



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

April 1, 2026

Kevin Arnold Kramber
Golf Club at Canoa Ranch
3415 E. River Road
Tucson, AZ 85718

RE: Arizona Liquor License Job No.: 385396
d.b.a. Golf Club at Canoa Ranch

Dear Mr. Kramber:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 6, Bar, which was received in our office on March 2, 2026. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, April 21, 2026, 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. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

03/09/2026
Date of Posting: ____/____/____

03/31/2026
Date of Posting Removal: ____/____/____

Applicant's Name: Golf Club at Canoa Ranch
Kramber Kevin Arnold
Last First Middle

Business Address: 5800 S. Camino Del Sol Green Valley 85614
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

DETECTIVE

(520) 351-6000

Print Name of City/County Official

Title

Phone Number

Signed by:

Rudy Necochea

1290

3/31/2026

Signature

badge

Date Signed

Rudy Necochea

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.

MAR 31 26 AM 11:56 PC CLK OF BD JDM



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TO: Development Services, Zoning Division
FROM: Rosy Millan
Administrative Specialist I
DATE: March 2, 2026
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Kevin Arnold Kramber
d.b.a. Golf Club at Canoa Ranch
5800 S. Camino Del Sol
Green Valley, AZ 85614

Arizona Liquor License Job No. 385396
Series 6, Bar
New License
Person Transfer
Location Transfer

ZONING REPORT

DATE: 3/3/2026

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

Yes No

If No, please explain:

M Bosal
Pima County Zoning Inspector

When complete, please return to cob_mail@pima.gov

MAR 03 26 AM 11:55 PC CLK OF BD
RM

26-05-9567

State of Arizona
Department of Liquor Licenses and Control

Created 03/02/2026 @ 10:43:08 AM

Local Governing Body Report

LICENSE

Number: 06100204 Type: 006 BAR
Name: GOLF CLUB AT CANOA RANCH
State: Pending
Issue Date: Expiration Date: 09/30/2026
Original Issue Date: 02/23/1961
Location: 5800 S CAMINO DEL SOL
GREEN VALLEY, AZ 85614
USA
Mailing Address:
Phone: (520)393-1966
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

Currently, this license has pending applications.

AGENT

Name: KEVIN ARNOLD KRAMBER
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

OWNER

Name: WG CANOA RANCH GOLF LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23928243 State of Incorporation: AZ
Incorporation Date: 12/31/2025
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

60th - 5/1/26

MAR 02 26AM 11:09 PC CLK OF BD
EM

Officers / Stockholders

Name:	Title:	% Interest:
WG GOLF MANAGER LLC	Manager-LLC	100.00

SHRAGA F SCHORR

Member

**WG GOLF MANAGER LLC - Mgr-Member
WG CANOA RANCH GOLF LLC - Member**

Name: SHRAGA F SCHORR
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (732)995-6789
Alt. Phone:
Email: USERSHRAG@CS.COM

WG CANOA RANCH GOLF LLC - Manager-LLC

Name: WG GOLF MANAGER LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

MANAGERS

Name: WG GOLF MANAGER LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

APPLICATION INFORMATION

Application Number: 385396
Application Type: Owner Transfer
Created Date: 02/22/2026

QUESTIONS & ANSWERS

006 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.
02/20/2026
- 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)
4.19 miles
Sopori Elementary School
5000 W. Arivaca Rd., Amado, AZ 85645
- 12) Are you one of the following? Please indicate below.
Property Tenant
Sub-tenant
Property Owner
Property Purchaser
Property Management Company
Property Owner
- 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.
None, capital contributions
- 15) Is there a drive through window on the premises?
No
- 16) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
Yes, contiguous
- 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)
\$70,000.00

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
BILL OF SALE	Bill of Sale-Counterpart 022026.pdf	02/22/2026
DIAGRAM/FLOOR PLAN	Floor Plans.pdf	02/22/2026
MISCELLANEOUS	Flowchart.pdf	02/22/2026
QUESTIONNAIRE	Kevin Agent Q.pdf	02/22/2026
ALIEN STATUS	Kevin ASF.pdf	02/22/2026
QUESTIONNAIRE	Michael Mgr Q Basic & Mgt Certs.pdf	02/22/2026
INTERIM PERMIT NOTARY PAGE	Sect. 5 & 7.pdf	02/22/2026
QUESTIONNAIRE	Shraga Q.pdf	02/22/2026
ALIEN STATUS	KAK Passport 121328.pdf	02/22/2026

State of Arizona
Department of Liquor Licenses and Control

Created 03/02/2026 @ 10:43:00 AM

Local Governing Body Report

LICENSE

Number: INP100037307 Type: INP INTERIM PERMIT
Name: GOLF CLUB AT CANOA RANCH
State: Active
Issue Date: 03/02/2026 Expiration Date: 06/07/2026
Original Issue Date: 03/02/2026
Location: 5800 S CAMINO DEL SOL
GREEN VALLEY, AZ 85614
USA

Mailing Address:
Phone: (520)393-1966
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

AGENT

Name: KEVIN ARNOLD KRAMBER
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

OWNER

Name: WG CANOA RANCH GOLF LLC
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TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

Officers / Stockholders

Name:	Title:	% Interest:
WG GOLF MANAGER LLC	Manager-LLC	100.00

SHRAGA F SCHORR

Member

**WG GOLF MANAGER LLC - Mgr-Member
WG CANOA RANCH GOLF LLC - Member**

Name: SHRAGA F SCHORR
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
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Phone: (732)995-6789
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AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

APPLICATION INFORMATION

Application Number: 385397
Application Type: New Application
Created Date: 02/22/2026

QUESTIONS & ANSWERS

INP Interim Permit

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

SECTION 7 - Interim Permit

1. Current license number at the location: 06100204 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? N/A

Current licensee Name: Andrew Oreffice; Controlling Person Signature: [Signature]

State of Georgia

County of Forsyth

Signed before me on this 13 day of Jan. 2020

Notary Signature: [Signature]

My commission expires on 29 day of Aug. 2027

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

Notary Seal

SECTION 8 - Location

1. I am the: Owner
 Tenant: a person who holds the lease of a property; a lessee.
 Subtenant: a person who rents property from a tenant of the property.
 Purchaser: attach purchasing agreement.
 Management Company: attach management agreement.

2. If you are a tenant, subtenant, purchaser, or management company, enter information below:

Name: _____
(Lessor, Broker, Management co)

Address: _____
Street City State Zip

3. What is the penalty for tenant/sub-tenant if the lease is not fulfilled? \$ _____

4. Does any liquor manufacturer, wholesaler, or employee have an interest in your business? Yes No
If yes, attach explanation.

5. Proximity to School

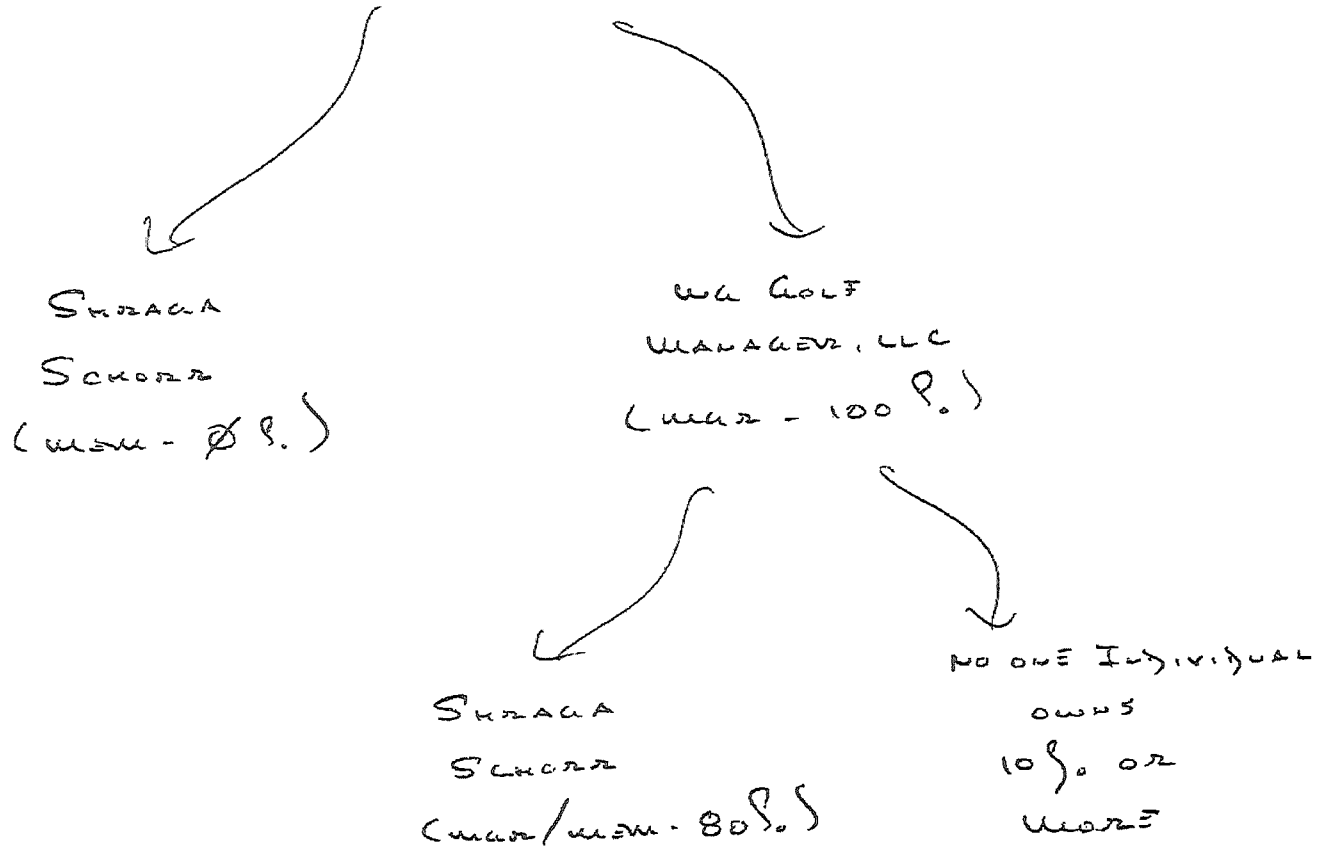
No retailer's license shall be issued for any premises that at the time the license application is received by the director, is within 300 horizontal feet of a public or private school building, or within 300 horizontal feet of a fenced recreational area adjacent to such school building. A.R.S. 54-207

Distance to nearest School: _____
(If less than one (1) mile, note footage)

Name of School: _____

Address: _____

WA CANOA ZALLI GOLF, LLC



SECTION 4 - Organization

EACH PERSON LISTED MUST SUBMIT A PERSONAL QUESTIONNAIRE FORM, FINGERPRINT CARD, AND \$22 PROCESSING FEE PER CARD.

1. If the applicant is an entity, not an individual, answer questions A and B.

A) Date Incorporated/Organized: _____ State where Incorporated/Organized: _____

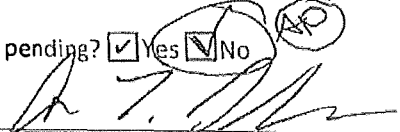
B) AZ Corporation or AZ L.L.C. Entity No: _____ Approval Date: _____

2. List any individual or entity that owns interest of 10% or more, and/or has control. If the owner/member listed below owns another entity, MUST attach a statement which includes the liquor license number involved.

Name	Title	%	Complete Mailing Address

SECTION 5 - Person to Person Transfer

ARS§4-203(C), (D), (G) (Current owner information)

- License #: 06100204
 - Agent Name: Kevin Arnold Kramber
 - Entity Name: Canoa Ranch Golf Course LLC
 - Business Name: GOLF CLUB AT CANOA RANCH
 - Business Address: 5800 S CAMINO DEL SOL, GREEN VALLEY, AZ 85614
 - Does current licenses intend to operate the business while this application is pending? Yes No AP
- Print Licensee Name: Andrew Oreflice; Manager of Oreflice Investments, Inc. Signature: 

SECTION 6 - Location Transfer

ARS§4-203(C), (D), (G) (Current owner information)

- License #: _____
- Current Business:
 - Name: _____
 - Address: _____
- New Business
 - Name: _____
 - Address: _____

LIQUOR LICENSE BILL OF SALE

Effective as of February 20, 2026, for valuable consideration, the receipt and adequacy of which are hereby acknowledged, CANOA RANCH GOLF COURSE, LLC, an Arizona limited liability company ("Seller") hereby conveys to WG CANOA RANCH GOLF LLC, an Arizona limited liability company ("Purchaser") and Purchaser hereby accepts from Seller, all of Seller's rights, title and interest in and to State of Arizona Department of Liquor Licenses and Control ("ADL"), Alcoholic Beverage License No. 06100204, a copy of which is attached hereto as Exhibit A (the "License").

TO HAVE AND TO HOLD the License unto Purchaser and Purchaser's heirs, legal representatives, successors and assigns forever.

Seller represents and warrants that the License is free and clear from liens, encumbrances, restrictions and the title to the License is good and marketable, subject to ADL review and approval.

EXCEPT AS PROVIDED ABOVE, THE LICENSE IS BEING QUITCLAIMED "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AS OF THE DATE OF THIS BILL OF SALE, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF QUANTITY, QUALITY OR HABITABILITY. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE LICENSE OR SELLER'S TITLE THERETO. PURCHASER IS HEREBY THUS ACQUIRING THE LICENSE BASED SOLELY UPON PURCHASER'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY SELLER OR SELLER'S AGENTS OR CONTRACTORS. SELLER HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE LICENSE.

SELLER:

CANOA RANCH GOLF COURSE, LLC,
an Arizona limited liability company

By: *A. J. [Signature]*
Name: ANDREW J. OREFFICE
Its: MANAGER

PURCHASER:

WG CANOA RANCH GOLF LLC,
an Arizona limited liability company.

By: WG Golf Manager LLC
Its: Manager

By: _____
Name: _____
Its: _____

LIQUOR LICENSE BILL OF SALE

Effective as of February 20, 2026, for valuable consideration, the receipt and adequacy of which are hereby acknowledged, CANOA RANCH GOLF COURSE, LLC, an Arizona limited liability company ("Seller") hereby conveys to WG CANOA RANCH GOLF LLC, an Arizona limited liability company ("Purchaser") and Purchaser hereby accepts from Seller, all of Seller's rights, title and interest in and to State of Arizona Department of Liquor Licenses and Control ("ADL"), Alcoholic Beverage License No. 06100204, a copy of which is attached hereto as Exhibit A (the "License").

TO HAVE AND TO HOLD the License unto Purchaser and Purchaser's heirs, legal representatives, successors and assigns forever.

Seller represents and warrants that the License is free and clear from liens, encumbrances, restrictions and the title to the License is good and marketable, subject to ADL review and approval.

EXCEPT AS PROVIDED ABOVE, THE LICENSE IS BEING QUITCLAIMED "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AS OF THE DATE OF THIS BILL OF SALE, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF QUANTITY, QUALITY OR HABITABILITY. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE LICENSE OR SELLER'S TITLE THERETO. PURCHASER IS HEREBY THUS ACQUIRING THE LICENSE BASED SOLELY UPON PURCHASER'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY SELLER OR SELLER'S AGENTS OR CONTRACTORS. SELLER HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE LICENSE.

SELLER:

CANOA RANCH GOLF COURSE, LLC,
an Arizona limited liability company

By: _____
Name: _____
Its: _____

PURCHASER:

WG CANOA RANCH GOLF LLC,
an Arizona limited liability company.

By: WG Golf Manager LLC
Its: Manager
By: _____
Name: STEVEN SUTOW
Its: Manager

AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
CANOA RANCH GOLF COURSE, L.L.C.

Pursuant to Arizona Revised Statutes Section 29-3202F, CANOA RANCH GOLF COURSE, L.L.C., an Arizona limited liability company, does hereby adopt these Amended and Restated Articles of Organization:

ARTICLE I

The name of this limited liability company is CANOA RANCH GOLF COURSE, L.L.C.

ARTICLE II

The purpose for which this limited liability company is organized is the transaction of any and all lawful business for which a limited liability company may be organized under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE III

The address of the registered office of this limited liability company 4747 N. 7th Street, Suite 402, Phoenix, Arizona 85014.

ARTICLE IV

The name, business address and mailing address of the agent for service of process of this limited liability company is Gary A. Drummond, Esq., 4747 N. 7th Street, Suite 402, Phoenix, Arizona 85014.

ARTICLE V

Management of this limited liability company is vested in a manager.

ARTICLE VI

The name and business address of each person who is a manager of this limited liability company and each member who owns a twenty percent (20%) or greater interest in the capital or profits of this limited liability company are:

Andrew T. Oreffice
4747 N. 7th Street, Suite 402
Phoenix, Arizona 85014

Manager

Oreffice Investments, LLC
4747 N. 7th Street, Suite 402
Phoenix, Arizona 85014

Member

25030316379795

ARTICLE VII

A member, manager, employee, officer or agent of this limited liability company is not liable, solely by reason of being a member, manager, employee, officer or agent, for the debts, obligations and liabilities of this limited liability company whether arising in contract or tort, under a judgment, decree or order of a court or otherwise. If Arizona law is subsequently amended to authorize further elimination or limitation of liability of members, managers, employees, officers or agents of limited liability companies, then the liability of a member, manager, employee, officer or agent of this limited liability company, in addition to the limitation on personal liability provided herein, shall be limited to the fullest extent permitted by Arizona law.

ARTICLE VIII

This limited liability company shall indemnify, to the fullest extent allowed by applicable law, any member, manager, employee, officer or agent of this limited liability company.

ARTICLE IX

The duration of this limited liability company shall be perpetual.

IN WITNESS WHEREOF, the undersigned has set his hand this 18 day of February, 2025.

Andrew T. Oreffice
ANDREW T. OREFFICE, Manager

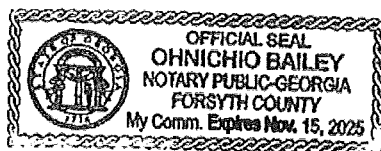
STATE OF GEORGIA)
) ss.
County of Forsyth)

The foregoing instrument was acknowledged before me this 18 day of February, 2025, by ANDREW T. OREFFICE.

Ohnichio Bailey
Notary Public

My Commission Expires:

November 19, 2025



2025 FEB 18 11:47 AM EST

ACCEPTANCE OF APPOINTMENT BY STATUTORY AGENT

The undersigned hereby acknowledges and accepts the appointment as **Statutory Agent** for Canoa Ranch Golf Course, L.L.C. effective this 18th day of February, 2025.



Gary A. Drummond, Esq.

2025 FEB 18 9 04 AM

SALLQUIST & DRUMMOND, P.C.
ATTORNEYS AT LAW
4747 NORTH 7TH STREET
SUITE 402
PHOENIX, ARIZONA 85014

GARY A. DRUMMOND

PHONE (602) 224-9222
FACSIMILE (602) 224-9366
E-MAIL gary@sd-law.com

March 3, 2025

HAND-DELIVERED

Arizona Corporation Commission
Corporations Division
1300 W. Washington
Phoenix, AZ 85007

Re: Canoa Ranch Golf Course, L.L.C./General
Our Reference No. 72022.00000

Dear Sir/Madam:

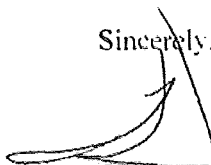
In connection with Canoa Ranch Golf Course, L.L.C., enclosed for filing you will find the following documents:

1. One (1) original Amended and Restated Articles of Organization;
2. Acceptance of Appointment by Statutory Agent; and
3. This Firm's Check No. 7341, dated February 28, 2025, in the amount of \$60.00, payable to the order of the Arizona Corporation Commission.

Please note that we wish for this filing to be expedited. Upon filing of the Articles of Amendment to Articles of Organization, please forward the same to stephanie@sd-law.com.

In the meantime, should you have any questions with regard to the foregoing, or the enclosed, please do not hesitate to call me.

Sincerely,

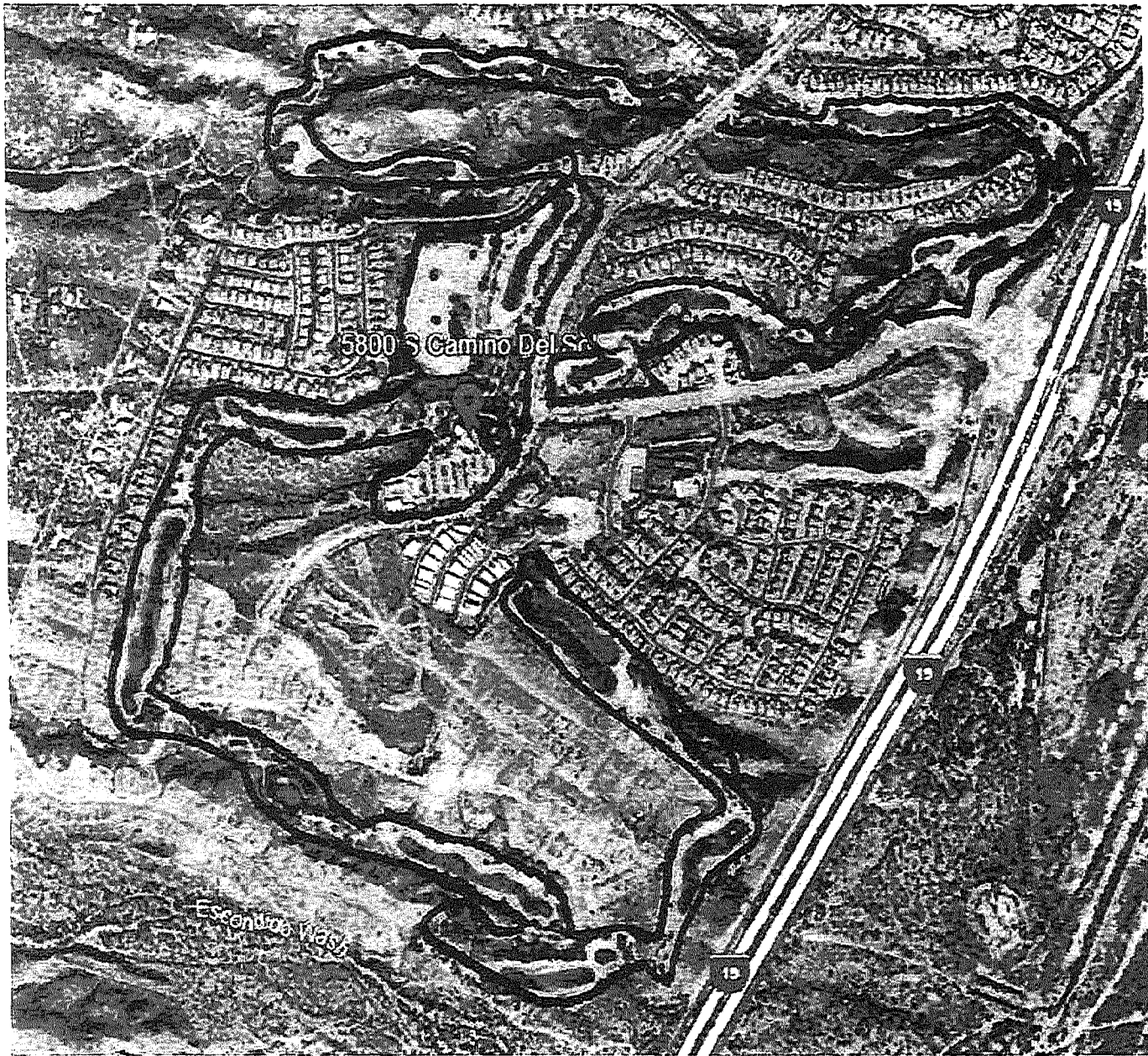


Gary A. Drummond
For the Firm

Enclosures

cc: Andrew T. Oreffice (via e-mail: aoreffice@gmail.com)

25 3 2 11P, 10:09 3/04



CATON RANCH GOLF COURSE - 5800 S. CAMINO DEL SOL
GREEN VALLEY, AZ 85622

APPROX. 186 ACRES

"GOLF CLUB AT CANOA RAUCH"

