

Unofficial Document

This instrument was recorded at
request of:

Sentry Electrical Services
4014 E. Holmes Ave
Mesa, AZ 85206

The recording official is directed
to return this instrument or a copy
to: ***RCS Basket***

Space

NOTICE AND CLAIM OF MECHANIC'S AND MATERIALMAN'S LIEN

CLAIMANT

Sentry Electrical Services
4014 E. Holmes Ave
Mesa, AZ 85206

OWNER OR REPUTED OWNER

Arizona First Partners 1, LLC
5041 E. Pershing Ave
Scottsdale, AZ 85254

Nature of Improvements to be Charged with a Lien

Electrical

Amount of claim after deducting just
credits and offsets: \$24,511.53
+ costs + interest.

Subject Real Property (Address or Description)

Las Sendas Office Condominiums
7565 E. Eagle Crest Dr
Mesa, AZ Maricopa County

Subject Real Property (Legal Description)

**Las Sendas Office Condominiums as recorded in Book 995 of Maps on Page 31, Official
Records of Maricopa County, Arizona.**

1. I am the Claimant or have knowledge of the facts of this claim and make this affidavit in compliance with **ARS 33-993**.

2. Claimant has furnished labor, materials, machinery, fixtures or tools in the construction, alteration or repair of the buildings, other structures or above described improvements on Subject Real Property. This was done at the Request of the Owner or Reputed Owner, or at the request of a person whom Claimant reasonably believed to be the lawful agent of Owner or Reputed Owner.

3. The person by who Claimant was employed or to whom Claimant furnished materials, if not the Owner or Reputed Owner, was The Sahuaro Group, LLC.

**NOTICE AND CLAIM OF
MECHANIC'S AND
MATERIALMAN'S LIEN**

4. The labor, materials, machinery, fixtures or tools were furnished X pursuant to a written contract, a copy of which is attached; ___ pursuant to an oral contract, the terms, time given and conditions of which are attached.

5. The building, structure or improvement or the alteration or repair of such building, structure or improvement was completed on Unknown at this time.

6. The Preliminary Twenty Day Notice required by **ARS 33-992.01** was served on March 21, 2008. A copy of this notice and proof of service required by **ARS 33-992.02** are attached.

7. If the lien against the dwelling of a person who became an owner-occupant prior to the construction, alteration, repair or improvement, the Claimant has executed a written contract directly with the owner-occupant. **ARS 33-1002.**

8. The claimant believes that not more than One Hundred Twenty days(120) has elapsed since the completion of the improvements on the herein above described property.

WHEREFORE Claimant demands a lien on Subject Real Property and all improvements thereon in the amount set forth above, and in order to fix this lien has made this Notice and Claim in two or more original copies, causing Unofficial Document to be filed in the Office of the County Recorder of this County.

Signed this Date: 12-22-08



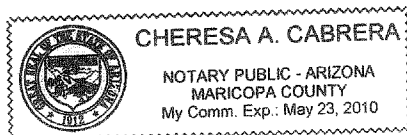
H. Lee Goldblatt, Limited Agent


VERIFICATION

H. Lee Goldblatt, being first duly sworn, upon his oath deposes and says:
That he is the Limited Agent of the Claimant and that he has read the foregoing labor and materialman's lien and that he knows the contents thereof: except as to those statements made therein upon information and belief, and as to those, he believes them to be true.
Claimant has authorized RCS Preliminary Lien Service, Inc. to prepare and record the subject lien. RCS is a service only agency and claims no interest in the above-described property.

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

SUBSCRIBED AND SWORN TO BEFORE me this 22 day of December, 2008.



By: 

Notary Public
My commission Expires: 5-23-10

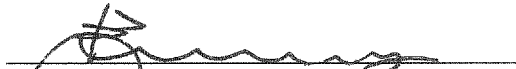
**AFFIDAVIT OF SERVICE
OF PRELIMINARY
TWENTY DAY NOTICE**

H. LEE GOLDBLATT first being duly sworn, upon oath deposes and says that;

- 1) I am the President of RCS PRELIMINARY LIEN SERVICE, INC., and I have personal knowledge of the facts herein after set forth.
- 2) A true and correct copy of the Preliminary Twenty Day Notice is attached to this affidavit. The attached Preliminary Twenty Day Notice, along with the Certificate of Mailing, were mailed to the following:

Arizona First Partners I LLC
5041 E Pershing Ave
Scottsdale, AZ 85254

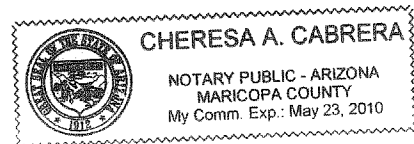
- 3) The attached Preliminary Twenty Day Notice Unofficial Document was sent by first class mail, postage prepaid and properly addressed and were deposited in the United States Mail on March 21, 2008.


Signature

SUBSCRIBED AND SWORN TO before me on 12-22-08
by H. Lee Goldblatt

My Commission Expires on: 5-23-10

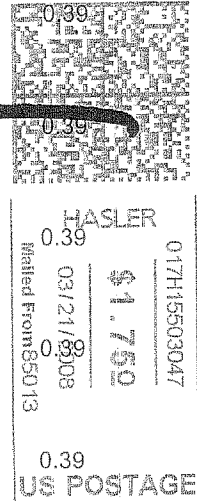

Notary Public



03/21/2008 10:46:56

RCS Preliminary Lien Service, Inc.
P.O. Box 33633
Phoenix, AZ 85067
First Class Certificate of Mailing
03/21/2008 Thru 03/21/2008

Item	Certified Number	Name of Addressee Address	Prelim #	Job #	Postage
1	1st Class Mail	American Legacy Homes 16816 E Parkview Fountain Hills, Az 85268	4028		0.39
2	1st Class Mail		4028		0.39
3	1st Class Mail	G2 Investments/Stan Goodreau 5270 M Broadway Denver, CO 80216	3959		0.39
4	1st Class Mail	Conspeco. 9299 Olive Ave #512 Peoria, Az 85345	3959		0.39
5	1st Class Mail	United Western Bank/SBA 700 17th St #500 Denver, CO 80202	3959		0.39
6	1st Class Mail	Unofficial Document	3959		0.39
7	1st Class Mail	Arizona First Partners 1 LLC 5041 E Pershing Ave Scottsdale, AZ 85254	3960	7012	0.39



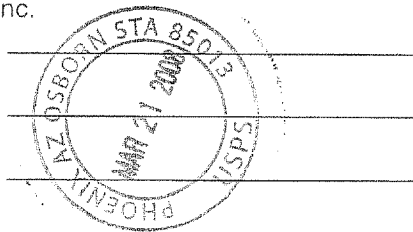
NUMBER OF PIECES: **XS**
 Date Prepared: 03/21/2008

1.75
VERIFICATION

_____ 2.73

MAILING PARTY
 RCS Preliminary Lien Service, Inc.
 P.O. Box 33633
 Phoenix, AZ 85067

POSTMASTER _____



Total Pieces Received: _____

NUMBER OF PIECES: 7

RECEIVED BY: _____

DATE PREPARED: _____

DATE CERTIFIED: _____

RCS Preliminary Lien Service, Inc.

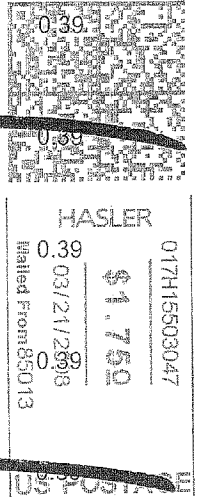
P.O. Box 33633

Phoenix, AZ 85067

First Class Certificate of Mailing

03/21/2008 Thru 03/21/2008

Item	Certified Number	Name of Addressee Address	Prelim #	Job #	Postage
1	1st Class Mail	Sahuaro Group, Llc 19 S 10th Ave Phoenix, Az 85007	3960	7012	0.39
2	1st Class Mail	,	3960	7012	0.39
3	1st Class Mail	Nuco Plastering & Stucco, Inc. 9611 N 16th Ave Phoenix, AZ 85021	3958	mohave	0.39
4	1st Class Mail	Nuco Plastering & Stucco, Inc. 9611 N 16th Ave Phoenix, AZ 85021	3958	mohave	0.39
5	1st Class Mail	,	3958	mohave	0.39
6	1st Class Mail	Bradley & Sara <small>Unofficial Document</small> 5442 E Muriel Dr Scottsdale, AZ 85254	4026	9830892	0.39
7	1st Class Mail	Diamond Spur Builders 5442 E Muriel Dr Scottsdale, AZ 85254	4026	9830892	0.39



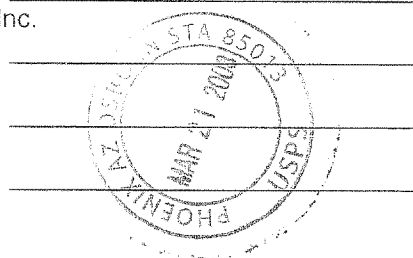
NUMBER OF PIECES: **XS**
Date Prepared: 03/21/2008

1.75
VERIFICATION

2.73

MAILING PARTY
RCS Preliminary Lien Service, Inc.
P.O. Box 33633
Phoenix, AZ 85067

POSTMASTER _____



Total Pieces Received: _____

NUMBER OF PIECES: 7

RECEIVED BY: _____

DATE PREPARED: _____

DATE CERTIFIED: _____

File No: 3960 [AZ][PRIVATE][OWNER]
Notice Requested by and Return To:
RCS Preliminary Lien Service, Inc.
P.O. Box 33633
Phoenix, AZ 85067 [Job No: 7012]

Customer: Sahuaro Group, Llc
Project: Las Sendas Office Condos
Rec. ID: BR0V63BW
1st Class Mail
Return Receipt Requested

TWENTY DAY PRELIMINARY NOTICE

In Accordance With Arizona Revised Statutes Section 33-992.01

THIS IS NOT A LIEN. THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR

TO: OWNER OR REPUTED OWNER

Arizona First Partners 1 LLC
5041 E Pershing Ave
Scottsdale, AZ 85254

TO: ORIGINAL CONTRACTOR OR REPUTED CONTRACTOR

Sahuaro Group, Llc
19 S 10th Ave
Phoenix, Az 85007

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned.

Electrical

2. Estimated Price: \$59,650.00

3. The name of the person who furnished that labor, service, equipment or materials is:

Sentry Electrical Services
4014 E Holmes Ave
Mesa, AZ 85206

4. The name of the person who contracted for purchase of that labor, service, equipment or material is:

Sahuaro Group, Llc
19 S 10th Ave
Phoenix, AZ 85007

5. The description of the jobsite is:

Las Sendas Office Condos
7565 E Eagle Crest Dr
Mesa, AZ 85207
County of Maricopa, APN: 21917494

Unofficial Document
NOTICE TO PROPERTY OWNER

If bills are not paid in full for the labor, professional services, materials, machinery, fixtures or tools furnished, or to be furnished, a Mechanic's Lien leading to the loss, through court foreclosure proceedings, of all or part of your property being improved may be placed against the property. You may wish to protect yourself against this consequence by either:

1. Requiring your contractor to furnish a conditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 1 and 3 signed by the person or firm giving you this notice before you make payment to your contractor.
2. Requiring your contractor to furnish a unconditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 2 and 4 signed by the person or firm giving you this notice before you make payment to your contractor.
3. Using any other method or device that is appropriate under the circumstances.

Within ten days of the receipt of this preliminary twenty day notice the owner or other interested party is required to furnish all information necessary to correct any inaccuracies in the notice pursuant to Arizona Revised Statutes Section 33-992.01, Subsection 1 or lose as a defense or lose as a defense any inaccuracy of that information.

Within ten days of the receipt of this preliminary twenty day notice if any Payment Bond has been recorded in compliance with Arizona Revised Statutes Section 33-1003. The owner must provide a copy of the Payment Bond including the name and address of the surety company and bonding agent providing the Payment Bond to the person who has given the preliminary twenty day notice. In the event that the owner or other interested party fails to provide the bond information within that ten day period, the claimant shall retain lien rights to the extent precluded or prejudiced from asserting a claim against the bond as a result of not timely receiving the bond information.

By:  H. Lee Goldblatt, Limited Agent, 03/21/2008

-----DETACH HERE AND SEND LOWER PORTION TO CLAIMANT-----
ACKNOWLEDGMENT OF RECEIPT OF TWENTY DAY PRELIMINARY NOTICE

This acknowledges receipt on (today's date) _____ of a copy of the Twenty Day Preliminary Notice at (address where notice received) _____
Date (date this acknowledgment is executed) _____
Signature of person acknowledging receipt, with title if acknowledgment is made for another person _____

[Reference #: 57074][File #: 3960]

SENTRY ELECTRICAL SERVICES I

4014 E. HOLMES AVE.

MESA, AZ. 85206

ROC # 197535 K11 e-mail joel.chavira@cox.net

PH 4805846624 FAX 4806345539

Bill To:

TERRY HAVER
THE SAHUARO GROUP, LLC
19 S. 10th AVE.
PHOENIX, AZ

Invoice

Number: 1502

Date: August 25, 2008

Job

LAS SENDAS OFFICE CONDOS
7565 E. EAGLE CREST DR.
MESA, AZ

Job Number	Terms	Project
C2800	NET 30	NEW BUILD

Description	Quantity	Price	Tax 1	Amount
LABOR	1.00	21,000.00		21,000.00
MATERIAL	1.00	11,237.09		11,237.09
FUEL	1.00	120.92		120.92
EQUIPMENT RENTAL	1.00	6,841.77		6,841.77
DEPOSIT	1.00	(19,950.00)		(19,950.00)
PROFIT & OVERHEAD AT 10%	1.00	3,900.00		3,900.00

Unofficial Document

1)

Sub-Total	\$23,149.78
State Tax 8.30% on 0.00	0.00
Total	\$23,149.78

INVOICES MUST BE PAID IN FULL WITHIN 30 DAYS OF BILLING DATE TO AVOID 1.5% LATE FEE. ALL MATERIALS ARE WARRANTED FOR ONE YEAR, EFFECTIVE DATE INVOICE.

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$1,041.75	\$0.00	\$0.00	\$23,469.78	\$24,511.53

Subcontract Agreement

The Sahuaro Group, LLC
19 South 10th Avenue
Phoenix, Arizona 85007
602-258-1758 phone
602-258-1759 fax

Contract #: 07
Contract Date: February 22, 2008
Project No.: 7012

To: Sentry Electrical Services
4014 E. Holmes Ave
Mesa, AZ 85206
Mr. Joel Chavira
480-529-9233
480-634-5539 fax

Project: Las Sendas Office Condos
7565 E. Eagle Crest Drive
Mesa, AZ 85207

FAXED FEB 24 2008

You are hereby directed to perform the following work per the plans and specifications provided.

Description of Work:	26-10 Electrical	Plans Attached:	No
Contract Amount:	\$59,650.00	Specifications Attached:	No
		Retention:	10%

Subcontract Work: The Subcontractor is to furnish satisfactory supervision, labor, materials and equipment to perform the work in a timely, professional manner. Time is of the essence. All work to be performed in conformance to all local, state and federal agencies having jurisdiction, the latest amendments to the IBC and all codes and standards established by recognized testing and ^{Unofficial Document} standards organizations. This contract is inclusive of Exhibit A (Scope of Work), Exhibit B (Document Listing), Exhibit C (Safety Agreement), and Exhibit D (General Conditions).

Special Notes:

- "Safety Starts Here"!!! This is a "Safety First Job-Site." All O.S.H.A. 29 CFR part 1926 and AZ O.S.H.A. (Standards for the Construction Industry), with the latest amendments will be followed during the Construction of this project. All construction personnel, visitors, salespersons, vendors, delivery persons, consultants, etc. will be required to comply with all standards, rules, regulations and orders pursuant to O.S.H.A. CFR part 1926 and any portion of CFR part 1910 (Standards for General Industry) which may be applicable.
- Subcontractor is to clean up his own debris at the end of each work period.
- Subcontractor shall at all times protect their work and the adjacent work of others.
- Provide submittals and MSDS within five (5) days of contract.
- Subcontractor shall commence work as directed by Project Superintendent and complete work as scheduled.
- Pay applications are due on the 20th of the month, projected through the end of the month. Submit A.I.A. payment requisition forms G702 and G703 provided with this contract.
- Weekly coordination and scheduling meetings will be held on site and attendance is mandatory to contractors on site or within one (1) week of commencing work.
- Weekly onsite safety meetings are mandatory to all employees on site. Superintendent will determine day and time. Records of subcontractor weekly safety meetings are to be forwarded to Contractor.
- This is a fast track project. If the Subcontractor delays the project due to the Subcontractor's negligence in scheduling manpower, materials, submittals or equipment, costs incurred by the Contractor will be charged accordingly to this Subcontractor.

Signed: [Signature]
Contractor: THE SAHUARO GROUP LLC
Date: 2.25.08

Subcontractor: [Signature]
Date: 4-21-08