



**STATE OF ARIZONA  
CORPORATION COMMISSION  
CORPORATION ANNUAL REPORT  
& CERTIFICATE OF DISCLOSURE**



**DUE ON OR BEFORE 04/28/1998**

**FILING FEE \$10.00**

The following information is required by A.R.S. §10-1622 & §10-2501 for all corporations organized pursuant to Arizona Revised Statutes, Title 10. The Commission's authority to prescribe this form is A.R.S. §10-121.A. & §10-2545.A. **YOUR REPORT MUST BE SUBMITTED ON THIS ORIGINAL FORM.** Make changes or corrections where necessary. See instructions for proper format. **REFER TO THE INSTRUCTIONS ON PAGE 4.**

**RECEIVED**

**MAR 24 1998**

1. WARNER RANCH LANDING ASSOCIATION  
% LEPIN & RENEHAN MANAGEMENT  
PO BOX 50309  
PHOENIX, AZ 85076

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

-0199197-5

Corporation File Number: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ (Business phone is optional.)  
State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent: LEPIN & RENEHAN MANAGEMENT  
Street Address: 51 W ELLIOT RD #111  
(NOT P.O. BOX)  
City, State, Zip: TEMPE AZ 85284-

ACC USE ONLY	
Fee \$	_____
Penalty \$	_____
Reinstate \$	_____
Expedite \$	_____
Total \$	10
FY97-98	



*If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below.*

*I, (individual) or We, (corporation or limited liability company) having been designated the new Statutory Agent, do hereby consent to this appointment until my removal or resignation pursuant to law.*

\_\_\_\_\_  
Signature

3. Secondary Address:  
(Foreign Corporations are **REQUIRED** to complete this section.)

4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

- BUSINESS CORPORATIONS**
- \_\_\_ 1. Accounting
  - \_\_\_ 2. Advertising
  - \_\_\_ 3. Aerospace
  - \_\_\_ 4. Agriculture
  - \_\_\_ 5. Architecture
  - \_\_\_ 6. Banking/Finance
  - \_\_\_ 7. Barbers/Cosmetology
  - \_\_\_ 8. Construction
  - \_\_\_ 9. Contractor
  - \_\_\_ 10. Credit/Collection
  - \_\_\_ 11. Education
  - \_\_\_ 12. Engineering
  - \_\_\_ 13. Entertainment
  - \_\_\_ 14. General Consulting
  - \_\_\_ 15. Health Care
  - \_\_\_ 16. Hotel/Motel
  - \_\_\_ 17. Import/Export
  - \_\_\_ 18. Insurance
  - \_\_\_ 19. Legal Services
  - \_\_\_ 20. Manufacturing
  - \_\_\_ 21. Mining
  - \_\_\_ 22. News Media
  - \_\_\_ 23. Pharmaceutical
  - \_\_\_ 24. Publishing/Printing
  - \_\_\_ 25. Ranching/Livestock
  - \_\_\_ 26. Real Estate
  - \_\_\_ 27. Restaurant/Bar
  - \_\_\_ 28. Retail Sales
  - \_\_\_ 29. Science/Research
  - \_\_\_ 30. Sports/Sporting Events
  - \_\_\_ 31. Technology(Computers)
  - \_\_\_ 32. Technology(General)
  - \_\_\_ 33. Television/Radio
  - \_\_\_ 34. Tourism/Convention Services
  - \_\_\_ 35. Transportation
  - \_\_\_ 36. Utilities
  - \_\_\_ 37. Veterinary Medicine/Animal Care
  - \_\_\_ 38. Other \_\_\_\_\_

- NON-PROFIT CORPORATIONS**
- 1. \_\_\_ Charitable
  - 2. \_\_\_ Benevolent
  - 3. \_\_\_ Educational
  - 4. \_\_\_ Civic
  - 5. \_\_\_ Political
  - 6. \_\_\_ Religious
  - 7. \_\_\_ Social
  - 8. \_\_\_ Literary
  - 9. \_\_\_ Cultural
  - 10. \_\_\_ Athletic
  - 11. \_\_\_ Science/Research
  - 12. \_\_\_ Hospital/Health Care
  - 13. \_\_\_ Agricultural
  - 14. \_\_\_ Animal Husbandry
  - 15.  Homeowner's Association
  - 16. \_\_\_ Professional, commercial industrial or trade association
  - 17. \_\_\_ Other \_\_\_\_\_

**5. CAPITALIZATION:** (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate.

Number of Shares/Certificates Authorized n/a Class \_\_\_\_\_ Series Within Class (if any) \_\_\_\_\_

Number of Shares/Certificates Issued n/a Class \_\_\_\_\_ Series Within Class (if any) \_\_\_\_\_

**6. SHAREHOLDERS:** (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

List shareholders holding more than 20% of any class of shares issued by the corporation, or having more than a 20% beneficial interest in the corporation.

Name: \_\_\_\_\_ Name: \_\_\_\_\_

NONE

Name: \_\_\_\_\_ Name: \_\_\_\_\_

**7. OFFICERS** (If no changes since last report, check here  and go on to Section 8.)

Name: BOROTHY RAHEB Russ Smith Name: \_\_\_\_\_

Title: PRESIDENT/CEO Title: \_\_\_\_\_

Address: 9008 MAPLE Ave Address: \_\_\_\_\_

19 W SARAH LN

TEMPE, AZ 85284-

Date taking office: ~~10-07-96~~ 11-13-97 Date taking office: \_\_\_\_\_

Name: PEGGY WERNER Name: MARIANNE BROOKS MonicaBrown

Title: SECRETARY Title: TREASURER

Address: 31 W SARAH LN Address: 13 W. Sarah Lane

TEMPE, AZ 85284- ~~24 W LA VIEVE LN~~

TEMPE, AZ 85284-

Date taking office: 10-07-96 Date taking office: ~~10-07-96~~ 11-13-97

**8. DIRECTORS** (If no changes since last report, check here  and go on to Section 9.)

Name: MARIANNE BROOKS Monica Brown Name: PEGGY WERNER

Address: ~~24 W LA VIEVE LN~~ 13 W. Sarah Lane Address: 31 W SARAH LN

Tempe, AZ 85254 Tempe, AZ 85254

Date taking office: ~~10-07-96~~ 11-13-97 Date taking office: 10-07-96

Name: ~~BOROTHY RAHEB~~ Russ Smith Name: \_\_\_\_\_

Address: ~~19 W SARAH LN~~ 9008 Maple Ave Address: \_\_\_\_\_

TEMPE, AZ ~~85284~~ Tempe, AZ 85254

Date taking office: ~~10-07-96~~ 11-13-97 Date taking office: \_\_\_\_\_

7. STATEMENT OF FINANCIAL CONDITION (Required by A.R.S. §10-1081.A.6.)

You must submit a statement of the corporation's financial condition. Any reasonable schedule will be accepted provided it reflects the intent of the law, as determined by the Commission. Several suggestions for information you may submit to satisfy this requirement include the following:

- Attach a copy of Page 2, Form 99 filed with the Arizona Department of Revenue; OR
- a copy of the corporation's Charitable Organization Financial Statement as filed with the Arizona Secretary of State pursuant to A.R.S. §44-6552; OR
- a copy of your treasurer's report (or financial statement) prepared for this fiscal year; OR
- a copy of the financial statement you prepare for the benefit of your members; OR
- You may simply use the Balance Sheet below.

**BALANCE SHEET**

**ASSETS**

Current Assets:

Cash	<u>47,475.00</u>	
Trade notes and accounts receivable (less allowance for bad debts)	<u>                    </u>	
Inventories	<u>                    </u>	
Other current assets	<u>                    </u>	
Total Current Assets		\$ <u>47,475.00</u>
Land, buildings and other fixed assets (net of accumulated depreciation)	<u>                    </u>	
Other long-term assets	<u>                    </u>	
<b>Total Assets</b>		<b>\$ <u>47,475.00</u></b>

**LIABILITIES**

Current Liabilities:

Accounts Payable	\$ <u>                    </u>	
Mortgages, notes, bonds (payable in less than 1 year)	<u>                    </u>	
Other current liabilities	<u>                    </u>	
Total Current Liabilities		<u>0.00</u>
Mortgages, notes, bonds (payable in more than 1 year)	<u>                    </u>	
Fund Balances:		
Restricted	<u>                    </u>	
Unrestricted	<u>47,475.00</u>	
Total Fund Balances		<u>47,475.00</u>
<b>Total Liabilities and Fund Balances</b>		<b>\$ <u>47,475.00</u></b>

**9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-2501.A.6)**

Only corporations that meet one or more of the following criteria must **attach** a financial statement (balance sheet including assets, liabilities and equity). The corporation is: 1) a **public service corporation** (e.g., public utility) as defined in Article XV, Section 2, Constitution of Arizona. 2) offers its **stock for sale** in transactions that are not exempt from A.R.S. §§ 44-1841 and 44-1842 as prescribed in §44-1844.A.1 (e.g., publicly traded). 3) a **nonprofit corporation**. All other forms of corporations are exempt from filing a financial disclosure.

**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.8 & 10-2505.A)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and person controlling or holding more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been:

1. Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven year period immediately preceding the execution of this certificate?
2. Convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses or restraint of trade or monopoly in any state or federal jurisdiction within the seven year period immediately preceding execution of this certificate?
3. Or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven year period immediately preceding execution of this certificate where such injunction, judgment, decree or permanent order involved the violation of:

- (a) fraud or registration provisions of the securities laws of that jurisdiction, or
- (b) the consumer fraud laws of that jurisdiction, or
- (c) the antitrust or restraint of trade laws of that jurisdiction?

One box must be marked: YES  NO

If "YES", the following information must be submitted as an attachment to this report for each person subject to one or more of the actions stated in Items 1. through 3. above.

- |   |   |
|---|---|
| 1. Full name and prior names used.                          | 5. Date and location of birth.  |
| 2. Full birth name.   | 6. Social Security Number   |
| 3. Present home address.                                    | 7. The nature and description of each conviction or judicial action; the date and location; the court and public agency involved, and the file or cause number of the case. |
| 4. Prior addresses (for immediate preceding 7 year period). |   |

**11. STATEMENT OF BANKRUPTCY (A.R.S. §10-202.D.2)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and person controlling or holding more than 20% of the issued and outstanding common shares or 20% of any other proprietary, beneficial or membership interest in the corporation served in such capacity or held a 20% interest in any other corporation during the bankruptcy, receivership, or charter revocation of the other corporation?

One box must be marked: YES  NO

If YES, enter the following: Chapter \_\_\_\_\_ Date Filed \_\_\_\_\_ Case Number \_\_\_\_\_

If "YES", the following information must be submitted as an attachment to this report for each person subject to the statement above:  
1) The names and addresses of each corporation and the person or persons involved. 2) The state in which each corporation was incorporated b) transacted business. 3) The dates of corporate operation.

**12. CAUTION: Signature requirements vary according to the type of corporation. See the instruction sheet for specific rules. Annual Reports submitted with incorrect signatures will be rejected.**

I DECLARE, UNDER PENALTY OF LAW, THAT ALL CORPORATE INCOME TAX RETURNS REQUIRED BY TITLE 43 OF THE ARIZONA REVISED STATUTES HAVE BEEN FILED WITH THE ARIZONA DEPARTMENT OF REVENUE.

I further declare under penalty of law that I (we) have examined this report and the certificate, including any attachments, and to the best of my (our) knowledge and belief they are true, correct and complete.

Name Margaret E. Werner Date 3/11/98 Name Russ Smith Date 12 MAR 97  
 Signature x Margaret E. Werner Signature x [Signature]  
 Title Secretary Title President

(Signator(s) must be duly authorized corporate officer(s) listed in section 7 of this report.)