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COMMISSIONERS
BOB STUMP – Chairman
GARY PIERCE
BRENDA BURNS
BOB BURNS
SUSAN BITTER SMITH



JODI JERICH
Executive Director

PATRICIA L. BARFIELD
Director
Corporations Division

ARIZONA CORPORATION COMMISSION

Date June 21, 2013

GOLF LINKS RECREATION, LLC
8140 E GOLF LINKS
TUCSON, AZ 85730

Dear Sir or Madam:

Enclosed is a copy of the following document(s) that were served upon the Arizona Corporation Commission on 06/14/2013 as agent for **GOLF LINKS RECREATION, LLC**:

Case caption: **BRISINGER FUND 1, LLC v. GOLF LINKS RECREATION, LLC**,
Case number: **C20133123** Court: **PIMA COUNTY SUPERIOR COURT**

- ☒ Summons
- ☒ Complaint
- ☐ Subpoena
- ☐ Subpoena Duces Tecum
- ☐ Default Judgment
- ☐ Judgment
- ☐ Writ of Garnishment
- ☐ Motion For Summary Judgment
- ☐ Motion for
- ☐ Other

Sincerely,

Lynda B. Griffin
Custodian of Records

Initials **ML**
File number **L-0773364-4**

COMMISSIONERS
BOB STUMP – Chairman
GARY PIERCE
BRENDA BURNS
BOB BURNS
SUSAN BITTERS MITH



JODI JERICH
Executive Director

PATRICIA L. BARFIELD
Director
Corporations Division

ARIZONA CORPORATION COMMISSION

CERTIFICATION OF SERVICE ACCEPTED AND OF MAILING

Date: **June 21, 2013**

I, **MARY LEE** am an employee of the Arizona Corporation Commission ("ACC").

I hereby certify that on the **14TH** day of **JUNE, 2013**, I accepted on behalf of the ACC service of the following documents upon the ACC as agent for **GOLF LINKS RECREATION, LLC**.

Case caption: **BRISNGER FUND 1, LLC v. GOLF LINKS RECREATION, LLC,**

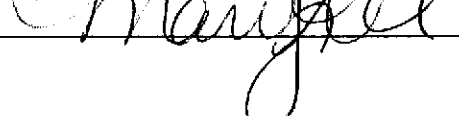
Case number: **C20133123**

Court: **PIMA COUNTY SUPERIOR COURT**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Summons | <input type="checkbox"/> Default Judgment |
| <input checked="" type="checkbox"/> Complaint | <input type="checkbox"/> Judgment |
| <input type="checkbox"/> Subpoena | <input type="checkbox"/> Writ of Garnishment |
| <input type="checkbox"/> Subpoena Duces Tecum | |
| <input type="checkbox"/> Motion for Summary Judgment | |
| <input type="checkbox"/> Motion for | |
| <input type="checkbox"/> Other | |

I declare and certify under penalty of perjury that the foregoing is true and correct.

Executed on this date: **June 21, 2013**

(Signature) _____


COMMISSIONERS
BOB STUMP – Chairman
GARY PIERCE
BRENDA BURNS
BOB BURNS
SUSAN BITTER SMITH



JODI JERICH
Executive Director

PATRICIA L. BARFIELD
Director
Corporations Division

ARIZONA CORPORATION COMMISSION

I, **MARY LEE**, am an employee of the Arizona Corporation Commission ("ACC").

I hereby certify that on the 21ST day of **JUNE**, 2013, I placed a copy of the above listed documents in the United States Mail, postage prepaid, addressed to

GOLF LINKS RECREATION, LLC

at its last known place of business as follows:

**8140 E GOLF LINKS
TUCSON, AZ 85730**

OR

I hereby certify that I was unable to mail the above listed documents to

because that entity is not a registered corporation or limited liability company in the State of Arizona, and the Arizona Corporation Commission has no record of its known place of business.

I declare and certify under penalty of perjury that the foregoing is true and correct.

Executed on this date: **June 21, 2013**

(Signature) _____

A handwritten signature in cursive script, appearing to read "Mary Lee", is written over a horizontal line.

1 Mark L. Manoil (State Bar No. 012257)
2 MANOIL KIME, PLC
3 5025 N. Central Ave. PMB 592
4 Phoenix, Arizona 85012
5 TELEPHONE: (602) 354-4262
6 mmanoil@azbar.org
7 Attorneys For Plaintiff
8 10067-006

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IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PIMA

BRISINGER FUND 1, LLC, a Delaware limited liability company,

Plaintiff,

vs

GOLF LINKS RECREATION, L.L.C., an Arizona limited liability company; CITY OF TUCSON, an Arizona municipal corporation; INGE TERPENING; STUBBS & SCHUBART, P.C., an Arizona professional corporation; COXCOM, LLC, a Delaware limited liability company, successor to CoxCom, Inc., doing business as Cox Communications Tucson; COX ARIZONA TELCOM, L.L.C., a Delaware limited liability company, doing business as Cox Communications Tucson; BETH FORD, PIMA COUNTY TREASURER; JOHN DOES I-X; JANE DOES I-X; ABC CORPORATIONS I-X; XYZ PARTNERSHIPS I-X; UNKNOWN HEIRS OR DEVISEES OF ANY DECEASED DEFENDANTS, I-X; PARTIES IN POSSESSION I-X; SUCCESSORS IN INTEREST OR ASSIGNS, I-X; GOVERNMENTAL ENTITIES, I-X,

Defendants.

C20133123

No. _____

S U M M O N S

CARMINE CORNELIO

THE STATE OF ARIZONA TO:

GOLF LINKS RECREATION, L.L.C., an Arizona limited liability company;

CITY OF TUCSON, an Arizona municipal corporation;

INGE TERPENING;

STUBBS & SCHUBART, P.C., an Arizona professional corporation;

COXCOM, LLC, a Delaware limited liability company, successor to CoxCom, Inc., doing

1 business as Cox Communications Tucson;

2 COX ARIZONA TELCOM, L.L.C., a Delaware limited liability company, doing business
3 as Cox Communications Tucson;

4 UNKNOWN HEIRS AND DEVISEES OR SUCCESSORS IN INTEREST OF THE
5 ABOVE-NAMED DEFENDANTS;

6 BETH FORD, PIMA COUNTY TREASURER;

7 THE ABOVE NAMED DEFENDANTS AND ANY OTHER PERSON OR ENTITY WITH A
8 REDEEMABLE INTEREST IN PIMA COUNTY TAX PARCEL 136-15-001A

9 **YOU ARE HEREBY SUMMONED** and required to appear and defend, within the
10 time applicable, in this action in this Court. If served within Arizona, you shall appear
11 and defend within 20 days after the service of the Summons and Complaint upon you,
12 exclusive of the day of service. If served out of the State of Arizona - whether by direct
13 service, by registered or certified mail, or by publication - you shall appear and defend
14 within 30 days after the service of the Summons and Complaint upon you is complete,
15 exclusive of the day of service. Where process is served upon the Arizona Director of
16 Insurance as an insurer's attorney to receive service of legal process against it in this
17 state, the insurer shall not be required to appear, answer or plead until expiration of 40
18 days after of such service upon the Director. Service by registered or certified mail
19 without the State of Arizona is complete upon the date of receipt of service. Service by
20 publication is complete 30 days after the date of the date of first publication. Direct
21 service is complete when made. Service upon the Arizona Motor Vehicle
22 Superintendent is complete 30 days after filing the Affidavit of Compliance and return
23 receipt or Officer's Return. RCP 4, 4.1 and 4.2; A.R.S. §§ 20-222, 28-502, 28-503.

24 **YOU ARE HEREBY NOTIFIED** that in case of your failure to appear and defend
25 within the time applicable, judgment by default May be rendered against you for the
26 relief demanded in the Complaint.

27 **YOU ARE CAUTIONED** that in order to appear and defend, you must file an
28 Answer or proper response in writing with the Clerk of this Court, accompanied by the
necessary filing fee, within the time required, and you are required to serve a copy of
any Answer or response upon the Plaintiff's attorney. RCP 10(d); A.R.S. § 12-311;
RCP 5.

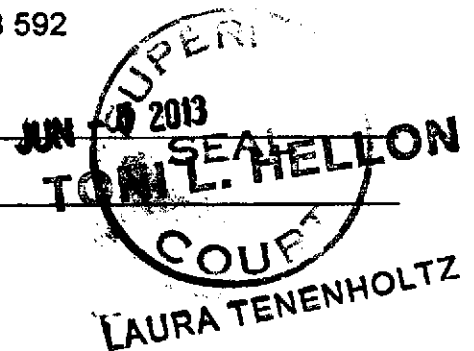
Requests for reasonable accommodation for persons with disabilities must be
made to the division assigned to the case by parties at least 3 judicial days in advance
of a scheduled court proceeding.

The name and address of Plaintiff attorney, from whom a copy of the pleadings
can be obtained, is:

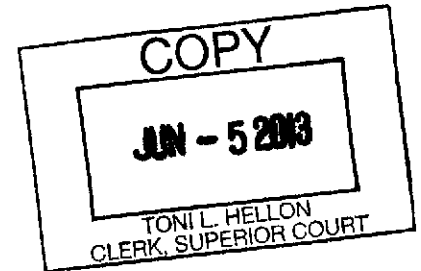
Mark L. Manoil
MANOIL KIME, PLC
5025 N. Central Ave. PMB 592
Phoenix, Arizona 85012

SIGNED AND SEALED THIS DATE:

Clerk



1 Mark L. Manoil (State Bar No. 012257)
2 MANOIL KIME, PLC
3 5025 N. Central Ave. PMB 592
4 Phoenix, Arizona 85012
5 TELEPHONE: (602) 354-4262
6 mmanoil@azbar.org
7 Attorneys For Plaintiff
8 10067-006



6 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
7 **IN AND FOR THE COUNTY OF PIMA**

8
9 **BRISINGER FUND 1, LLC, a Delaware**
10 **limited liability company,**

11 **Plaintiff,**

12 **vs**

13 **GOLF LINKS RECREATION, L.L.C., an**
14 **Arizona limited liability company; CITY OF**
15 **TUCSON, an Arizona municipal corporation;**
16 **INGE TERPENING; STUBBS & SCHUBART,**
17 **P.C., an Arizona professional corporation;**
18 **COXCOM, LLC, a Delaware limited liability**
19 **company, successor to CoxCom, Inc., doing**
20 **business as Cox Communications Tucson;**
21 **COX ARIZONA TELCOM, L.L.C., a**
22 **Delaware limited liability company, doing**
23 **business as Cox Communications Tucson;**
24 **BETH FORD, PIMA COUNTY**
25 **TREASURER; JOHN DOES I-X; JANE**
26 **DOES I-X; ABC CORPORATIONS I-X; XYZ**
27 **PARTNERSHIPS I-X; UNKNOWN HEIRS**
28 **OR DEVISEES OF ANY DECEASED**
DEFENDANTS, I-X; PARTIES IN
POSSESSION I-X; SUCCESSORS IN
INTEREST OR ASSIGNS, I-X;
GOVERNMENTAL ENTITIES, I-X,

Defendants.

No. _____

COMPLAINT

(Non-classified Civil)

CARMINE CORNELIO

24 **COMES NOW**, the Plaintiff, by and through its undersigned attorney, and for its
25 complaint alleges as follows:

26 **I.**

27 That Plaintiff is a Delaware limited liability company, the registered office of which
28 is located outside the State of Arizona; that the property set forth herein is in Pima

1 County; that Defendants are individuals, partnerships, corporations, trustees,
2 governmental entities or associations as shown in the caption of this Complaint; that
3 John Does I-X, Jane Does I-X, ABC Corporation I-X, XYZ Partnerships I-X, Parties in
4 Possession I-X, Successors in Interest or Assigns I-X and Governmental Entities I-X,
5 whether singular or plural, is a fictitious name designating an individual or individuals,
6 masculine or feminine, or legal entities unknown to Plaintiff, whose true name or names
7 Plaintiff prays may be inserted when discovered as if correctly named originally. Plaintiff
8 claims an interest in the property set forth in Paragraph II of this Complaint which is
9 hereinafter referred to as the "Property". On April 18, 2013, Plaintiff caused notice of
10 intention to file this action to be given pursuant to A.R.S. §42-18202.

11 **II.**

12 That in order to pay for delinquent taxes legally levied and assessed against the
13 Property, together with interest, penalties and charges therein, the Treasurer of Pima
14 County, Arizona, sold a tax lien on the following described property (the "Property")
15 located in Pima County, Arizona:

16 LAKECREST NO 1 N270' OF W280' OF BLK 5

17 more particularly described as:

18 The North 270.00 feet of the West 280.00 feet of Block 5 of
19 LAKECREST NO. 1, a subdivision of Pima County, Arizona,
20 according to the plat of record in the office of the County Recorder
in Book 17 of Maps and Plats, page 4.

21 Tax Parcel Number 136-15-001A

22 to Plaintiff herein, or to the assignors of Plaintiff, on February 26, 2010. The Certificate
23 of Purchase Number 1002511 has been issued or lawfully assigned to Plaintiff herein.
24 The Certificate of Purchase has been registered in the records of the Pima County
25 Treasurer pursuant to A.R.S. §42-18118.

26 **III.**

27 That the sale referred to in Paragraph II of this Complaint was valid and that the
28 taxes due and owing on the Property were delinquent at the time of said sale.

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IV.

That more than three (3) years have elapsed since the date of the sale set forth and none of the Property has been redeemed from the sale of the tax lien thereon and Plaintiff is therefore entitled to foreclose the rights of the Defendants, and each of them, to redeem the Property from the sale; that Plaintiff should now be declared the owner in fee of the Property, subject only to the rights of the Defendants to redeem the Property and pay to Plaintiff its costs incurred herein, plus reasonable attorneys' fees. That Plaintiff is creditably informed and believes the Defendants make some claim adverse to the rights of the Plaintiff, but such claim, other than the right to redeem, is without foundation.

V.

Beth Ford, Pima County Treasurer, in her official capacity only, is made a party hereto solely to provide notice of the claims and request for relief set forth herein, and not in her individual capacity or as to any other claim of interest in the Property that Pima County may have.

VI.

The interest of defendant City of Tucson arises from that certain "Notice of City of Tucson Tax Lien Under the Tucson Code for Taxes Assessed Pursuant to City of Tucson Tax Ordinances," with respect to Golf Links Recreation, L.L.C. d/b/a Lakeside Sportsclub, BP# 147164-11/12/14/17, reflecting a balance due of \$13,097.30, dated July 16, 1997 and recorded July 18, 1997 at Docket 10590, page 1607, official records of Pima County. Said lien interest is inferior to the tax lien represented by the Certificate of Purchase.

WHEREFORE, Plaintiff prays judgment:

1. That if the said Defendants, or any of them, desire to redeem said Property from the tax lien sale, the Court shall order payment to the Plaintiff of costs incurred for title search, recording fees, Clerk's filing fee, lis pendens, fee for service of process, together with reasonable attorneys' fees, and the amount for any assignment

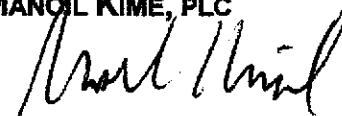
1 of Certificate and payment of subsequent taxes plus interest on said amount at the rate
2 of Twelve percent (12%) per annum from the date paid by Plaintiff, and that an
3 attorneys' lien for costs and attorneys' fees be impressed upon said property as security
4 therefore, OR

5 2. That the Court declare that the sale of the tax lien on the Property, the
6 Certificate of Purchase issued pursuant to the sale, the assignment of the Certificate of
7 Purchase and the service of process are all valid; that at the sale of the tax lien on the
8 Property which is described in Paragraph II of this Complaint, the taxes on said property
9 were delinquent; that more than three (3) years have elapsed since the sale of the tax
10 lien on the Property on February 26, 2010, and the Property has not been redeemed;
11 that the rights of the Defendants and each of them to redeem the Property from said
12 sale is forever foreclosed and the Defendants are barred forever and estopped from
13 having or claiming any right or title adverse to the Plaintiff; that the Treasurer of Pima
14 County be commanded and ordered to execute and deliver forthwith to the Plaintiff
15 herein a deed conveying the Property which is described in the Certificate of Purchase
16 number 1002511.

17 3. That the Plaintiff have such other and further relief, including costs, as the
18 Court may deem proper.

19 DATED this 3rd day of June, 2013.

20 MANOIL KIME, PLC

21 

22 Mark L. Manoil
23 Attorney for Plaintiff
24
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1 STATE OF ARIZONA }
2 County of Maricopa } ss:

3 **MARK L. MANOIL**, being first duly sworn upon his oath, deposes and says:

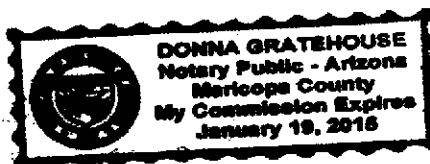
4 That he is the attorney for the Plaintiff herein, and as such, in better position to
5 make this verification than any person and, therefore, makes this affidavit for and on
6 behalf of said Plaintiff; that he has read the foregoing Complaint; that the facts as stated
7 therein are true of his own knowledge except as to those matters and things stated upon
8 information and belief and as to those he believes them to be true.

9
10 
11 MARK L. MANOIL

12 **SUBSCRIBED AND SWORN** to before me this 3rd day of June, 2013.

13 
14 Notary Public

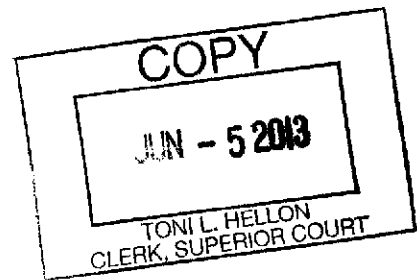
15 My Commission Expires:



130529initial pleadings.wpd

10067-006

1 Mark L. Manoil (State Bar No. 012257)
2 MANOIL KIME, PLC
3 5025 N. Central Ave. PMB 592
4 Phoenix, Arizona 85012
5 TELEPHONE: (602) 354-4262
6 mmanoil@azbar.org
7 Attorneys For Plaintiff
8 10067-006



6 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
7 IN AND FOR THE COUNTY OF PIMA

8 BRISINGER FUND 1, LLC, a Delaware
9 limited liability company,

10 Plaintiff,

11 vs

12 GOLF LINKS RECREATION, L.L.C., an
13 Arizona limited liability company; CITY OF
14 TUCSON, an Arizona municipal corporation;
15 INGE TERPENING; STUBBS & SCHUBART,
16 P.C., an Arizona professional corporation;
17 COXCOM, LLC, a Delaware limited liability
18 company, successor to CoxCom, Inc., doing
19 business as Cox Communications Tucson;
20 COX ARIZONA TELCOM, L.L.C., a
21 Delaware limited liability company, doing
22 business as Cox Communications Tucson;
23 BETH FORD, PIMA COUNTY TREASURER;
24 et al.

25 Defendants.

No. **C20133123**

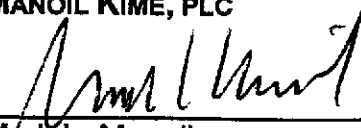
**PLAINTIFF'S CERTIFICATE
RE COMPULSORY ARBITRATION**

CARMINE CORNELIO

26 The Plaintiff, BRISINGER FUND 1, LLC, a Delaware limited liability company, by
27 and through its counsel undersigned, certifies that it knows the dollar limits and any
28 other limitations set forth by the local rules of practice for the applicable superior court,
and further certifies that this case is not subject to compulsory arbitration, as provided
by Rules 72 through 76 of the Arizona Rules of Civil Procedure.

RESPECTFULLY SUBMITTED this 3rd day of June, 2013.

MANOIL KIME, PLC


Mark L. Manoil
Attorney for Plaintiff

CERTIFICATE OF ATTEMPTED SERVICE Atty File#:

Insert name of court, judicial district or branch court, if any:

SUPERIOR COURT OF ARIZONA IN AND FOR PIMA COUNTY

DEPOSITION/COURT DATE:

CASE NUMBER:

C2013-3123

PLAINTIFF/PETITIONER:

BRISINGER FUND 1, LLC

DEFENDANT/RESPONDENT:

GOLF LINKS RECREATION, LLC, ET AL

DOCUMENTS SERVED:

SUMMONS AND COMPLAINT, CERTIFICATE OF COMPULSORY ARBITRATION

Received on **06/05/2013** to be served on:

GOLF LINKS RECREATION, LLC C/O STAT. AGENT CHARLES MARSHALL

I do hereby affirm that on **06/06/2013** at **12:27 PM** I discontinued attempting service.

NON-SERVICE: For the reason(s) indicated in the comments below:

LOCATION OF SERVICE:

**8140 E. GOLF LINKS,
TUCSON, AZ 85730**

FOR(Client):

**MARK MANOIL
MANOIL KIME, PLC
5025 N CENTRAL AVE, PMB 592
PHOENIX, AZ 85012
602-354-4262**

DESCRIPTION OF PERSON SERVED:

COMMENTS:

THIS ADDRESS USED TO BE A HEALTH CLUB AND IS NOW LA PALOMA ACADEMY.

AUTHORIZATION:

NOTARY:

STATE OF ARIZONA }
COUNTY OF PIMA } SS

PAUL LITTEN PS # 414,

DECLARE UNDER PENALTY OF PERJURY:

I HAVE READ THE FOREGOING DOCUMENT AND KNOW OF MY
OWN KNOWLEDGE THAT THE FACTS STATED THEREIN ARE
TRUE AND CORRECT.

X

ORIGINAL SIGNED BY:

AFFIANT/ PAUL LITTEN PS # 414 - Lic#:

SUBSCRIBED AND SWORN ON THIS DATE: 6/12/13

Molloy & Company Inc., dba Judicial Courier

P.O. BOX 141

Tucson, AZ 85702 OUR FILE#: 62304

CHARGES:

SERVICES	\$16.00
MILEAGE (10)	\$24.00
DOCUMENT PREP. FEE	\$8.00

TOTAL:

\$48.00

CERTIFICATE OF ATTEMPTED SERVICE Atty File#:

Insert name of court, judicial district or branch court, if any:

SUPERIOR COURT OF ARIZONA IN AND FOR PIMA COUNTY

DEPOSITION/COURT DATE:

CASE NUMBER:

C2013-3123

PLAINTIFF/PETITIONER:

BRISINGER FUND 1, LLC

DEFENDANT/RESPONDENT:

GOLF LINKS RECREATION, LLC, ET AL

DOCUMENTS SERVED:

SUMMONS AND COMPLAINT, CERTIFICATE OF COMPULSORY ARBITRATIONReceived on **06/05/2013** to be served on:**GOLF LINKS RECREATION, LLC C/O STAT. AGENT CHARLES MARSHALL**I do hereby affirm that on **06/09/2013** at **5:56 PM** I discontinued attempting service.

NON-SERVICE: For the reason(s) indicated in the comments below:

LOCATION OF SERVICE:

**8250 E GOLF LINKS RD, APT 135
TUCSON, AZ 85730**

FOR(Client):

**MARK MANOIL
MANOIL KIME, PLC
5025 N CENTRAL AVE, PMB 592
PHOENIX, AZ 85012
602-354-4262**

DESCRIPTION OF PERSON SERVED:

COMMENTS:

I attempted service on 6/9/13 at 5:56 p.m., and made contact with the current resident, Sally Freeman, who stated to me that she did not know the Defendant. Ms. Freeman is described as a Caucasian female, approximately 45 years old, 5'4", 220 pounds with brown hair.

AUTHORIZATION:

NOTARY:

STATE OF ARIZONA)
COUNTY OF PIMA } SS
Justin N. Beth PS LICENSE #405,
DECLARE UNDER PENALTY OF PERJURY:
I HAVE READ THE FOREGOING DOCUMENT AND KNOW OF MY
OWN KNOWLEDGE THAT THE FACTS STATED THEREIN ARE
TRUE AND CORRECT.

X

ORIGINAL SIGNED BY:

AFFIAN Justin N. Beth PS LICENSE #405 - Lic#:

SUBSCRIBED AND SWORN ON THIS DATE:

6/11/13**Molloy & Company Inc., dba Judicial Courier**

P.O. BOX 141

Tucson, AZ 85702 OUR FILE#: **62316**

CHARGES:

ATTEMPTED SERVICE	\$16.00
MILEAGE (11)	\$26.40
DOCUMENT PREP. FEE	\$8.00

TOTAL:

\$50.40

CORPORATIONS DIVISION
RECORDS SECTION
1300 West Washington
Phoenix, Arizona 85007-2929

User Id: MLEE
Invoice No.: 4229012

Check Batch:
Invoice Date: 06/14/2013
Date Received: 06/14/2013
Customer No.:

ATTN:
(CASH CUSTOMER)

Quantity	Description	Amount
1	SERVICE OF PROCESS L-0773364-4 GOLF LINKS RECREATION, L.L.C.	\$25.00
Total Documents: \$		25.00
	CHECK 9524	\$25.00
PAYMENT		
Balance Due: \$		0.00

Corporate Inquiry

06/14/2013

State of Arizona Public Access System

8:29 AM

File Number: L-0773364-4

Corp. Name: GOLF LINKS RECREATION, L.L.C.

Domestic Address
8140 E GOLF LINKS

Second Address

TUCSON, AZ 85730

Agent: CHARLES MARSHALL
Status: APPOINTED 03/29/1996
Mailing Address:
8140 E GOLF LINKS

TUCSON, AZ 85730

Agent Last Updated:

*** SEE COMMENTS ***

Business Type: UNKNOWN

Domicile: ARIZONA

County: PIMA

Corporation Type: DOMESTIC L.L.C.

Life Period: PERPETUAL

Incorporation Date: 03/29/1996

Approval Date: 04/01/1996

Last A/R Received: /

Date A/R Entered:

Next Report Due:

