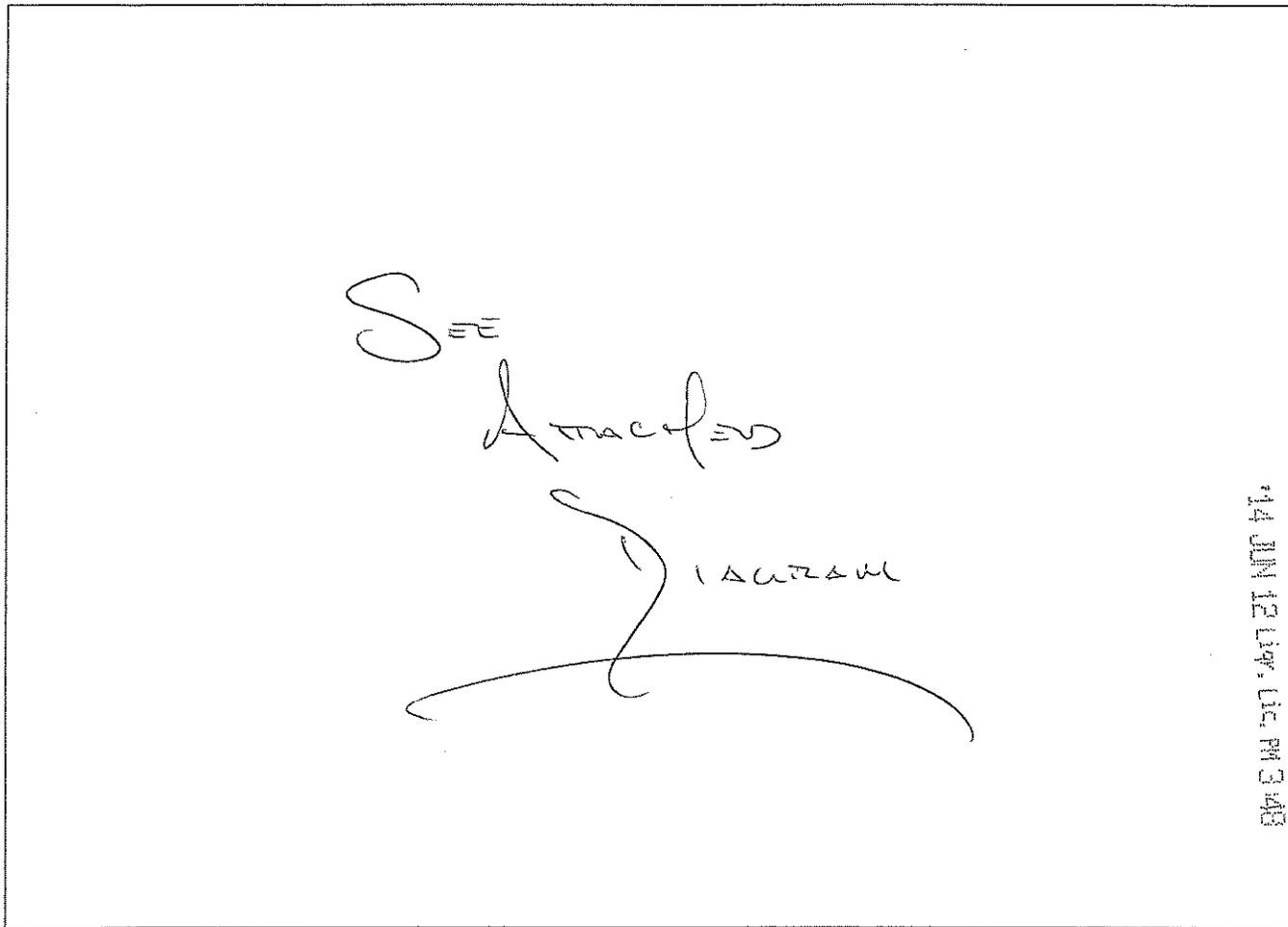
In the event such damage renders the Premises untenable, and if this Lease is not canceled and terminated by reason of such damage, Landlord agrees to repair and restore the same with reasonable promptness as set forth herein. In the event any such damage not caused by the act or neglect of Tenant, its agents, servants or employees renders the Premises untenable, then Percentage Rent or Base Rent shall abate during the period

14 JUN 12 11:16 AM '07

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.

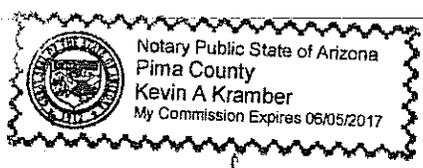


SECTION 16 Signature Block

I, Grant Davison Kramer, hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X [Signature]
(signature of applicant listed in Section 4, Question 1)

State of Arizona County of Pima



The foregoing instrument was acknowledged before me this 15th of May 2014
Day Month Year

My commission expires on JUN 5, 2017
Day Month Year

[Signature]
signature of NOTARY PUBLIC

6,903 SQ. FT.

LOADING STAIRCASE

LOADING STAIRCASE

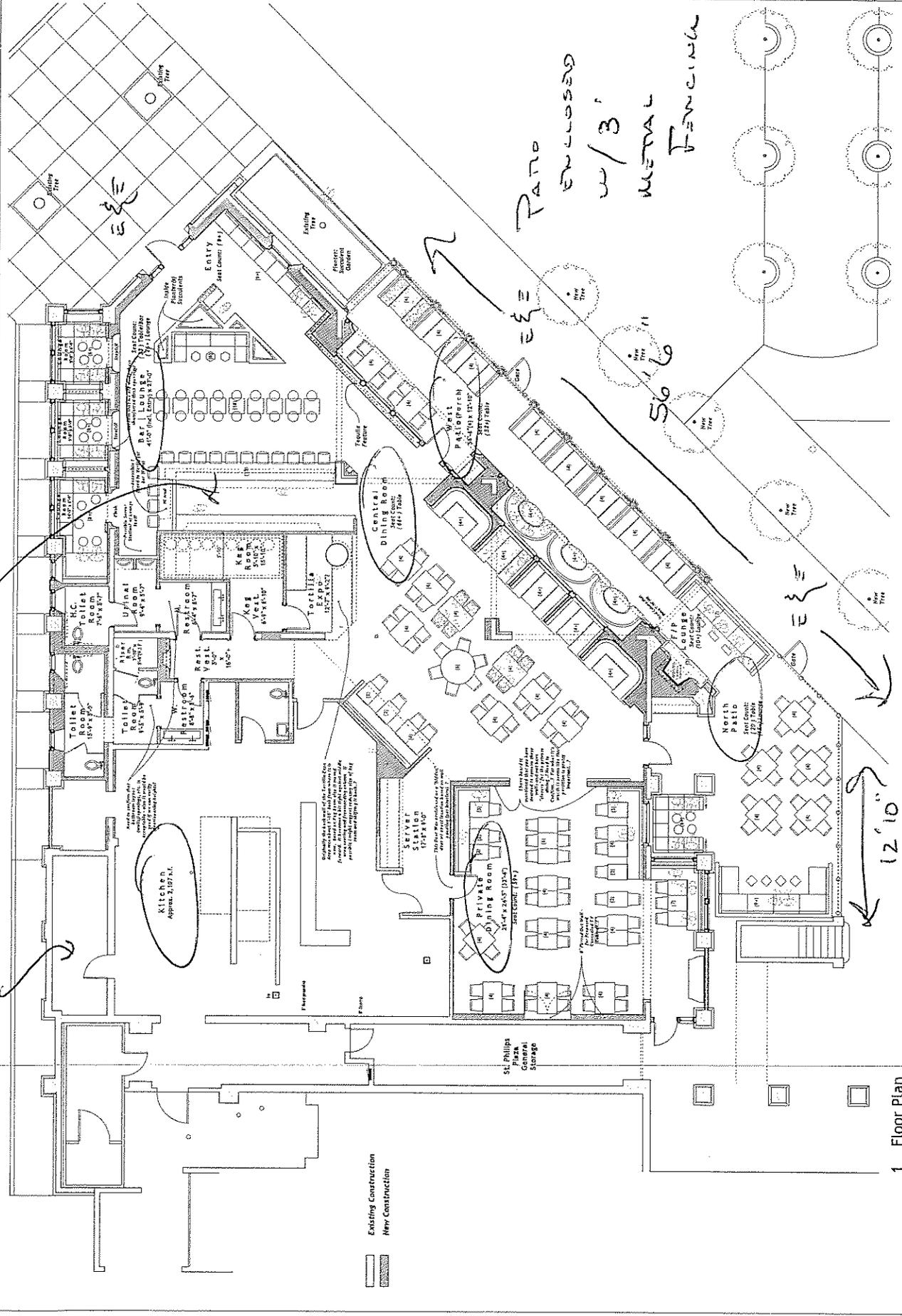
VVC DESIGN ARCHITECT
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TEXAS 75243
 PHONE: 214.350.1234
 FAX: 214.350.1235
 WWW.VVCDESIGN.COM

REFORMA RESTAURANT
 St. Philips Plaza
 Dallas, Texas

NOT FOR CONSTRUCTION
 PROJECT NO. 141
 5.13.14

DATE	May 12, 2014
BY	DB
CHECKED	LM
SCALE	

200



Existing Construction
 New Construction

1 Floor Plan

DATE: 05/12/14