



Pima County Clerk of the Board

Melissa Manriquez

Katrina Martinez
Deputy Clerk

Administration Division
130 W. Congress St., 1st Floor
Tucson, AZ 85701
Phone: (520)724-8449 • Fax: (520)222-0448

Management of Information & Records Division
1640 East Benson Highway
Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 791-6666

July 22, 2026

Jeffrey Craig Miller
Rocky Point Drive Thru
P.O. Box 2502
Chandler, AZ 85244

RE: Arizona Liquor License Job No.: 403111
d.b.a. Rocky Point Drive Thru

Dear Mr. Miller:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 9, Liquor Store, which was received in our office on June 24, 2026. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, August 11, 2026, at 5:00 p.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 dark ink, appearing to read "Melissa Manriquez", is written over the printed name.

Melissa Manriquez
Clerk of the Board

Enclosure



POSTING

Job# _____
 DLLC use only

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

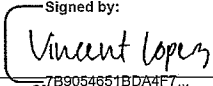
07/01/2026
 Date of Posting: ____/____/____ Date of Posting Removal: ____/____/____

Applicant's Name: Rocky Point Drive Thru
 Miller Jeffrey Craig
Last First Middle

Business Address: 2526 W. Valencia Road Tucson 85746
Street City Zip

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.

PIMA COUNTY SHERIFF'S DEPARTMENT	PROCESS SERVER	(520)351-6000
_____ Print Name of City/County Official	_____ Title	_____ Phone Number

Signed by:  7B9054651BDA4F7... Signature	1310 badge	7/22/2026 Date Signed
Vincent Lopez		

Return this affidavit with your recommendations or any other related documents.
 If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

JUL 22 26 PM 12:20 PC CLK OF BD

PM



Pima County Clerk of the Board

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TO: Development Services, Zoning Division

FROM: Aliza Barraza
Clerk of the Board Coordinator

DATE: June 25, 2026

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Jeffrey Craig Miller
d.b.a. Rocky Point Drive Thru
2526 W. Valencia Road
Tucson, AZ 85746

Arizona Liquor License Job No. 403111
Series 9, Liquor Store
New License
Person Transfer ☒
Location Transfer

ZONING REPORT

DATE: 7/15/2026

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

Yes ☒

No ☐

If No, please explain:

MBoral
Pima County Zoning Inspector

When complete, please return to cob_mail@pima.gov

JUL 15 25 PM 01:16 POC CLK OF BD



26-19-9581

State of Arizona
Department of Liquor Licenses and Control

Created 06/24/2026 @ 01:40:05 PM

Local Governing Body Report

LICENSE

Number: 09100214 Type: 009 LIQUOR STORE
Name: ROCKY POINT DRIVE THRU
State: Pending
Issue Date: Expiration Date: 10/31/2026
Original Issue Date: 10/07/1985
Location: 2526 W VALENCIA ROAD
TUCSON, AZ 85746
USA
Mailing Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (480)730-2675
Alt. Phone: (928)200-1889
Email: LIQUORLICENSE@AZLIC.COM

Currently, this license has pending applications.

AGENT

Name: JEFFREY CRAIG MILLER
Gender: Male
Correspondence Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (480)730-2675
Alt. Phone: (928)200-1889
Email: LIQUORLICENSE@AZLIC.COM

OWNER

Name: VALENCIA LIQUOR INC
Contact Name: JEFFREY CRAIG MILLER
Type: CORPORATION
AZ CC File Number: 25052311 State of Incorporation: AZ
Incorporation Date: 04/22/2026
Correspondence Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (480)730-2675
Alt. Phone: (928)200-1889
Email: LIQUORLICENSE@AZLIC.COM

Officers / Stockholders

JUN 24 2026 03:21 PM CLK OF RD

604
8-23-24

Name:	Title:	% Interest:
LUAY GORG ZETOUNA	Pres/DIR	33.34
AYAD ZAITONA	VP/TREAS/DIR	33.33
RONNIE MANUEL MANSOUR	Sec/DIR	33.33

VALENCIA LIQUOR INC - VP/TREAS/DIR

Name: AYAD ZAITONA
 Gender: Male
 Correspondence Address: PO BOX 2502
 CHANDLER, AZ 85244
 USA
 Phone: (619)654-3881
 Alt. Phone:
 Email: EDDIEZAITONA@GMAIL.COM

VALENCIA LIQUOR INC - Sec/DIR

Name: RONNIE MANUEL MANSOUR
 Gender: Male
 Correspondence Address: PO BOX 2502
 CHANDLER, AZ 85244
 USA
 Phone: (586)864-8050
 Alt. Phone:
 Email: RONMANSOUR@HOTMAIL.COM

VALENCIA LIQUOR INC - Pres/DIR

Name: LUAY GORG ZETOUNA
 Gender: Male
 Correspondence Address: PO BOX 2502
 CHANDLER, AZ 85244
 USA
 Phone: (619)754-5355
 Alt. Phone:
 Email: LUAY62675@YAHOO.COM

MANAGERS

Name: RONNIE MANUEL MANSOUR
 Gender: Male
 Correspondence Address: PO BOX 2502
 CHANDLER, AZ 85244
 USA
 Phone: (586)864-8050
 Alt. Phone:
 Email: RONMANSOUR@HOTMAIL.COM

APPLICATION INFORMATION

Application Number: 403111

Application Type: Owner Transfer
Created Date: 06/15/2026

QUESTIONS & ANSWERS

009 Liquor Store

- 1) Are you applying for an Interim Permit (INP)?
Yes
What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.
6/6/2026
- 7) Did the Premises phone number change?
No
- 11) Provide name, address, and distance of nearest school. (If less than one (1) mile note footage)
430 Ft
GracePointe: An Evangelical Free Church | Elementary and Preschool
2555 W Valencia Rd Bldg 1, Tucson, AZ 85746
- 12) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
tenant
- 13) Is there a penalty if lease is not fulfilled?
No
- 14) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
0
- 15) Is there a drive through window on the premises?
Yes
- 16) If there is a patio please indicate contiguous or non-contiguous within 30 feet
no patio
- 17) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 18) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
10.00

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
QUESTIONNAIRE	ayad.pdf	06/15/2026
MISCELLANEOUS	bill of sale.pdf	06/15/2026
QUESTIONNAIRE	craig.pdf	06/15/2026
DIAGRAM/FLOOR PLAN	diagram.pdf	06/15/2026
INTERIM PERMIT NOTARY PAGE	IP.pdf	06/15/2026
QUESTIONNAIRE	luay.pdf	06/15/2026
MISCELLANEOUS	craig alien.pdf	06/15/2026
QUESTIONNAIRE	Ronnie.pdf	06/15/2026

State of Arizona
Department of Liquor Licenses and Control

Created 06/24/2026 @ 01:48:36 PM

Local Governing Body Report

LICENSE

Number:	INP100038819	Type:	INP INTERIM PERMIT
Name:	ROCKY POINT DRIVE THRU		
State:	Active		
Issue Date:	06/24/2026	Expiration Date:	10/04/2026
Original Issue Date:	06/24/2026		
Location:	2526 W VALENCIA ROAD TUCSON, AZ 85746 USA		
Mailing Address:	PO BOX 2502 CHANDLER, AZ 85244 USA		
Phone:	(480)730-2675		
Alt. Phone:	(928)200-1889		
Email:	LIQUORLICENSE@AZLIC.COM		

AGENT

Name:	JEFFREY CRAIG MILLER
Gender:	Male
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA
Phone:	(480)730-2675
Alt. Phone:	(928)200-1889
Email:	LIQUORLICENSE@AZLIC.COM

OWNER

Name:	VALENCIA LIQUOR INC		
Contact Name:	JEFFREY CRAIG MILLER		
Type:	CORPORATION		
AZ CC File Number:	25052311	State of Incorporation:	AZ
Incorporation Date:	04/22/2026		
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA		
Phone:	(480)730-2675		
Alt. Phone:	(928)200-1889		
Email:	LIQUORLICENSE@AZLIC.COM		

Officers / Stockholders

Name:	Title:	% Interest:
LUAY GORG ZETOUNA	Pres/DIR	33.34
AYAD ZAITONA	VP/TREAS/DIR	33.33
RONNIE MANUEL MANSOUR	Sec/DIR	33.33

VALENCIA LIQUOR INC - VP/TREAS/DIR

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VALENCIA LIQUOR INC - Pres/DIR

Name: LUAY GORG ZETOUNA
 Gender: Male
 Correspondence Address: PO BOX 2502
 CHANDLER, AZ 85244
 USA
 Phone: (619)754-5355
 Alt. Phone:
 Email: LUAY62675@YAHOO.COM

MANAGERS

Name: RONNIE MANUEL MANSOUR
 Gender: Male
 Correspondence Address: PO BOX 2502
 CHANDLER, AZ 85244
 USA
 Phone: (586)864-8050
 Alt. Phone:
 Email: RONMANSOUR@HOTMAIL.COM

APPLICATION INFORMATION

Application Number: 403136
Application Type: New Application
Created Date: 06/15/2026

QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location # 09100214
- 2) Is the license currently in use? yes
- 3) Submit the interim permit section of the license series application you are applying for when you reach the upload page. yes

26 6 17 Lic. Dept AM 7:56

SECTION 6 - Person to Person Transfer
ARS§4-203(C), (D), (G) (Current owner information)

1. License #: 09100214
2. Agent Name: Barbara Ann Kibler
3. Entity Name: Mexicano Llc
4. Business Name: ROCKY POINT DRIVE THRU
5. Business Address: 2526 W VALENCIA Road TUCSON, Arizona 85746
6. Does current licenses intend to operate the business while this application is pending? ☐ Yes ☒ No
Print Licensee Name: Barbara Ann Kibler Signature: Bar Ann K

SECTION 7 - Location Transfer
ARS§4-203(C), (D), (G) (Current owner information)

1. License #: _____
2. Current Business: Name: _____
Address: _____
3. New Business: Name: _____
Address: _____

SECTION 8 - Interim Permit

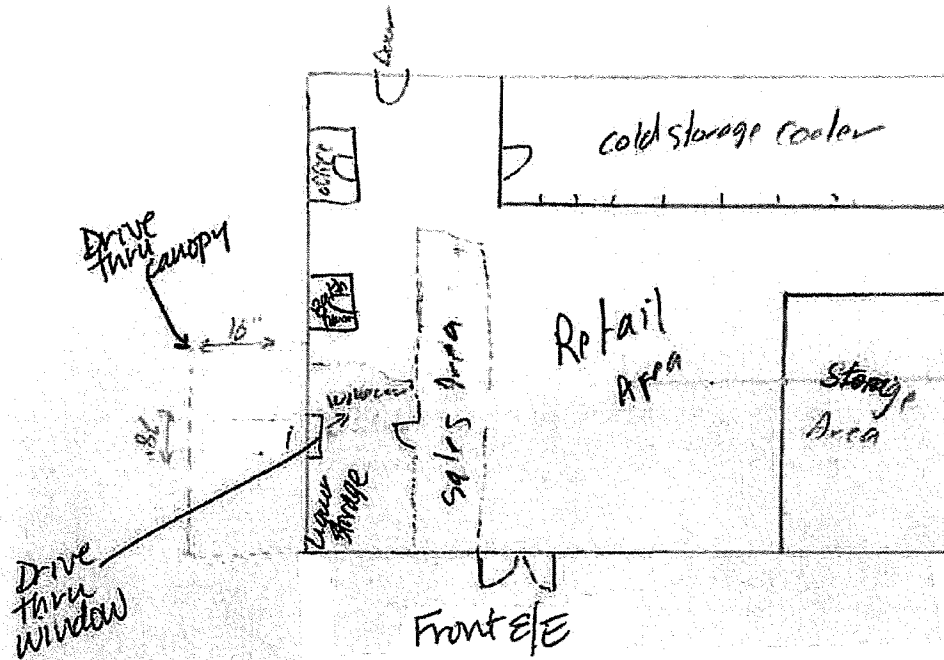
1. Current license number at the location: 09100214 2. Is the license currently in use? ☒ Yes ☐ No
2. If NOT currently in use, how long has it been since the license was last used at this location? _____

Current Licensee Name: <u>Barbara Ann Kibler</u> Signature: <u>Bar Ann Kib</u>	
State of <u>NC</u>	DEBRA SMITH OWENS NOTARY PUBLIC Gaston County North Carolina My Commission Expires 7-19-2028 Notary Seal
County of <u>Gaston</u>	
Signed before me on this <u>8th</u> day of <u>June</u> , 20 <u>26</u>	
Notary Signature <u>Debra Smith Owens</u>	
My commission expires on <u>19th</u> day of <u>July</u> , 20 <u>28</u>	

2915 sq ft

26 6 23 Lic. Dept. 9:48

Licensed Premise Diagram



BILL OF SALE

IN CONSIDERATION OF THE SUM OF:

TEN DOLLARS AND NO CENTSlawful currency of the United States of America, and other valuable consideration, receipt of which is hereby acknowledged.

This BILL OF SALE (this "Agreement"), dated as of June 8, 2026 is by and among Mexicano, L.L.C., an Arizona Limited Liability Company (Seller), and Valencia Liquor Inc., an Arizona Corporation (Buyer).

RECITALS

- A. Seller and Buyer are parties to an Asset Purchase Agreement executed April 19, 2026 (the "Purchase Agreement"), pursuant to which, among other things, Buyer has agreed to purchase certain assets of Seller upon the terms and conditions specified therein.
- B. This Agreement is being executed and delivered in order to affect the transfer to Buyer of such assets as set forth in the Purchase Agreement.

AGREEMENTS

In consideration of the premises and the mutual covenants and agreements set forth in the Purchase Agreement, the parties hereby agree as follows:

- Definitions.** Capitalized terms used in this Agreement and not otherwise defined herein shall have the meaning ascribed thereto in the Purchase Agreement.
- Sale of Assets.** Seller, in accordance with and subject to the terms of the Purchase Agreement, hereby sells, conveys, assigns, transfers and delivers to Buyer, and Buyer, in accordance with and subject to the Purchase Agreement, hereby purchases and acquires from Seller, all of Seller's right, title and interest of every kind and nature, that certain business known as Rocky Point Drive Thru, presently located at 2526 W. Valencia Road, Tucson, AZ 85746, including State of Arizona Liquor License #09100214 and all furniture, fixtures and equipment. FURTHERMORE, Seller warrants that he, she or they are the lawful owner of said personal property and hereby certifies, under oath, that he, she or they have good right to sell the same as aforesaid, and that the above described property is free and clear of all claims, liens and other encumbrances whatsoever, EXCEPT, as specified herein. Seller further agrees to warrant and defend same against the lawful claims and demands of all persons whomsoever.
- Counterparts.** This Agreement is executed pursuant to the Purchase Agreement and may be executed in two counterparts, each of which as so executed shall be deemed to be an original but both of which together shall constitute one and the same instrument. A facsimile signature shall be acceptable as an original for all purposes.
- Binding Effect.** This Agreement shall inure to the benefit of and be binding upon Buyer and Seller, and their respective successors and assigns, but shall not create any right of subrogation or other right on the part of any other person.
- Amendment, Waiver or Termination.** This Agreement cannot be amended, waived or terminated except by a writing signed by the parties hereto.
- Governing Law.** THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ARIZONA.

'26 6 17 Liq. Dept AM 7:56

IN WITNESS WHEREOF, Buyer and Seller have caused this Bill of Sale to be executed individually or in their respective corporate names by their respective proper officers thereunto duly authorized, as of the date first written above.

Dated: June 8, 2026

SELLER:

Mexicano, L.L.C., an Arizona Limited
Liability Company



Barbara Kibler, Member

BUYER:

Valencia Liquor Inc., an Arizona
Corporation


Luay Zetouna, President

IN WITNESS WHEREOF, Buyer and Seller have caused this Bill of Sale to be executed individually or in their respective corporate names by their respective proper officers thereunto duly authorized, as of the date first written above.

Dated: June 8, 2026

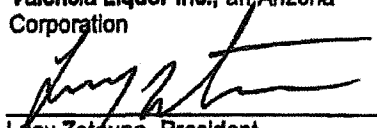
SELLER:

Mexicano, L.L.C., an Arizona Limited
Liability Company

Barbara Kibler, Member

BUYER:

Valencia Liquor Inc., an Arizona
Corporation



Ledy Zetouna, President

State of NC)

County of Gaston)

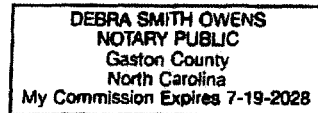
On 8th day of June, 2026, before me, the undersigned Notary Public, personally appeared Barbara Kibler, Member of Mexicano, L.L.C., an Arizona Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Debra Smith Owens

Notary Public

My Commission Expires: 7/19/2028



State of _____)

County of _____)

On _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared Luay Zetouna, President of Valencia Liquor Inc., an Arizona Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

26 6 17 Liq. Dept # 7 56

State of _____)
County of _____)

On _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared Barbara Kibler, Member of Mexicano, L.L.C., an Arizona Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

State of California)
County of San Diego)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On 8TH day of June, 2026, before me, the undersigned Notary Public, personally appeared Luay Zetouna, President of Valencia Liquor Inc., an Arizona Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 03-30-2029

