

# Pima County Clerk of the Board

Melissa Manriquez

**Katrina Martinez**  
Deputy Clerk

**Administration Division**  
33 N. Stone Avenue, Suite 100  
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 25, 2024

Amy S. Nations  
Arizona Wine Collective  
P.O. Box 2502  
Chandler, AZ 85244

RE: Arizona Liquor License Job No.: 299773  
d.b.a. Arizona Wine Collective

Dear Ms. Nations:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 10, Beer and Wine Store, which was received in our office on June 28, 2024. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, August 13, 2024, 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 black ink, appearing to read "Melissa Manriquez", written over a horizontal line.

Melissa Manriquez  
Clerk of the Board

Enclosure



# POSTING

Job# \_\_\_\_\_  
DLLC use only

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

Type or Print with Black Ink

Date of Posting: 7 / 1 / 24

Date of Posting Removal: 7 / 23 / 24

Applicant's Name: Arizona Wine Collective  
Nations Amy S.  
Last First Middle

Business Address: 4280 N. Campbell Avenue, Suite No. 155 Tucson 85718  
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.

D R McKillop PCSD 520-288-1358  
Print Name of City/County Official Title Phone Number

DR McKillop 7/23/24  
Signature Date Signed

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 24 24 PM 1:04 PM CLK OF BD  
VB



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TO: Development Services, Zoning Division  
FROM: Rosy Millan  
Administrative Specialist I  
DATE: July 1, 2024  
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Amy S. Nations  
d.b.a. Arizona Wine Collective  
4280 N. Campbell Avenue, Suite No. 155  
Tucson, AZ 85718

Arizona Liquor License Job No. 299773  
Series 7, Beer and Wine Bar  
New License  
Person Transfer   
Location Transfer

ZONING REPORT

DATE: 7/1/24

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

Yes  No

If No, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pima County Zoning Inspector

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

JUL 01 24 PM 12:00 PCC CLK OF ED  
RM

24-14-9518

State of Arizona  
Department of Liquor Licenses and Control

Created 06/28/2024 @ 02:59:27 PM

Local Governing Body Report

**LICENSE**

Number: 07100130 Type: 007 BEER AND WINE BAR

Name: ARIZONA WINE COLLECTIVE

State: Pending

Issue Date: Expiration Date: 09/30/2024

Original Issue Date: 02/04/1977

Location: 4280 N CAMPBELL AVENUE  
STE 155  
TUCSON, AZ 85718  
USA

Mailing Address:

Phone: (520)329-8595

Alt. Phone: (480)730-2675

Email: AMYNATIONS@AZLIC.COM

Currently, this license has pending applications.

**AGENT**

Name: AMY S NATIONS

Gender: Female

Correspondence Address: PO BOX 2502  
CHANDLER, AZ 85244  
USA

Phone: (480)730-2675

Alt. Phone:

Email: LIQUORLICENSE@AZLIC.COM

**OWNER**

Name: BOUDREAU INVESTMENTS LLC

Contact Name: AMY NATIONS

Type: LIMITED LIABILITY COMPANY

AZ CC File Number: 23649919 State of Incorporation: AZ

Incorporation Date: 03/01/2024

Correspondence Address: PO BOX 2502  
CHANDLER, AZ 85244  
USA

Phone: (480)730-2675

Alt. Phone:

Email: AMYNATIONS@AZLIC.COM

Officers / Stockholders

JUN 28 24 PM 04:02 PC CLK OF BD  
RM

60th Day:  
08/29/24  
105th Day:  
10/11/24

Name:	Title:	% Interest:
MICHELLE ANDREA BOUDREAU	Member	50.00
DAVID ERNEST KINSLOW BONDREAU	Member	50.00

### **BOUDREAU INVESTMENTS LLC - Member**

Name: MICHELLE ANDREA BOUDREAU  
Gender: Female  
Correspondence Address: PO BOX 2502  
CHANDLER, AZ 85244  
USA  
Phone: (520)667-5205  
Alt. Phone:  
Email: MBOUDREAU75@YAHOO.COM

### **BOUDREAU INVESTMENTS LLC - Member**

Name: DAVID ERNEST KINSLOW BONDREAU  
Gender: Male  
Correspondence Address: PO BOX 2502  
CHANDLER, AZ 85244  
USA  
Phone: (520)667-7126  
Alt. Phone:  
Email: DBOUDREAU67@GMAIL.COM

## **APPLICATION INFORMATION**

Application Number: 299773  
Application Type: Owner Transfer  
Created Date: 06/20/2024

## **QUESTIONS & ANSWERS**

### **007 Beer and Wine Bar**

- 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.  
June 24, 2024
- 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)  
Rio Vista Elementary School 2,138 Feet  
1351 E Limberlost Drive  
Tucson, Arizona 85719

- 11) Are you one of the following? Please indicate below.  
 Property Tenant  
 Subtenant  
 Property Owner  
 Property Purchaser  
 Property Management Company  
 Tenant
- 12) Is there a penalty if lease is not fulfilled?  
 Yes  
 What is the penalty?  
 Still owe lease term
- 13) What is the total money borrowed for the business not including the lease?  
 Please list lenders/people owed money for the business.  
 \$0
- 14) Is there a drive through window on the premises?  
 No
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet.  
 Contiguous
- 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)  
 \$20,000.00

## DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
QUESTIONNAIRE	AZ Wine Collective 7.pdf	06/20/2024
QUESTIONNAIRE	David Boudreau Questionnaire.pdf	06/20/2024
QUESTIONNAIRE	Michelle Boudreau Questionnaire.pdf	06/20/2024
MISCELLANEOUS	David Boudreau Training Certificates.pdf	06/20/2024
MISCELLANEOUS	Michelle Boudreau Training Caertificates.pdf	06/20/2024
BILL OF SALE	Blank Bill of Sale.pdf	06/20/2024
INTERIM PERMIT NOTARY PAGE	07100130 IP.pdf	06/20/2024
DIAGRAM/FLOOR PLAN	AZ Wine Collective Diagram.pdf	06/20/2024
	Section 4 - 07100130.pdf	06/25/2024
	Section 6 & Bill of Sale 07100130.pdf	06/25/2024

**State of Arizona  
Department of Liquor Licenses and Control**

Created 06/28/2024 @ 03:00:52 PM

Local Governing Body Report

**LICENSE**

Number:		Type:	INP INTERIM PERMIT
Name:	ARIZONA WINE COLLECTIVE		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	4280 N CAMPBELL AVENUE STE 155 TUCSON, AZ 85718 USA		
Mailing Address:			
Phone:	(520)329-8595		
Alt. Phone:	(480)730-2675		
Email:	AMYNATIONS@AZLIC.COM		

**AGENT**

Name:	AMY S NATIONS
Gender:	Female
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA
Phone:	(480)730-2675
Alt. Phone:	
Email:	LIQUORLICENSE@AZLIC.COM

**OWNER**

Name:	BOUDREAU INVESTMENTS LLC		
Contact Name:	AMY NATIONS		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23649919	State of Incorporation:	AZ
Incorporation Date:	03/01/2024		
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA		
Phone:	(480)730-2675		
Alt. Phone:			
Email:	AMYNATIONS@AZLIC.COM		

**Officers / Stockholders**

Name:	Title	% Interest:
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MICHELLE ANDREA BOUDREAU	Member	50.00
DAVID ERNEST KINSLOW BONDREAU	Member	50.00

### **BOUDREAU INVESTMENTS LLC - Member**

Name: MICHELLE ANDREA BOUDREAU  
Gender: Female  
Correspondence Address: PO BOX 2502  
CHANDLER, AZ 85244  
USA  
Phone: (520)667-5205  
Alt. Phone:  
Email: MBOUDREAU75@YAHOO.COM

### **BOUDREAU INVESTMENTS LLC - Member**

Name: DAVID ERNEST KINSLOW BONDREAU  
Gender: Male  
Correspondence Address: PO BOX 2502  
CHANDLER, AZ 85244  
USA  
Phone: (520)667-7126  
Alt. Phone:  
Email: DBOUDREAU67@GMAIL.COM

## **APPLICATION INFORMATION**

Application Number: 299804  
Application Type: New Application  
Created Date: 06/20/2024

## **QUESTIONS & ANSWERS**

### **INP Interim Permit**

- 1) Enter License Number currently at location  
07100130
- 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




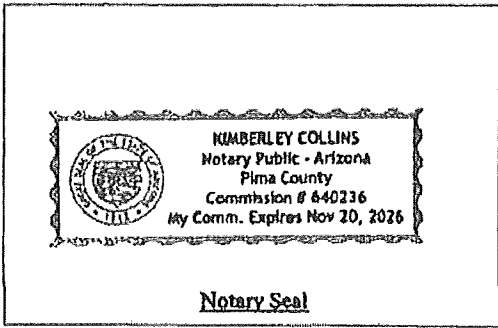
**SECTION 4 Interim Permit**

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: 07100130
- 2. If the license is NOT currently in use, how long has it been since the license was last used at this location? \_\_\_\_\_

I (Print Full Name) Peter A. Snell 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>PIMA</u> Signed before me on this <u>4th</u> day of <u>JUNE</u> , 20 <u>24</u> . Notary Signature <u>Kim Collins</u> My commission expires on <u>11 / 20 / 2026</u>	 <b>Notary Seal</b>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------

**SECTION 5 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)

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

1. License #: 07100130

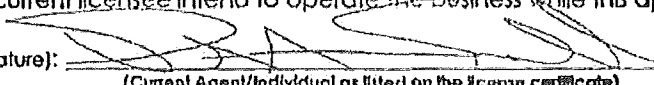
2. Current Agent Name / Individual Name Snell Peter A.  
Last First Middle

3. Current Ownership Name (Legal Entity): Snell Creative, Inc.  
(Exactly as it appears on the license)

4. Premises Name: Arizona Wine Collective  
(Exactly as it appears on the license)

5. Premises Location Address: 4280 N. Campbell Avenue #155 Tucson AZ Pima 85718  
Street City State County Zip

6. Does current licensee intend to operate the business while this application is pending?  Yes  No

7. I, (Signature):  authorize the transfer of this license to the applicant.  
(Current Agent/Individual as listed on the license certificate)

**SECTION 7 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 8 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 Hotel/motel 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

IN CONSIDERATION OF THE SUM OF:

\*\*\*TEN DOLLARS AND NO CENTS\*\*\*lawful 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 17, 2024 is by and among Snell Creative, Inc., an Arizona Corporation (Seller), and Boudreau Investments, LLC, an Arizona Limited Liability Company (Buyer).

### RECITALS

A. Seller and Buyer are parties to an Asset Purchase Agreement executed February 22, 2024 (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:

- 1. Definitions.** Capitalized terms used in this Agreement and not otherwise defined herein shall have the meaning ascribed thereto in the Purchase Agreement.
- 2. 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 **Arizona Wine Collective**, presently located at **4280 N Campbell Avenue, Unit #155, Tucson, AZ 85750, including State of Arizona Liquor License #07100130 and that certain equipment per the attached Exhibit "A", which exhibit is incorporated herein by reference.** 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.
- 3. 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.
- 4. 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.
- 5. Amendment, Waiver or Termination.** This Agreement cannot be amended, waived or terminated except by a writing signed by the parties hereto.
- 6. Governing Law.** THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ARIZONA.

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 17, 2024

The effective date of this Bill Of Sale shall be June 24, 2024.

SELLER:


Snell Creative, Inc., an Arizona Corporation



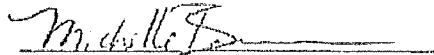
Peter A. Snell, President

BUYER:

Boudreau Investments, LLC, an Arizona Limited Liability Company



David Boudreau, Member



Michelle Boudreau, Member

# EXHIBIT "A"

## Equipment List for: *Arizona Wine Collective* Updated as of: February 28, 2024

Qty	Furniture, Fixtures & Equipment	VIN/Serial Number	Est Value
1	Mirco Matic Pro Line Series Kegerator with two towers and six taps		\$ 5,000.00
1	Micro Matic Back Bar Refrigerated Cabinet		\$ 4,000.00
1	Everest Glass Door Commercial Merchandiser Refrigerator		\$ 1,500.00
1	Summit 6-Bottle Chiller		\$ 1,000.00
9	High Top Tables/Chairs		\$ 10,000.00
1	Round Wine Barrel Table		\$ 1,000.00
1	Sofa/4 wing chairs		\$ 2,500.00
3	End Tables		\$ 500.00
1	Credenza/Storage Display		\$ 1,000.00
1	Stereo and Cabinet		\$ 500.00
3	Stainless Steel Prep Tables		\$ 600.00
3	iPads		\$ 1,500.00
1	Floor Shelving		\$ 500.00
Misc	Patio Furniture		\$ 4,000.00
Misc	Misc. Equipment		\$ 2,000.00
Furniture, Fixtures & Equipment Total			\$ 35,600.00

Year	Make	Model	VIN/Serial Number	Est Value
- NONE -				
Vehicles Total				\$ -
Combined Total				\$ 35,600.00

Initial  
*[Signature]*

Initial  
*[Signature]*

EXHIBIT A

