

Law Offices of Scott M. Clark

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Attorney for Plaintiff

Northeast Phoenix Justice Court

10255 N. 32nd Street
Phoenix, AZ 85028
602-506-3731

CASE NO. CW04-046 [] FD

PLAINTIFF:

Desert Sunrise/Goldstar Management Group
17602 North Cave Creek Road
Phoenix, AZ 85032
602-482-2788

DEFENDANT: []

and any and all occupants
17602 North Cave Creek Road, []
Phoenix, AZ 85032

SUMMONS AND COMPLAINT FORCIBLE/SPECIAL DETAINER

SUMMONS

STATE OF ARIZONA TO ABOVE-NAMED DEFENDANT(S):

You are summoned to appear and defend this action in the Court named above:

Trial Date 7-15-04 Time 2:00pm

NOTICE TO DEFENDANT(S): IF YOU FAIL TO APPEAR AND DEFEND, JUDGMENT MAY BE ENTERED AGAINST YOU AS REQUESTED IN THE COMPLAINT. REQUESTS FOR REASONABLE ACCOMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY PARTIES AT LEAST THREE JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING. THIS MAY BE AN ATTEMPT TO COLLECT A DEBT. IF SO, ALL INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. AVISO: SI NECESITA UN TRADUCTOR, POR FAVOR COMUNIQUESE CON LA CORTE TRES DIAS ANTES DE LA FECHA.

DATE 7/9/04 JUDGE: Jacqueline B. McVay

COMPLAINT

Plaintiff, Desert Sunrise/Goldstar Management, by its attorneys and for its complaint against Defendant(s) allege as follows:

- This court has jurisdiction over this action.
- Plaintiff is entitled to possession of the below-described premises:
17602 North Cave Creek Road, 128 Phoenix, AZ 85032
- On 7/2/2004 Plaintiff made a demand in writing of the Defendant(s) for possession of the premises because of:
 - a: nonpayment of rent, constituting a violation of A.R.S. Section 33-1368(B);
 - b: material noncompliance with rental agreement, constituting a violation of A.R.S. Section 33-1368(A);
 - c: material noncompliance affecting health and safety, constituting a violation of A.R.S. Section 33-1368(A);
 - d: material and irreparable breach, constituting a violation of A.R.S. Section 33-1368(A);
 - or e: other reason entitling Plaintiff to possession of the premises, as follows: _____
- Rental per month is \$507.99 and rent and other related charges, including late charges and damages (if any) is due and unpaid since 7/1/2004 for a total of \$2,111.99, plus rent and other related charges from 8/1/2004
- Defendant(s) and all other occupants have refused to deliver possession of the premises and continue in possession of the premises to the damage of the Plaintiff.

WHEREFORE, Plaintiff request(s) judgment against Defendant(s) for rent due, late charges (if applicable), damages, court costs, attorney's fees, and for possession of the premises and, that Writ of Restitution be issued.

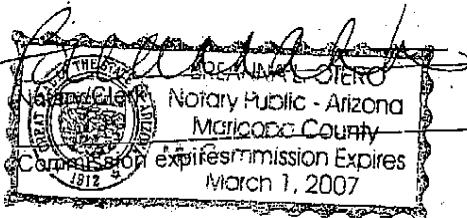
I, being duly sworn on oath, state that I am one of the attorneys for Plaintiff and upon information and belief, I believe the matters stated in the complaint to be true.

LAW OFFICES of SCOTT M. CLARK

[Signature]
Plaintiff's Attorney

7/8/2004

SUBSCRIBED AND SWORN before me this date



2004 JUL 19 9 PM 2:08

Guy P. Wolf-Attorney, P.C.
Guy P. Wolf-Bar No. 013719
P.O. Box 93456
Phoenix, Arizona 85070-3456
480.460.4330-Attorney for Plaintiff

Maryvale Justice Court
4622 West Indian School, # 10
Phoenix, Arizona 85031 602.506.2970
Cause No. CV04- 031 [] FD

CMH-Mountain Gate MHP 602.243.3995
Plaintiff

[]
And Any and All Occupants
901 West Welland # []
Phoenix, Arizona 85041
Defendant(s)

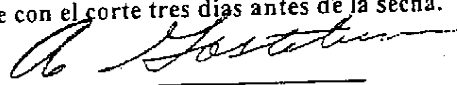
SUMMONS & COMPLAINT/FORCIBLE/SPECIAL DETAINER

SUMMONS: STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
You are hereby summoned to appear and defend this action in the Court named above.

Trial date: 7 / 9 / 04 Time: 1:00 PM

You must appear &/or defend the complaint by filing an answer & paying and answer fee to the court, or default judgment may be entered against you as requested in the complaint. 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. This may be an attempt to collect a debt. If so, all information obtained will be used for that purpose. Aviso: si necesitas un traductor, por favor comuniquese con el corte tres dias antes de la fecha.

DATED: 7-1-04



JUSTICE OF THE PEACE

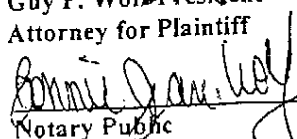
COMPLAINT: Plaintiff, through counsel undersigned, alleges: 1. This Court has jurisdiction of this matter. 2. The Defendants' obligations may be both community and separate. 3. Plaintiff and Defendant(s) entered into a lease agreement; Defendant(s) have breached one or more material terms of said lease and wrongfully withhold possession. 4. Defendants wrongfully withhold possession of the property after a trustee sale; 5. Plaintiff is entitled to immediate possession of the above property and to all rents or fair market value rent (ARS § 33-1314(B)) found due at time of Judgment. 6. On 6/15/04, Defendant(s) were served with the following Notice to: pay rent; remedy a breach; terminate lease; vacate (immediate/irreparable breach), vacate following trustee sale. 7. Plaintiff's damages are as follows:

BALANCE FORWARD \$ 0000.00
MONTHLY RENT 0283.00 since 6/1/04
MISC. 0000.00 Notice Fee
AMOUNT DUE \$ 0283.00 PLUS LATE FEES: \$25.00/MONTH SINCE 6/10/04.

8. This action arises from contract, express or implied, pursuant to Arizona law or the lease agreement, Plaintiff is entitled to its reasonable attorney's fees incurred herein. WHEREFORE, Plaintiff requests Judgment against Defendant(s), jointly and severally and as community debt if applicable, as follows; 1) That Defendant(s) be adjudged guilty of forcible/special detainer; 2) That immediate restitution of the premises be granted to Plaintiff as permitted by Arizona law; 3) That Plaintiff recover from Defendant(s) all unpaid rents found owing at time of judgment, plus Plaintiff's costs and reasonable attorney's fees, with interest on the Judgment amount at 10% per annum as allowed by law from the date of Judgment until said Judgment is paid in full; 4) for such other and further relief as the Court deems just and necessary under the circumstances.

7/1 @335

ACKNOWLEDGED BEFORE ME,
this 1 day of July, 2004.

Guy P. Wolf President
Attorney for Plaintiff

Notary Public

