State of Arizona
Department of Liquor Licenses and Control

Created 01/23/2025 @ 03:09:55 PM

Local Governing Body Report

LICENSE

Number:	06113002	Type:	006 BAR
Name:	TIERRA GRANDE GOLF CLUB		
State:	Pending		
Issue Date:		Expiration Date:	08/31/2025
Original Issue Date:	10/02/2006		
Location:	813 W CALLE ROSA CASA GRANDE, AZ 85222 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(520)723-9717		
Alt. Phone:	(480)864-0389		
Email:	JREPINSKI22@YAHOO.COM		

Currently, this license has pending applications.

AGENT

Name:	JARED MICHAEL REPINSKI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	(602)327-2077
Email:	JREPINSKI22@YAHOO.COM

OWNER

Name:	TIERRA GRANDE LAND OWNERS LLC		
Contact Name:	JARED MICHAEL REPINSKI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23661521	State of Incorporation:	AZ
Incorporation Date:	03/28/2024		
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(480)664-0389		
Alt. Phone:	(602)327-2077		
Email:	JREPINSKI22@YAHOO.COM		

60th day
03-24-2025

105th day
05-08-2025

Officers / Stockholders

Name:	Title:	% Interest:
JOHN GREGORY SCHMID	Mgr-Member	41.00
SANDRA ANN SCHMID	Member	41.00
MARK WILLIAM SEIL	Member	9.00

TIERRA GRANDE LAND OWNERS LLC - Member

Name: MARK WILLIAM SEIL
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (425)829-6034
Alt. Phone:
Email: MTILE34@COMCAST.NET

TIERRA GRANDE LAND OWNERS LLC - Member

Name: SANDRA ANN SCHMID
Gender: Female
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (701)622-3491
Alt. Phone:
Email: SASCHMID1963@GMAIL.COM

TIERRA GRANDE LAND OWNERS LLC - Mgr-Member

Name: JOHN GREGORY SCHMID
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (701)202-0534
Alt. Phone:
Email: JGSCHMID64@GMAIL.COM

MANAGERS

Name: RACHEL DAWN MOYA
Gender: Female
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: (520)483-8176
Alt. Phone:
Email: RDM0868@YAHOO.COM

APPLICATION INFORMATION

Application Number: 324586
Application Type: Location / Owner Transfer
Created Date: 12/23/2024

QUESTIONS & ANSWERS

006 Bar

1) Are you applying for an Interim Permit (INP)?
No

4) 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?
No

11) Will there be an agent on this license?
Yes
A Document of type QUESTIONNAIRE is required.

12) Provide name, address, and distance of nearest school. (If less than one (1) mile note footage)
MARY C O'BRIAN ELEMENTARY SCHOOL 1400 11 MILE CORNER CASA GRANDE, AZ 85194 2.2 MILES

13) Are you one of the following? Please indicate below.
Property Tenant
Sub-tenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY OWNER

14) Is there a penalty if lease is not fulfilled?
No

15) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
ZERO

16) Is there a drive through window on the premises?
No

17) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
CONTIGIOUS PATIO

18) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

19) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
$10.00

'24 DEC 23 PM 1:08 AZDLLC

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

1. License #: 06113002

2. Current Agent Name / Individual Name: Cornejo (Last) Santos (First) (Middle)

3. Current Ownership Name (Legal Entity): Don Santos Restaurant Groupo, Inc.
(Exactly as it appears on the license)

4. Premises Name: Eva's Fine Mexican Food
(Exactly as it appears on the license)

5. Premises Location Address: 665 N. Pinal Avenue (Street) Casa Grande (City) AZ (State) Pinal (County) 85122 (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 #: 06113002

2. Current Business: Name: EVA's FINE MEXICAN FOOD
Address: 665 N. PINAL AVE, CASA GRANDE AZ 85122
(Exactly as it appears on license)

3. New Business: Name: TIERRA GRANDE GOLF COURSE
Address: 913 W. CALLE ROSA, CASA GRANDE AZ 85222

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: 2.2 MILES (If less than one (1) mile, note footage) Name of School: MARY C O'BRIEN ELEMENTARY SCHOOL

School Address: 1400 11 MILE CORNER CASA GRANDE AZ 85194

'24 DEC 23 PM 1:09 AZDLL

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 November 29, 2024 is by and among Don Santos Restaurant Groupo, Inc., an Arizona Corporation (Seller), and Tierra Grande Land Owners, LLC, an Arizona Limited Liability Company (Buyer).

RECITALS

A. Seller and Buyer are parties to a Liquor License Purchase Agreement executed September 30, 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 **State of Arizona Liquor License #06113002.** 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: 12.16, 2024

SELLER:

Don Santos Restaurant Groupo, Inc.,
an Arizona Corporation

Santos Cornejo, Jr., President

BUYER:

Tierra Grande Land Owners, LLC, an
Arizona Limited Liability Company

John G. Schmid, Manager

'24 DEC 23 PM 1:09 AZM1C

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: November 29, 2024

SELLER:

Don Santos Restaurant Groupo, Inc.,
an Arizona Corporation

Santos Cornejo, Jr., President

BUYER:

Tierra Grande Land Owners, LLC, an
Arizona Limited Liability Company

John G. Schmid, Manager

State of Arizona)
)
County of Pinal)

On 6th day of December, 2024, before me, the undersigned Notary Public, personally appeared Santos Cornejo, Jr., President of Don Santos Restaurant Groupo, 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.

Teresa Pacheco
Notary Public

My Commission Expires: 12/08/2026

TERESA PACHECO
Notary Public - Arizona
Pinal
My Commission Expires
December 8, 2026
Commission # 641982

State of _____)
)
County of _____)

On _____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared John G. Schmid, Manager of Tierra Grande Land Owners, LLC, 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 Arizona)
)
County of Pinal)

On _____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared Santos Cornejo, Jr., President of Don Santos Restaurant Groupo, 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: _____

State of North Dakota)
)
County of Grant)

On 29th day of November, 2024, before me, the undersigned Notary Public, personally appeared John G. Schmid, Manager of Tierra Grande Land Owners, LLC, 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.

Cherie Zenker
Notary Public

My Commission Expires: 8-29-2026

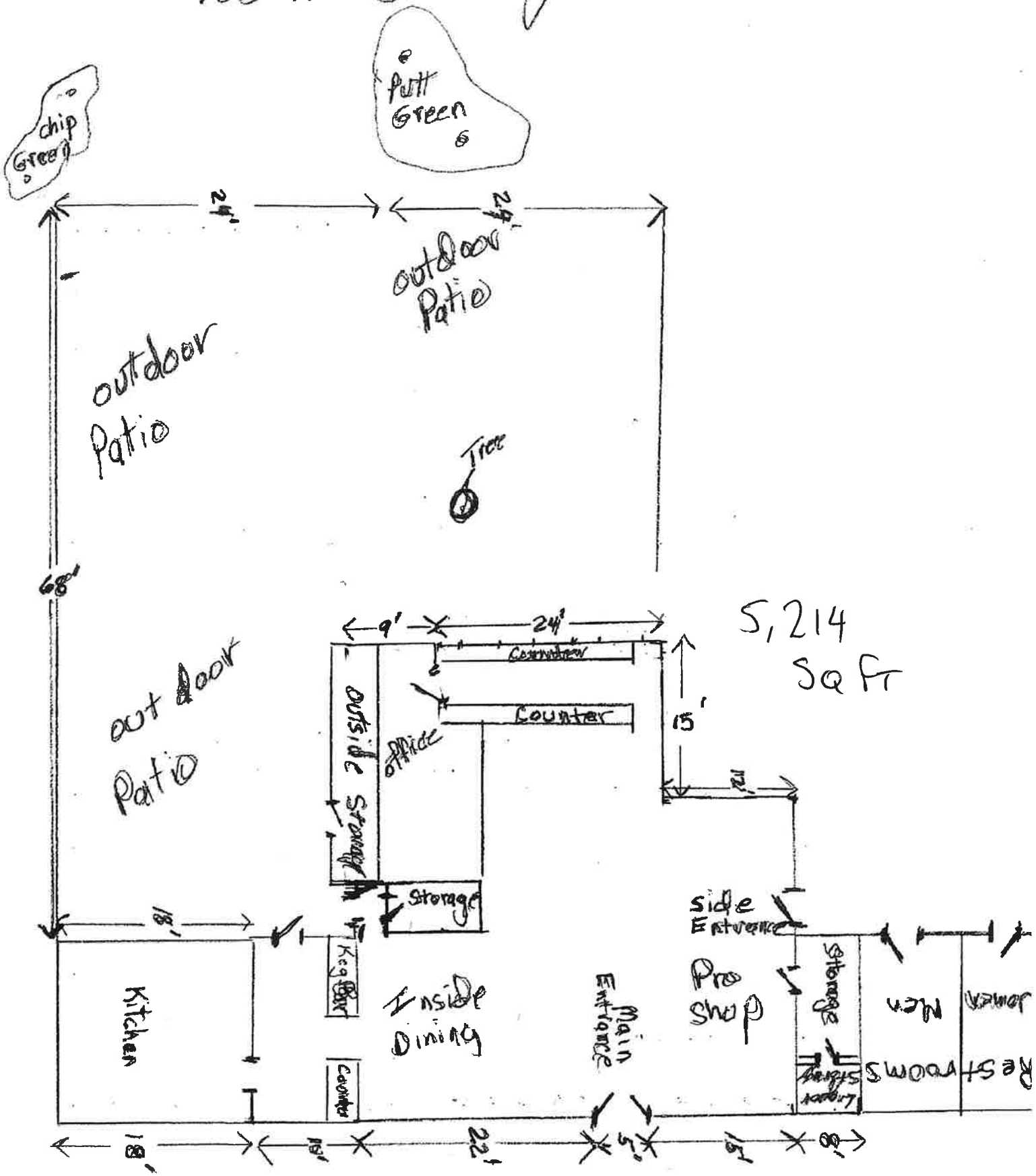
CHERIE ZENKER
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES AUG 29, 2026

File No.: 2450540

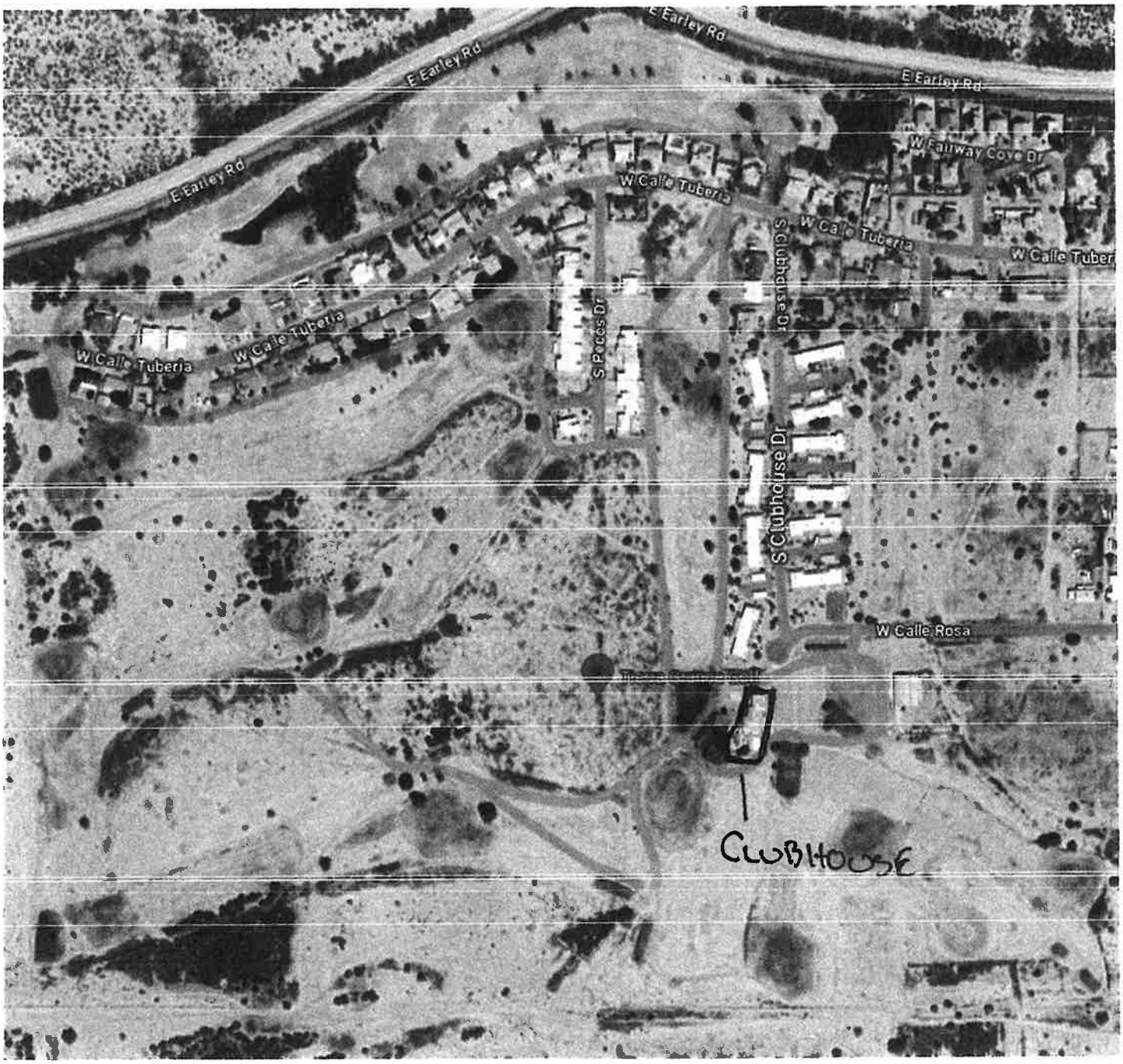
Tierra Grande Golf Club

Club House Layout and Patio

'24 DEC 23 PM 1:08 AZDLLC



'24 DEC 23 PM 1 08 AZDLLC



+ 18 Hole Golf Course