



Name:	Title:	% Interest:
RIVAN ZORA	CEO / Director	33.34
BRANDON ZORA	Secretary	33.33
CHRISTOPHER ZORA	CFO	33.33

### **HACIENDA MARKET INC - CEO / Director**

Name: RIVAN ZORA  
Gender: Male

Correspondence Address:

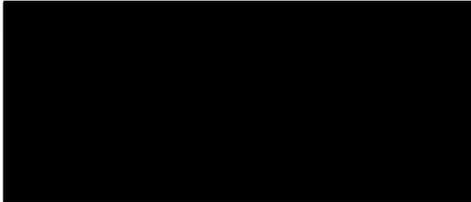


Phone:  
Alt. Phone:  
Email:

### **HACIENDA MARKET INC - Secretary**

Name: BRANDON ZORA  
Gender: Male

Correspondence Address:

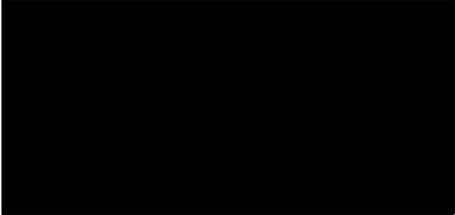


Phone:  
Alt. Phone:  
Email:

### **HACIENDA MARKET INC - CFO**

Name: CHRISTOPHER ZORA  
Gender: Male

Correspondence Address:



Phone:  
Alt. Phone:  
Email:

## APPLICATION INFORMATION

Application Number: 273938  
Application Type: Owner Transfer  
Created Date: 12/28/2023 *cm*

## QUESTIONS & ANSWERS

### 009 Liquor Store

- 1) Are you applying for an Interim Permit (INP)?  
Yes  
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 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
- 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)  
JAMAICA ELEMENTARY SCHOOL 3437 JAMAICA BLVD S LAKE HAVASU CITY AZ  
86406  
2,738 FEET
- 11) Are you one of the following? Please indicate below.  
Property Tenant  
Subtenant  
Property Owner  
Property Purchaser  
Property Management Company  
OWNER
- 12) Is there a penalty if lease is not fulfilled?  
No
- 13) What is the total money borrowed for the business not including the lease?  
Please list lenders/people owed money for the business.  
\$3,510,000.00  
  
BANK OF HOPE 4428 CONVOY ST #A - 200 SAN DIEGO CA 92111
- 14) Is there a drive through window on the premises?  
Yes
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet  
NONE
- 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)

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

Created 01/17/2024 @ 09:14:46 AM

Local Governing Body Report

**LICENSE**

Number: INP080026589                      Type: INP INTERIM PERMIT  
Name: HACIENDA MINI MART  
State: Active  
Issue Date: 01/16/2024                      Expiration Date: 04/30/2024  
Original Issue Date: 01/16/2024  
Location: 3618 S JAMAICA BOULEVARD  
LAKE HAVASU CITY, AZ 86406  
USA

Mailing Address:

Phone:  
Alt. Phone:  
Email:

**AGENT**

Name: WENDY MAE REICHERT  
Gender: Female  
Correspondence Address:

Phone:  
Alt. Phone:  
Email:

**OWNER**

Name: HACIENDA MARKET INC  
Contact Name: WENDY MAE REICHERT  
Type: CORPORATION  
AZ CC File Number: 23569618                      State of Incorporation: AZ  
Incorporation Date: 09/07/2023  
Correspondence Address:

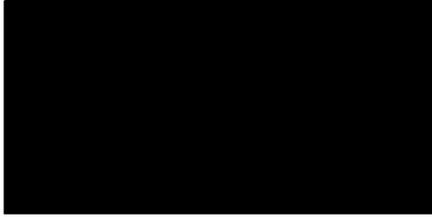
Phone:  
Alt. Phone:  
Email:

**Officers / Stockholders**

Name:	Title:	% Interest:
RIVAN ZORA	CEO / Director	33.34
BRANDON ZORA	Secretary	33.33
CHRISTOPHER ZORA	CFO	33.33

### **HACIENDA MARKET INC - CEO / Director**

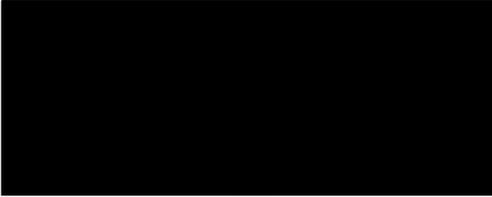
Name: RIVAN ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

### **HACIENDA MARKET INC - Secretary**

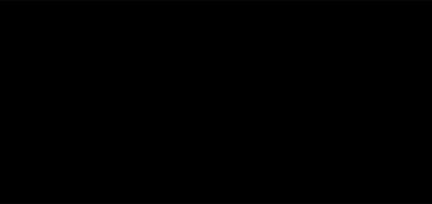
Name: BRANDON ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

### **HACIENDA MARKET INC - CFO**

Name: CHRISTOPHER ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

## APPLICATION INFORMATION

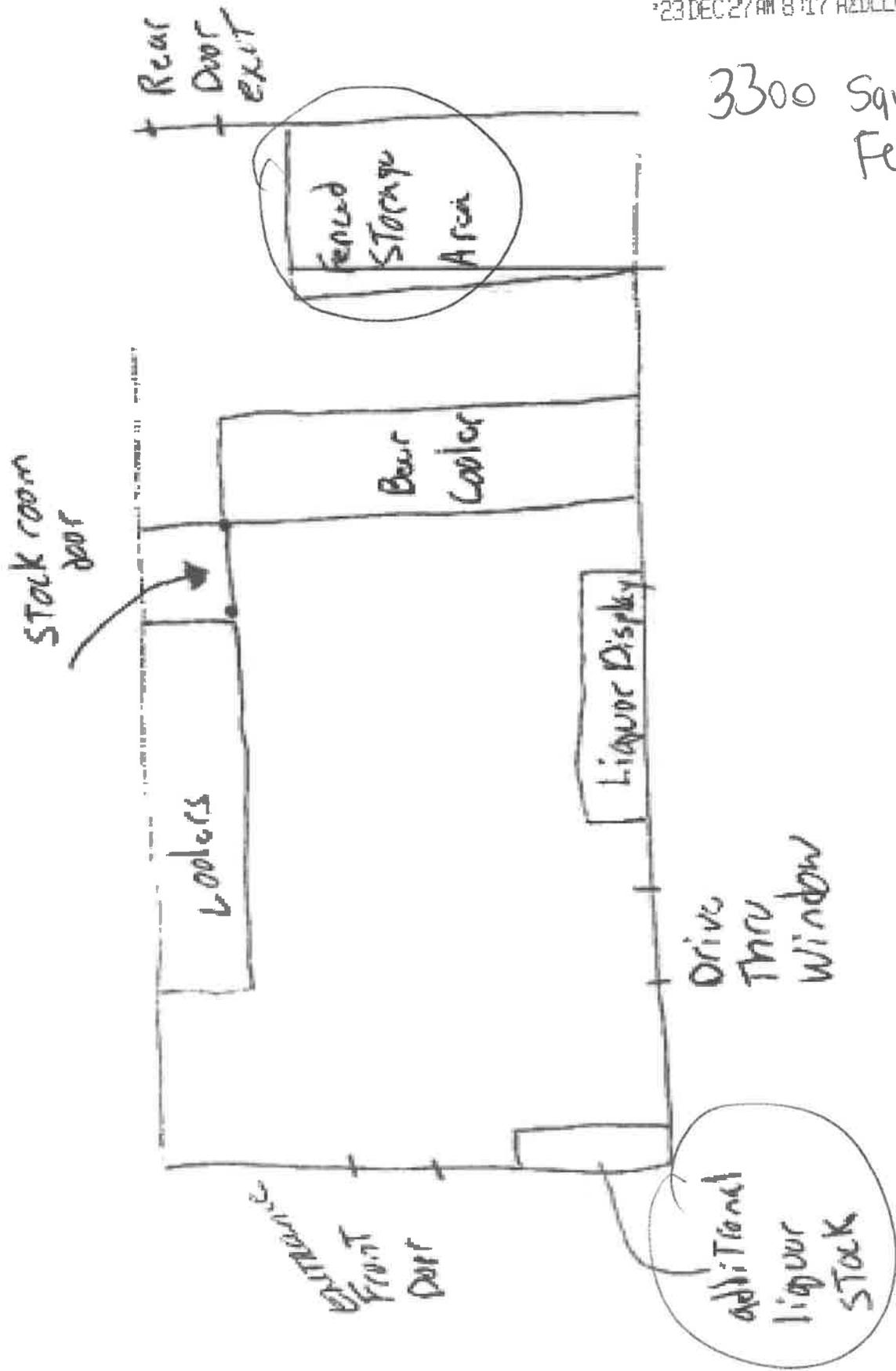
Application Number: 273939  
Application Type: New Application  
Created Date: 12/28/2023 *Cam*

## QUESTIONS & ANSWERS

### INP Interim Permit

- 1) Enter License Number currently at location  
09080042
- 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  
A Document of type INTERIM NOTARY PAGE is required.

3300 Square Feet



## 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 December 7, 2023 is by and among Blue Sun Ventures, L.L.C., an Arizona Limited Liability Company (Seller), and Hacienda Market Inc, an Arizona Corporation (Buyer).

### RECITALS

A. Seller and Buyer are parties to an Asset Purchase Agreement executed August 1, 2023 (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 **Hacienda Mini Mart, presently located at 3618 Jamaica Blvd. S, Lake Havasu City, AZ 86406 including state of Arizona Liquor License #09080042 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: January 09, 2024

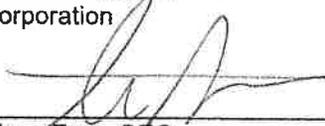
SELLER:

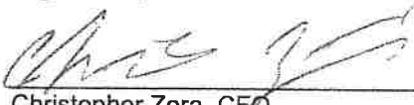
Blue Sun Ventures, L.L.C., an Arizona  
Limited Liability Company

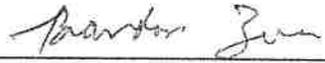
\_\_\_\_\_  
Michael D. Thurston, Manager

BUYER:

Hacienda Market Inc, an Arizona  
Corporation

  
\_\_\_\_\_  
Ryan Zora, CEO

  
\_\_\_\_\_  
Christopher Zora, CFO

  
\_\_\_\_\_  
Brandon Zora, Secretary

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.

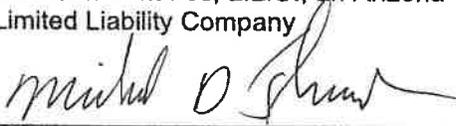
Dated: December 7, 2023

SELLER:

BUYER:

Blue Sun Ventures, L.L.C., an Arizona  
Limited Liability Company

Hacienda Market Inc, an Arizona  
Corporation



Michael D. Thurston, Manager

\_\_\_\_\_  
Rivan Zora, CEO

\_\_\_\_\_  
Christopher Zora, CFO

\_\_\_\_\_  
Brandon Zora, Secretary

24 JAN 17 11:47 AM '18

State of Arizona )  
 )  
County of Mohave )

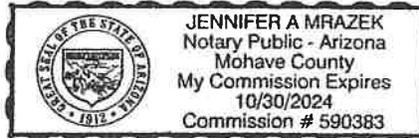
On 7<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, personally appeared Michael D. Thurston, Manager of Blue Sun Ventures, L.L.C., an Arizona Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose 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: 10-30-24



State of \_\_\_\_\_ )  
 )  
County of \_\_\_\_\_ )

On \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned Notary Public, personally appeared Rivan Zora, CEO, Christopher Zora, CFO and Brandon Zora, Secretary of Hacienda Market 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: \_\_\_\_\_

24 JAN 17 199. Lic. AM 8 18

State of Arizona )  
 )  
County of Mohave )

On \_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned Notary Public, personally appeared Michael D. Thurston, Manager of Blue Sun Ventures, 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: \_\_\_\_\_

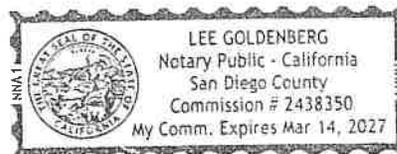
State of California )  
County of San Diego )

On 9<sup>th</sup> day of January, 2024, before me, the undersigned Notary Public, personally appeared Rivan Zora, CEO, Christopher Zora, CFO and Brandon Zora, Secretary of Hacienda Market 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.

[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires: 3/14/27



# EXHIBIT "A"

24 JAN 17 11:47 AM Lic. #18

EQUIPMENT	INSIDE/ OUTSIDE	LOCATION	NOTES:
<b>HACIENDA MINI MART</b>			
Beverage Air Cooler (For Shots)	INSIDE	ON COUNTER/WEST WALL	HOLDS SHOTS, BEHIND REGISTER ON COUNTER
Registers	INSIDE	WEST WALL	2 REGISTERS
Card Readers	INSIDE	WEST WALL	2 CARD READERS
Safe	INSIDE	WEST WALL	TIDEL CASH SAFE
LOOMIS SAFE	INSIDE	WEST WALL	BEHIND REGISTERS TO THE LEFT IF BEHIND, LOOKING AT REGISTERS
Refrigerator	INSIDE	CENTER	BEVERAGE COOLER, LEFT OF FRONT OF REGISTERS
Refrigerator	INSIDE	CENTER	REDBULL, LEFT OF FRONT OF REGISTERS
Freezer	INSIDE	SOUTH	DECO, ICE CREAM, LEFT OF REGISTERS BEHIND
ATM Machine	INSIDE	SOUTH	GENMEGA 2500
Refrigerator	INSIDE	SOUTH/ BACK	LIQUOR REFRIGERATOR (RTDs, etc.)
Refrigerator	INSIDE	SOUTH/ BACK	BEER REFRIGERATION (SELTZERS)
WALK-IN COOLER	INSIDE	EAST/ BACK WALL	BEER REFRIGERATION (TALL CANS, 3-PACKS-24 PACKS)
WALK-IN COOLER	INSIDE	NORTH/ SIDE WALL OPPOSITE REGISTERS	BEVERAGE REFRIGERATION (WATER, GATORADES, SODA, DAIRY)
Refrigerator	INSIDE	NORTH/ SIDE WALL OPPOSITE REGISTERS	BEVERAGE/FOOD REFRIGERATION (ENERGY DRINKS, SANDWICHES ETC.)
Small refrigerator	INSIDE	NORTH/ SIDE WALL BY COUNTER	REDBULL REFRIGERATION
Microwave	INSIDE	NORTH/ WALL IN FRONT OF REGISTERS	ON TOP OF COUNTER TO THE LEFT OF SINK
Cappuccino Machine	INSIDE	NORTH/ COUNTER IN FRONT OF REGISTERS	ON TOP OF COUNTER TO THE LEFT OF SINK
Creamer Machine	INSIDE	NORTH/ COUNTER IN FRONT OF REGISTERS	FARMER BROS.
Hot Coffee Machine	INSIDE	NORTH/ COUNTER IN FRONT OF REGISTERS	FARMER BROS.
Food Warmer	INSIDE	NORTH/ COUNTER IN FRONT OF REGISTERS	TO THE RIGHT OF SODA MACHINE, DELI SANDWICH WARMER
Iced Tea Machine	INSIDE	NORTH/ COUNTER IN FRONT OF REGISTERS	GOLD PEAK ICED TEA/ FARMER BROS?
Coca-Cola Soda Machine	INSIDE	NORTH/ COUNTER IN FRONT OF REGISTERS	COCA-COLA SODA DISPENSER
Ice Freezer	INSIDE	NORTH/ LEFT AND IN FRONT OF REGISTERS	FREEZER HOLDS BAGS OF 8LB-10LB BAGS OF ICE
Arizona Lottery Machine	INSIDE	EAST/ FRONT WALL/ LEFT OF FRONT DOOR	ARIZONA LOTTERY MACHINE/ SCRATCHERS & DRAW GAMES
Ice Making Machine	INSIDE	EAST/ BACK OF BUILDING	ICE MACHINE THAT MAKES ICE TO BAG
Freezer	INSIDE	WEST/ BACK OF BUILDING	FREEZER HOLDS PERISHABLE FOOD
Soda Flavor Dispensing Equipment	INSIDE	CENTER/ BACK OF BUILDING	COCA-COLA SODA FLAVOR DISPENSING MECHANISM
Veeder-Root	INSIDE	ORTH/ BACK OF BUILDING/RIGHT OF BACK DOOR	GAS READING/ GAS TESTING MACHINE
Fans	INSIDE	NORTH/ BACK OF BUILDING	ONE FAN ATTACHED TO WALL RIGHT OF VEEDER ROOT/ CIRCULATION
Co2 Tanks	INSIDE	WEST/ BACK OF BUILDING	Co2 TANKS FOR SODA DISPENSING
Register Back-Up Batteries	INSIDE	CENTER/ UNDER FRONT REGISTERS	3 BACK-UP BATTERIES FOR REGISTERS
1. Printer	INSIDE	BEHIND REGISTER/ UNDER REG. 1	
2. Key Boards	INSIDE	BEHIND REGISTER/ UNDER COUNTER	
3. Lottery Terminal	INSIDE	BEHIND REGISTER/ TOP OF COUNTER	
3 AC UNITS	ROOF	ON ROOF	SCANNER ATTACHED
2 CONDENSING UNITS	ROOF	ON ROOF	FOR THE STORE & APARTMENT
1 CONDENSING UNIT	ROOF	ON ROOF/ PATIO	COKE COOLER WALK-IN
1 CONDENSING UNIT	GROUND	UNDER BACK STAIRS	ICE MAKER
3 CEILING MOUNTS	OUTSIDE	IN BAYS ATTACHED TO PORTS	BEER WALK-IN CONDENSING UNIT
3 WALL MOUNTS	OUTSIDE	IN BAYS	360 CEILING MOUNT BOOMS, PLUS GUNS, 22 FT HOSES ATTACHED, SPRAY GUN W/ HOSE
3 DELUXE COIN BOXES	OUTSIDE	IN BAYS LEFT OF STORE FRONT	3 WALL MOUNT FOAMY BOOMS, PLUS 25 FT. COIL TUBING, FOAMY HOSE W/ BRUSH HANDLE
MATT CLAMPS	OUTSIDE	IN BAYS	3 DELUXE SHORT HALL COIN BOXES W/ DIALS
Air Dry Shmmy	OUTSIDE	BAY 3	BAY 1 (9) BAY 2 & 3 HAVE (4) EACH AIR DRY SHAMMY (IN BAY 3)
AUTO CAR WASH/ ROBOT Change Machine	OUTSIDE	FAR LEFT OF CAR WASH BAYS	1 RYKO SOFT GLASS MAX AUTO WASH
MITSUBISHI ELECTRO CONTROL BOX	OUTSIDE	ATTACHED TO AUTO CAR WASH/ PUMP HOUSE	WASH SELECT COIN MACHINE AND BILL COUNTER
	OUTSIDE	CONTROL BOX FOR CAR WASH	GOTT100D GRAPHIC OPERATION TERMINAL

