



Pima County Clerk of the Board

Julie Castañeda

Administration Division

130 W. Congress, 5th 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

Melissa Manriquez
Deputy Clerk

January 15, 2020

Kevin Arnold Kramber
Hampton Inn & Suites
536 E. Wagon Bluff Drive
Tucson, AZ 85704

RE: Arizona Liquor License Job No.: 84295
d.b.a. Hampton Inn & Suites

Dear Mr. Kramber:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 7, Beer and Wine Bar, which was received in our office on December 20, 2019. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, February 4, 2020, 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 "Castañeda", is written over a horizontal line.

Julie Castañeda
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

AFFIDAVIT OF POSTING

Date of Posting: 12/23/19

Date of Posting Removal: 01/14/20

Applicant's Name: Hampton Inn & Suites
Kramber Kevin Arnold
Last First Middle

Business Address: 5950 N. Oracle Road Tucson 85704
Street City Zip

License #: 84295

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.

DR McKillop Process Server 520-288-1358
Print Name of City/County Official Title Phone Number

DR McKillop 01/14/20
Signature Date Signed

Return this affidavit with your recommendations (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.

JAN 14 2020 03:45 PCT CLK FID
JW



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TO: Development Services, Zoning Division
FROM: Alina Bárcenas
Administrative Support Specialist Senior
DATE: 12/20/2019
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Kevin Arnold Kramber
d.b.a. Hampton Inn & Suites
5950 N. Oracle Road
Tucson, AZ 85704

Arizona Liquor License Job No. 84295
Series 7, Beer and Wine Bar
New License
Person Transfer ☒
Location Transfer ☒

ZONING REPORT

DATE: 12/20/19

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

DEC 20 19 PM 03:54 PCC CLK RD

19-37-9384

State of Arizona
Department of Liquor Licenses and Control

Created 12/16/2019 @ 01:05:17 PM

Local Governing Body Report

LICENSE

Number: 07100032 Type: 007 BEER AND WINE BAR
Name: HAMPTON INN & SUITES
State: Pending
Issue Date: Expiration Date: 09/30/2020
Original Issue Date: 03/06/1985
Location: 5950 N ORACLE ROAD
TUCSON, AZ 85704
USA
Mailing Address: 536 E WAGON BLUFF DRIVE
TUCSON, AZ 85704
USA
Phone: (520)618-8000
Alt. Phone: (520)235-5684
Email: KKRAMBER75@GMAIL.COM

Currently, this license has pending applications.

AGENT

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

OWNER

Name: HSL ORACLE ROAD HOTEL LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: L17464753 State of Incorporation: AZ
Incorporation Date: 03/15/2012
Correspondence Address: 536 E WAGON BLUFF DRIVE
TUCSON, AZ 85704
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

Officers / Stockholders

DEC 19 19 00 51 PM '19 KCFD

Name:	Title:	% Interest:
BWL INVESTMENTS LLC	ManaGING MEMBER	78.20
HSL PROPERTIES INC	MEMBER	15.00
RANDALL GILLUM DIX	MEMBER	6.80

HSL ORACLE ROAD HOTEL LLC - MEMBER

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

BWL INVESTMENTS LLC - MANAGING MEMBER

Name: ANG TRUST
 Contact Name: ANG TRUST
 Type: TRUST
 AZ CC File Number: State of Incorporation:
 Incorporation Date:
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)881-4200
 Alt. Phone: (520)235-5684
 Email:

HSL PROPERTIES INC - Director,Chairman, Shareholder

Name: HUMBERTO SCHULTZ LOPEZ
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)322-6994
 Alt. Phone:
 Email: HSLPROPERTIES@SBCGLOBAL.NET

HSL PROPERTIES INC - Director,Sec, VP

Name: GLENN TOYOSHIMA
 Gender: Male
 Correspondence Address: 536 E WAGON BLUFF DRIVE
 TUCSON, AZ 85704
 USA
 Phone: (520)906-1896
 Alt. Phone:
 Email: HSLPROPERTIES@SBCGLOBAL.NET

ANG TRUST - Trustee

Name: RANDAL GILLUM DIX
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)529-5800
Alt. Phone:
Email:

HSL PROPERTIES INC - President, Director

Name: OMAR MONTANO MIRELES
Gender: Male
Correspondence Address: 536 E WAGON BLUFF DRIVE
TUCSON, AZ 85704
USA
Phone: (520)548-2771
Alt. Phone:
Email: OMAR@HSLPROPERTIES.COM

HSL ORACLE ROAD HOTEL LLC - MEMBER

Name: RANDALL GILLUM DIX
Gender: Male
Correspondence Address: 536 E WAGON BLUFF DRIVE
TUCSON, AZ 85704
USA
Phone: (520)906-5800
Alt. Phone:
Email: RDIX@TRANSWEST.US

**HSL ORACLE ROAD HOTEL LLC - ManaGING
MEMBER**

Name: BWL INVESTMENTS LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 536 E WAGON BLUFF DRIVE
TUCSON, AZ 85704
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

MANAGERS

Name: DAVID GEORGE MILLER
Gender: Male
Correspondence Address: 536 E WAGON BLUFF DRIVE
TUCSON, AZ 85704
USA
Phone: (520)818-4560
Alt. Phone:
Email: DMILLER@FOLUSHOSPITALITY.NET

APPLICATION INFORMATION

Application Number: 84295
Application Type: Location / Owner Transfer
Created Date: ~~11/20/2019~~ 12/14/19 SE

QUESTIONS & ANSWERS

007 Beer and Wine Bar

- 1) If you intend to operate business while your application is pending you will need an interim permit pursuant to A.R.S.§4-203.01. Would you like to apply for an Interim Permit?
No
- 4) Have you submitted a questionnaire? Each person listed must submit a questionnaire and mail in a fingerprint card along with a \$22. processing fee per card.
Yes
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?
No
- 6) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?
Yes
If Yes, what City, Town or Tribal Reservation is this Business located in?
Pima County
- 15) Please provide name, address, and Distance of nearest school.
Edge High School Northwest
231 W. Giaconda Way #113, Tucson, AZ 85704
1.21 miles
- 16) Please provide name, address, and distance of nearest church.
Dove of Peace
665 W. Roller Coaster Rd., Tucson, AZ 85704
2,019 feet
- 17) Are you a tenant? (A person who holds the lease of a property; a lessee)
No
- 18) Is there a penalty if lease is not fulfilled?
No
- 19) Are you a sub-tenant? (A person who holds a lease which was given to another person (tenant) for all or part of a property)
No
- 20) Are you the owner
Yes

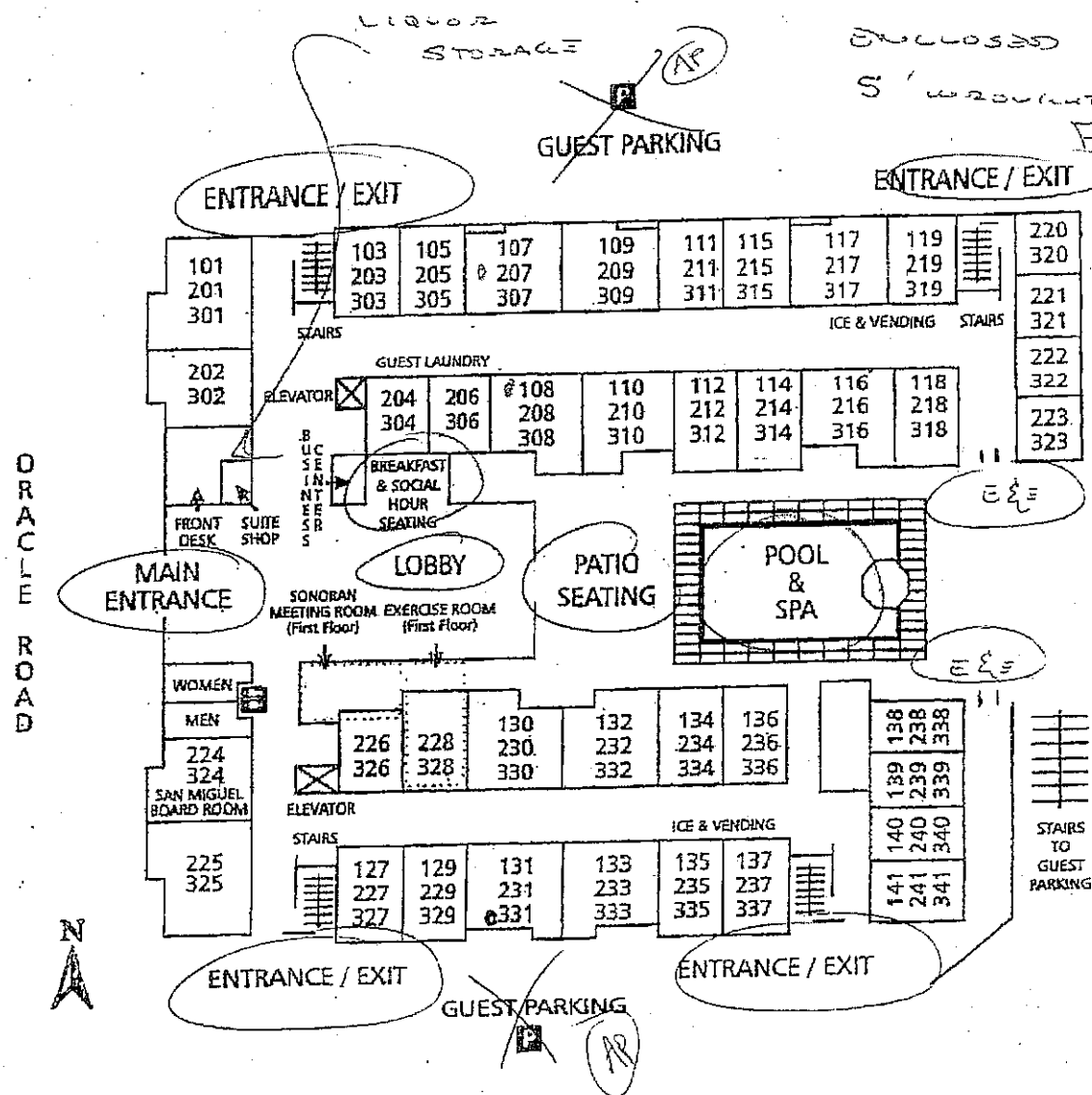
- 21) Are you a purchaser?
No
- 22) Are you a management company?
No
- 23) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
5,862,910.00
Key Bank Real Estate Capital
11501 Outlook St. #300, Overland Park , KS 66211
- 24) Is there a drive through window on the premises?
No
- 25) Have you provided a diagram of your premises?
Yes
- 26) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
Yes, contiguous
- 27) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
BILL OF SALE	AZ Five Palms-Old Pueblo BOS 032018.pdf	11/20/2019
QUESTIONNAIRE	Dix Q.pdf	11/20/2019
DIAGRAM/FLOOR PLAN	Floor Plan.pdf	11/20/2019
ALIEN STATUS	Flow Chart.pdf	11/20/2019
BILL OF SALE	Iron Johns-HSL Oracle BOS 111419.pdf	11/20/2019
ALIEN STATUS	Kramber Q Attach ASF US Passport.pdf	11/20/2019
QUESTIONNAIRE	Kramber Q Attach ASF US Passport.pdf	11/20/2019
QUESTIONNAIRE	Lopez Q.pdf	11/20/2019
QUESTIONNAIRE	Miller Mgr Q.pdf	11/20/2019
QUESTIONNAIRE	Mireles Q.pdf	11/20/2019
BILL OF SALE	Old Pueblo-IJBC BOS 032018.pdf	11/20/2019
BILL OF SALE	Sect. 9.pdf	11/20/2019
QUESTIONNAIRE	Toyoshima Q.pdf	11/20/2019

* Pool & SPA
Area Full

ENCLOSURE w/
S' WARRANT 120N
F



Welcome to the Hampton Inn & Suites Tucson Mall

19 DEC 14 1964, LDC, PM 4:14

HSL ORACLE ROAD HOTEL,

LLC



Zephyr
Dix

(MEM - 6.8%)

BUL

INVESTMENTS,

LLC

(MEM/MEM - 78.2%)



HSL PROPERTIES,
INC.

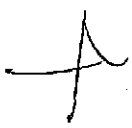
(MEM - 15%)



Humberto

LOPEZ

(DOW/MEM - 100%)



Owner

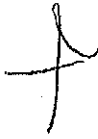
LOPEZ

(DOW/MEM - 100%)

Owner

LOPEZ

(DOW/MEM - 100%)



Ana Trust

(MEM/MEM - 100%)



Zephyr
Dix

(Trust)

19 DEC 14 10:41 PM '14