



WEB FORM  
COPY

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

AZ Corp. Commission



02837383



DUE ON OR BEFORE 06/05/2009

FILING FEE \$45.00

PLEASE READ ALL INSTRUCTIONS. The following information is required by A.R.S. §§10-1622 & 10-11622 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) & 10-3121(A). YOUR REPORT MUST BE SUBMITTED ON THIS ORIGINAL FORM. Make changes or corrections where necessary. Information for the report should reflect the current status of the corporation.

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RECEIVED

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ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

1. VERDE REALTY ADVISORS, INC.  
% STEVEN P JOHNSON  
4020 E INDIAN SCHOOL RD STE A  
PHOENIX, AZ 85018

Business Phone: \_\_\_\_\_  
State of Domicile: ARIZONA

(Business phone is optional.)

Type of Corporation: PROFIT

2.

Statutory Agent: STEVEN P JOHNSON  
Mailing Address: 4020 E INDIAN SCHOOL RD STE A  
City, State, Zip: PHOENIX, AZ 85018

Statutory Agent's Street or Physical Address, If Different.  
Physical Address:  
City, State, Zip:

ACC USE ONLY

Fee \$ \_\_\_\_\_  
Penalty \$ \_\_\_\_\_  
Reinstate \$ \_\_\_\_\_  
Expedite \$ \_\_\_\_\_  
Resubmit \$ \_\_\_\_\_

*If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below. Note that the agent address must be in Arizona.*

*I, (individual) or V/e, (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 of new Statutory Agent

Printed Name of new Statutory Agent

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**

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

**NON-PROFIT CORPORATIONS**

- |   |
|---|
| <input type="checkbox"/> 1. Charitable  |
| <input type="checkbox"/> 2. Benevolent  |
| <input type="checkbox"/> 3. Educational   |
| <input type="checkbox"/> 4. Civic   |
| <input type="checkbox"/> 5. Political   |
| <input type="checkbox"/> 6. Religious   |
| <input type="checkbox"/> 7. Social  |
| <input type="checkbox"/> 8. Literary  |
| <input type="checkbox"/> 9. Cultural  |
| <input type="checkbox"/> 10. Athletic   |
| <input type="checkbox"/> 11. Science/Research   |
| <input type="checkbox"/> 12. Hospital/Health Care                                     |
| <input type="checkbox"/> 13. Agricultural   |
| <input type="checkbox"/> 14. Cooperative Marketing Association                        |
| <input type="checkbox"/> 15. Animal Husbandry   |
| <input type="checkbox"/> 16. Homeowner's Association                                  |
| <input type="checkbox"/> 17. Professional, commercial industrial or trade association |
| <input type="checkbox"/> 18. Other _____  |



**5. CAPITALIZATION:**(For-profit 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. PLEASE PRINT OR TYPE CLEARLY.

**5a. Please examine the corporation's original Articles of Incorporation for the amount of shares authorized.**

Number of Shares/Certificates Authorized

Class

Series Within Class (if any)

1,000,000CommonN/A**5b. Review all corporation amendments to determine if the original number of shares has changed. Examine the corporation's minutes for the number of shares issued.**

Number of Shares/Certificates Issued

Class

Series Within Class (if any)

751,000CommonN/A**6. SHAREHOLDERS:**(For-profit 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: Verde Investments, Inc Name: \_\_\_\_\_NONE ☐

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

**7. OFFICERS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.**Name: ELIZABETH JOANNE GARCIAName: STEVEN P JOHNSONTitle: PRESIDENTTitle: VICE PRESIDENT / SECRETARYAddress: 4020 E INDIAN SCHOOL RD STE AAddress: 4020 E INDIAN SCHOOL RD STE APHOENIX, AZ 85018PHOENIX, AZ 85018Date taking office: 1/15/2004Date taking office: 1/15/2004Name: NANCY V. YOUNG

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

Title: TREASURER

Title: \_\_\_\_\_

Address: 4020 E INDIAN SCHOOL RD STE A

Address: \_\_\_\_\_

PHOENIX AZ 85018Date taking office: 1/15/2004

Date taking office: \_\_\_\_\_

**8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.**Name: ELIZABETH JOANNE GARCIA

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

Address: 4020 E INDIAN SCHOOL RD STE A

Address: \_\_\_\_\_

PHOENIX AZ 85018Date taking office: 1/15/2004

Date taking office: \_\_\_\_\_

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

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

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Date taking office: \_\_\_\_\_



**STATEMENT OF BANKRUPTCY FOR STEVEN P. JOHNSON  
OFFICER OF COMPANY**

**A. As to V-H Properties, Inc.**

1. (a) V-H Properties, Inc., an Arizona corporation  
6300 E. El Dorado Plaza, Suite 100, Tucson, Arizona 85715  
(b) Steven P. Johnson, as officer of V-H Properties, Inc.  
4020 East Indian School Road, Suite A, Phoenix, Arizona 85018
2. (a) V-H Properties, Inc. was incorporated in Arizona.  
(b) V-H Properties, Inc. transacted business in Arizona and Texas.
3. July 6, 1992 (date of incorporation) to September 18, 2000.
4. NA
5. On September 11, 1992, V-H Properties, Inc. filed a petition for reorganization under Chapter 11 of the United States Bankruptcy code in the United States Bankruptcy court for the District of Arizona in Tucson under Case No. 92-2892-TUC-LO. V-H Properties, Inc. completed in reorganization in December, 1993.

**B. As to Par 33 Property, Inc.:**

1. (a) Par 33 Property, Inc., an Arizona corporation  
6300 E. El Dorado Plaza, Suite 100, Tucson, Arizona 85715  
(b) Steven P. Johnson, as officer of Par 33 Property, Inc.  
4020 East Indian School Road, Suite A, Phoenix, Arizona 85018
2. (a) Par 33 Property, Inc. was incorporated in Arizona.  
(b) Par 33 Property, Inc. transacted business exclusively in Arizona.
3. October 9, 1992 (date of incorporation) to December 31, 1993.
4. NA
5. On October 16, 1992, Par 33 Property, Inc. filed a petition for reorganization under Chapter 11 of the United States Bankruptcy Court for the District of Arizona in Tucson under Case No. 92-3264 RTB. Par 33 Property, Inc. completed its reorganization in December, 1993.



**STATEMENT OF BANKRUPTCY FOR NANCY V. YOUNG  
OFFICER OF COMPANY**

**A. As to E.C. Garcia and Company, Inc.**

1. (a) E.C. Garcia and Company, Inc., an Arizona corporation  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715  
(b) Nancy V. Young, as officer of E.C. Garcia and Company, Inc.  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715
2. (a) E.C. Garcia and Company, Inc. was incorporated in Arizona  
(b) E.C. Garcia and Company, Inc. transacted business in Arizona and New Mexico.
3. June 15, 1982 (date of incorporation) to present.
4. NA
5. On April 2, 1990, E.C. Garcia and Company, Inc. filed a Petition for Reorganization under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the District of Arizona in Tucson under Case No. 90-01009-TUC-LO. E.C. Garcia and Company, Inc. submitted a Plan of Reorganization and on November 27, 1990, the Bankruptcy Court entered its Order confirming the Plan of Reorganization, as amended. E.C. Garcia and Company, Inc. continued to own its properties and operate its business as a debtor in possession pursuant to the approved Plan of Reorganization. Subsequently, E.C. Garcia and Company has wound up its business. Nancy V. Young no longer serves as an officer of E.C. Garcia and Company, Inc. and is neither a director nor shareholder of E.C. Garcia and Company, Inc.

**B. As to Redleaf, Inc.**

1. (a) Redleaf, Inc., an Arizona corporation  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715  
(b) Nancy V. Young, as officer of Redleaf, Inc.  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715
2. (a) Redleaf, Inc. was incorporated in Arizona  
Redleaf, Inc. transacted business exclusively in Arizona.
3. August 1, 1989 (date of incorporation) to August 31, 1995.
4. NA
5. On August 8, 1990, Redleaf, Inc. filed a petition for reorganization under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the District of Arizona in Phoenix under Case No. 90-08281-PHX-GBN. The petition for reorganization was dismissed by the Bankruptcy Court and Redleaf, Inc. was liquidated and dissolved. Nancy V. Young served as an officer of Redleaf, Inc. but is neither a director nor a shareholder of Redleaf, Inc.

**C. As to V-H Properties, Inc.**

1. (a) V-H Properties, Inc., an Arizona corporation.  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715  
(b) Nancy V. Young, as officer of V-H Properties, Inc.  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715
2. (a) V-H Properties, Inc. was incorporated in Arizona.  
(b) V-H Properties, Inc. transacted business in Arizona and Texas.
3. July 6, 1992 (date of incorporation) to September 18, 2000.
4. NA
5. On September 11, 1992, V-H Properties, Inc. filed a petition for reorganization under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court





for the District of Arizona in Tucson under Case No. 92-2892-TUC-LO. V-H Properties, Inc. successfully completed its reorganization and has wound up its business and dissolved.

D. As to Par 33 Property, Inc.:

1. (a) Par 33 Property, Inc., an Arizona corporation  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715
- (b) Nancy V. Young, as officer of Par 33 Property, Inc.  
6300 East El Dorado Plaza, Suite 100, Tucson, Arizona 85715
2. (a) Par 33 Property, Inc. was incorporated in Arizona.
- (b) Par 33 Property, Inc. transacted business exclusively in Arizona.
3. October 9, 1992 (date of incorporation to present).
4. NA
5. On October 16, 1992, Par 33 Property, Inc. filed a petition for reorganization under Chapter 11 of the United States Bankruptcy Court for the District of Arizona in Tucson under Case No. 92-3264 RTB. Par 33 Property, Inc. completed its reorganization in December, 1993.



**9. FINANCIAL DISCLOSURE (A.R.S. §10-11622(A)(9))**

**Nonprofits** – if your annual report is due on or before September 25, 2008, you **must attach** a financial statement (e.g. income/expense statement, balance sheet including assets, liabilities). If your nonprofit annual report is due after September 25, 2008, a financial statement is not required. **Cooperative marketing associations** must in all cases submit a financial statement. All other forms of corporations are exempt from filing a financial statement no matter what date the annual report was due.

**ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION:****9A. MEMBERS (A.R.S. §10-11622(A)(6))**This corporation **DOES** ☐ **DOES NOT** ☐ have members.**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(D), 10-3202(D), 10-1622(A)(8) & 10-11622(A)(7))**

- A. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds 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. 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" to A, 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 birth name.   | 5. Date and location of birth.  |
| 2. Full present name and prior names used.                      | 6. 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. |
| 3. Present home address.  |   |
| 4. All prior addresses for immediately preceding 7 year period. |   |

- B. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a 20% interest in any other corporation on the bankruptcy or receivership of that other corporation?

**One box must be marked: YES** ☒ **NO** ☐

If "YES" to B, the following information **must be submitted** as an attachment to this report for each corporation subject to the statement above.

- (a) Name and address of each corporation and the persons involved.
- (b) State(s) in which it: (i) was incorporated and (ii) transacted business.
- (c) Dates of corporate operation.

**11. STATEMENT OF BANKRUPTCY OR RECEIVERSHIP (A.R.S. §§ 10-1623 & 10-11623)**

- A. Has the **corporation** filed a petition for bankruptcy or appointed a receiver? **One box must be marked: YES** ☐ **NO** ☒

If "Yes" to A, the following information **must be submitted** as an attachment to this report.

1. All officers, directors, trustees and major stockholders of the corporation within one year of filing the petition for bankruptcy or the appointment of a receiver. If a major stockholder is a corporation, the statement shall list the current president, chairman of the board of directors and major stockholders of such corporate stockholder. "Major stockholder" means a shareholder possessing or controlling twenty per cent of the issued and outstanding shares or twenty per cent of any proprietary, beneficial or membership interest in the corporation.
2. Whether any such person has been an officer, director, trustee or major stockholder of any other corporation within one year of the bankruptcy or receivership of the other corporation. If so, for each such corporation give:
  - (a) Name and address of each corporation;
  - (b) States in which it: (i) was incorporated and (ii) transacted business.
  - (c) Dates of operation.

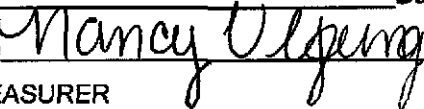
**12. SIGNATURES:** Annual Reports must be signed and dated by at least one duly authorized officer or they will be rejected.

I declare, under penalty of perjury, 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 perjury 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 NANCY V. YOUNG Date 7/9/2009

Name \_\_\_\_\_ Date \_\_\_\_\_

Signature



Signature \_\_\_\_\_

Title TREASURER

Title \_\_\_\_\_

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

