

November 6, 2017

**VIA E-MAIL ONLY**

Julie Castaneda  
Clerk of the Board  
Pima County  
Administration Division  
130 W. Congress  
5<sup>th</sup> Floor  
Tucson, AZ 85701  
[COB\\_Mail@pima.gov](mailto:COB_Mail@pima.gov)

Grace Gutierrez  
Exemption Section  
Pima County Assessor's Office  
240 N. Stone Avenue  
Tucson, AZ 85701  
[grace.gutierrez@pima.gov](mailto:grace.gutierrez@pima.gov)

Re: Rialto Theatre Foundation  
Request for waiver of 2016 and 2017 real property taxes for Parcels 117-06-168C (the "Lobby" Parcel) and 117-06-177B (the "Theatre" Parcel)

Dear Ms. Castaneda and Ms. Gutierrez,

This office represents the Rialto Theatre Foundation ("Foundation"). On October 2, 2017, we submitted a request for waiver of real property taxes ("October 2, 2017 Waiver Request"). I have been provided a copy of the memorandum to the Pima County Board of Supervisors ("Board"), together with the Pima County Assessor's ("Assessor") "Review Forms" dated October 6, 2017. **With this letter, the Foundation seeks postponement of its request for consideration of this waiver from the Board's November 7, 2017 agenda, so that the Foundation can provide additional information and allow the Assessor and the Board to duly consider the contents of this amended request.**

The purpose of this letter is to amend our October 2, 2017 Waiver Request so as to address issues raised in the Review Forms, and seek a waiver of the exemption deadline for **2017** in addition to **2016**.

**2016 TAXES**

With this amendment, the Foundation hopes to make clear that the request is made for waiver of the Foundation's **2016** real property taxes based upon the following:

1. The first half of 2016 taxes were due on November 1, 2016 for both the Lobby and Theatre Parcels and the second half were due May 1, 2017.
2. The Foundation did not submit “affidavit or furnish evidence required by this article between the first Monday in January and March 1 of each year” for either 2016 or 2017.
3. On September 30, 2016, this office provided “evidence required by this article” to the Assessor’s Office establishing that the Foundation was a 501(c)(3) – exempt nonprofit corporate entity and asserted exemption under A.R.S. § 42-11116. A copy of that package is attached as Exhibit A.
4. On October 4, 2016, this office delivered to the Assessor’s Office, a 2016 Affidavit for Organizational Tax Exemption, an Application for Property Tax Exemption dated October 3, 2016, a Questionnaire for Property Tax Exemption Application (“Assessor’s Questionnaire”) and further evidence required by A.R.S. Title 42, Chapter 11, Article 3 (collectively “Petition Documents”) regarding the Foundation’s status as a 501(c)(3) tax exempt organization as recognized by the Internal Revenue Service. These materials included a LETTER OF SPECIFIC INTENT, which provided that: *The Rialto Theatre Foundation was organized as an Arizona nonprofit corporation on May 3, 2004, for the specific purpose for encouraging and sponsoring arts and culture events; providing stewardship for and support of historic performance venues (specifically the Rialto Theatre); educating the public about film, performance, and visual arts; promoting culture and architectural history in Tucson, Arizona; and playing a direct role in the revitalization of Downtown Tucson.* A copy of that submission is attached as Exhibit B.
5. Included in Exhibit B was a Recorded Special Warranty Deed (“Deed”) to which was attached as legal description that demonstrates that on June 15, 2015, the Foundation took title to the Rialto Theatre including Parcel I (Lobby Parcel); Parcel II (Theatre Parcel); and Parcel III (Pedestrian Easement). The seven (7) pages of the recorded Deed and its attachments are attached hereto as Exhibit C.
6. **The Petition Documents were delivered to the Assessor’s Office on October 4, 2016, in advance of the November 1 deadline for payment of the first-half of 2016 taxes.**

With this letter the Foundation amends its October 2, 2017 Waiver Request as to seek a tax-exemption for 2016 and 2017 for both the Lobby and Theatre Parcels.

With this additional information and the attachments, request is hereby made to recognize that no taxes were yet due and payable when the October 4, 2016 Petition Documents were submitted. In this regard we respectfully request that the Review Forms submitted by the Assessor to the Board on October 6, 2017 be amended as follows:

**For Parcel 117-06-168C:**

Question number 1: That the Foundation did file an affidavit as required by A.R.S § 42-11153 together with Assessor's Questionnaire on October 4, 2016 (see Paragraph 4 and Exhibit B);

Question number 3: That had the affidavit been timely filed the Assessor would have granted the exemption (see LETTER OF SPECIFIC INTENT attached to Exhibit B, establishing that the Foundation is entitled to an exemption per A.R.S. §§ 42-11104 and 42-11116).

Question number 4: Amend the finding that "*the parcel (117-06-168C) consists of the lobby portion of the Rialto Theatre, which in and of itself, does not meet any requirements under Arizona Revised Statutes Title 42 Chapter 11.*" Because the Lobby Parcel and the Theatre Parcel constitute an integrated facility which qualifies for an exemption under A.R.S. §§ 42-11104 and 42-11116, in that the Lobby Parcel provides the ingress and egress to the Theatre Parcel and contains the ticket office, restroom facilities, lobby and concessions for the theatre. Upon information and belief the Foundation alleges that the only basis for the division of the theatre into two parcels was due to a past ownership dispute which was unified prior to the Foundation's occupancy of the two parcels which constitute the Rialto Theatre.

**For Parcel 117-06-177B:**

Question numbers 1 and 3: See requested amendments for Parcel 117-06-168C above.

Question number 4: Amend the finding "*Per letters received in the Assessor's Office, representatives for The Rialto Theatre indicate that the Rialto Theatre Foundation is not the owner of the actual theatre parcel,*" as to find that the Foundation has been the owner of the Rialto Theatre, including the Lobby Parcel, the Theatre Parcel, and the Pedestrian Easement since the Deed dated June 15, 2015 recorded with Pima County on July 2, 2015 (see Exhibit C).

**2017 TAXES**

With this amendment, the Foundation seeks to make clear that a request is also made for a waiver of the **2017** real property taxes based upon the following:

1. The first half of 2017 taxes were due on November 1, 2017 for both the Lobby Parcel and Theatre Parcel and the second half would be due on May 1, 2018.
2. On June 2, 2017, this office provided the Assessor's Office documentation establishing the Foundation's tax-exempt status. That letter requested recognition that it did not owe real property taxes on parcel 117-06-168C. A copy of the letter is attached as Exhibit D.
3. On June 6, 2017, this office wrote to the Assessor's Office and erroneously asserted that the Foundation did not own 117-06-177B believing that this referred to the property located at 215 E. Broadway. A copy of the letter is attached as Exhibit E.
4. The Foundation submitted the October 2, 2017 Waiver Request including the Assessor's Questionnaire and evidence of tax-exempt status.
5. No payment was due for 2017 taxes until November 1, 2017 after the October 2, 2017 Waiver Request was sent.

With this amendment, the Foundation seeks to clarify that the waiver requests are for both the Lobby Parcel and Theatre Parcel, is made for years 2016 and 2017, and that the waiver requests for both years were filed in advance of any taxes for the respective years being due and payable. Thank you for your consideration and patience.

Sincerely,

/s/ Michael McGrath

Michael McGrath

MM/ja

Enclosures

cc: Curtis McCrary, Executive Director, Rialto Theatre Foundation  
Accounting Department, Rialto Theatre Foundation

# Exhibit A



MESCH  
CLARK  
ROTHSCHILD

mmeagrath@mccrazlaw.com  
Our File No. 02013-0061

September 30, 2016

Bill Staples  
Pima County Assessor  
340 N. Stone Avenue  
Tucson, AZ 85701

RE: Rialto Theatre Foundation, a nonprofit, tax-exempt Arizona corporation  
(the "Foundation")  
Tax Assessments for "Rialto Theatre Foundation"

Dear Mr. Staples:

This office represents the Rialto Theatre Foundation. The purpose of this letter is to address ownership errors on the tax rolls and claims of real property tax liability, which the Foundation disputes.

The Foundation erroneously received a tax bill for Parcel Number 117-06-177B, which property, according to the Pima County Assessor's site, is owned by Rialto Theatre Foundation. The Foundation does not own this property and has never owned this property. The Foundation leases two properties, as follows:

1. The Foundation entered into a lease on October 1, 2013, with Tucson Properties, 1, LLC, a Delaware limited liability company, for commercial/retail property ("R-Bar") located at 350 E. Congress (the old Greyhound parcel) ("Greyhound Property"). At some point, OT Alegria, L.L.C., an Arizona limited liability company, became owner of the Greyhound Property, and on July 28, 2016, sold its interest in the Greyhound Property to CH Retail Fund 1/Tucson Plaza Centro, L.L.C., a Delaware limited partnership (See Exhibit A – corporate information; Exhibit B - Notice to Tenants of sale; and Exhibit C - Tucson Utility Services Statements apportioned to tenants, "RB" being the designation by the landlord of its tenant R-Bar).

2. The Foundation entered into a lease on September 1, 2010 with Rialto Block Project LLC, an Arizona limited liability company, for that property located at 211-215 East Broadway, which lease remains in effect on a month-to-month basis (See Exhibit D – Corporate information; and Exhibit E - Second Amendment to Lease).

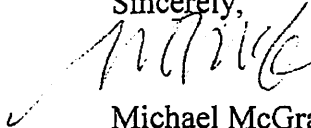
Pursuant to the information I have provided, please correct the tax bill for Parcel Number 117-06-177B, removing Rialto Theatre Foundation as owner/taxpayer.

The only piece of property that is owned by Rialto Theatre Foundation is the property located on 318 E. Congress St. (117-06-168C), for which the Foundation received a real property tax statement that we dispute on the basis that the Foundation is a 501(c)(3) tax-exempt nonprofit corporate entity and exempt under A.R.S. § 42-11116. Attached as Exhibit F is documentation establishing the Foundation's tax exempt status: *Internal Revenue Service Letter 1045* establishing a May 3, 2004, effective date for the Foundation's tax exempt status; *Non-Profit Corporation Articles of Amendment pursuant to A.R.S. §10-11005* filed with the Arizona Corporation Commission establishing the new name of the entity as the Rialto Theatre Foundation; and *Exempt Organizations Select Check* from the IRS disclosing the Rialto Theatre Foundation as an exempt organization.

In conclusion, the purpose of this letter and attachments establishes that the Rialto Theatre Foundation does not own the property located at 50 S. Herbert Ave., and 215 E. Broadway (APN 117-06-177B) and the Rialto Theatre Foundation is exempt from real property taxation. By copy of this letter to the Pima County Treasurer's Office, we are requesting the removal of the Rialto Theatre Foundation as owner/taxpayer of that property known as APN 117-06-177B and recognition by the parties that the Rialto Theatre Foundation, as a 501(c)(3) tax-exempt nonprofit corporation, owes no taxes on the sole parcel it owns known as APN 117-06-168C, and a discontinuance of any efforts to enforce any such Notices.

Please contact me if you have any questions.

Sincerely,



Michael McGrath

/mbs  
Enclosures  
23R0905

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**EXHIBIT A**



Search Date and Time:  
9/30/2016 9:33:12 AM

File Number:  
R21035284

Corporation Name:  
CH RETAIL FUND I/TUCSON PLAZA CENTRO, L.L.C.

[Collapse](#) | [Expand](#)

Corporate Inquiry 

File Number R21035284

Corporation Name CH RETAIL FUND I/TUCSON PLAZA CENTRO,  
L.L.C.

Standing

[Check Corporate Status](#)

Domestic Address 

2338 WEST ROYAL PALM ROAD  
SUITE J  
PHOENIX, AZ 85021

Foreign Address 

C/O CORPORATION SERVICE COMPAN  
2711 CENTERVILLE ROAD  
SUITE 400  
WILMINGTON, DE 19808



Statutory Agent Information 

Agent Name: CORPORATION SERVICE COMPANY

Agent Mailing/Physical Address:

2338 WEST ROYAL PALM ROAD  
SUITE J  
PHOENIX, AZ 85021

Agent Status: APPOINTED 06/27/2016

Agent Last Updated: 06/30/2016

Additional Entity Information 

Entity Type: FOREIGN L.L.C.

Business Type:

Incorporation Date: 6/27/2016

Corporation Life Period:

Domicile: DELAWARE

County: MARICOPA

Approval Date: 6/30/2016

Original Publish Date:

Manager/Member Information 

Name	RETAIL MANAGERS I LLC
Title	MANAGER
Address	3819 MAPLE AVENUE DALLAS, TX 75219
Date of Taking Office	06/27/2016
Last Updated	06/30/2016

Scanned Documents 



Click on a gold button below to view a document. If the button is gray, the document is

not yet available. Please check back again later.

Document Number	05554128
Description	APPLICATION FOR REGISTRATION FOREIGN LLC
Date Received	6/27/2016

[Print Details](#)

[Privacy Policy \(http://www.azcc.gov/Divisions/Administration/Privacy.asp\)](http://www.azcc.gov/Divisions/Administration/Privacy.asp) | [Contact Us \(http://www.azcc.gov/divisions/corporations/contact-us.asp\)](http://www.azcc.gov/divisions/corporations/contact-us.asp)



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**EXHIBIT B**

# OT Alegria LLC

July 28, 2016

Re: Notice to Tenants

Dear Plaza Centro Tenants,

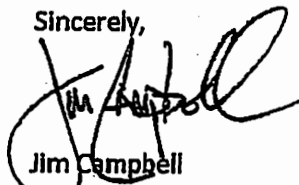
Please accept this as notice of sale for the Plaza Centro property. As of today, July 28<sup>th</sup> the new property owner is Crow Holdings out of Dallas, Texas. They are excited to be part of downtown Tucson and I am excited to be working with them.

**Property Management will be transferring to Gail Davis at Cushman-Wakefield Picor and she can be reached at (520) 546-2746.**

As for OasisTucson we will continue to be part of the project as a tenant. I will be helping for a bit to ensure a smooth transition but please understand that your primary point of contact will be Gail Davis, the property manager. I have attached a formal notice of the sale as well as the buyer's contact information. If you have any issue connecting I can facilitate.

To each of you I say thank you in your belief in downtown Tucson and thank you for being such a good group of people and tenants. I look forward to seeing each of you around Plaza Centro.

Sincerely,



Jim Campbell

Manager

OT Alegria LLC

## Official Notice to Tenants (Sale of Plaza Centro)

You are hereby notified that OT Alegria L.L.C., has sold the an Arizona limited liability company ("Seller"), the current owner of that certain retail shopping center located in Tucson, Pima County, Arizona known as "Plaza Centro" (the "Property") and the current owner of the landlord's interest in your lease in the Property, has sold the Property to CH RETAIL FUND I/TUCSON PLAZA CENTRO, L.L.C., a Delaware limited partnership ("New Owner"), as of the above date. In connection with such sale, Seller has assigned and transferred its interest in your lease and the security deposits thereunder or relating thereto to New Owner, and New Owner has assumed and agreed to perform all of the landlord's obligations under your lease (including any obligations set forth in your lease to repay or account for such security deposit) from and after such date.

Please understand that accordingly, (a) all your obligations under the lease from and after the date hereof, including your obligation to pay rent, shall be performable to and for the benefit of New Owner, its successors and assigns, (b) your insurance policy or policies required to be maintained by you under the lease shall be amended to name New Owner as an additional insured (please provide a certificate of insurance evidencing such coverage within 30 days after the date of this letter), and (c) all the obligations of the landlord under the lease, including any obligations to repay or account for such security deposit, shall be the binding obligation of New Owner and its successors and assigns. Unless and until you are otherwise notified in writing by New Owner, the address of New Owner for all purposes under your lease is as set forth on Exhibit A hereto.

**Seller:**

**OT ALEGRIA LLC,**  
an Arizona limited liability company

By: 

Name: James D. Campbell  
Its: Manager

**EXHIBIT A**

**ADDRESS OF NEW OWNER**

**For All Notices:**

**CH Retail Fund I/Tucson Plaza Centro LLC.  
3819 Maple Avenue  
Dallas, Texas 75219  
Attention: Asset Manager – Plaza Centro  
Telephone: 214-661-8374  
Telecopy: 214-445-0960**

**With a copy to:**

**CH Retail Fund I/Tucson Plaza Centro LLC.  
c/o Cassidy Turley Commercial Real Estate Services, Inc., dba  
Cushman & Wakefield  
2375 East Camelback Road, Suite 300  
Phoenix, AZ 85016  
Attention: Property Manager – Plaza Centro  
Telephone: 602-682-8250**

**Payment Address:**

**CH Retail Fund I/Tucson Plaza Centro LLC.  
c/o Inwood National Bank  
PO Box 852645  
Richardson, TX 75085**

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**EXHIBIT C**



**OT ALEGRIA LLC**

c/o Chapman Management Group LLC  
 33 W. Congress St, Suite 205  
 Tucson, AZ 85701

**Statement**

Account: plaza - GH-RET-B - rialto

Date: 07/28/16

Payment: \_\_\_\_\_

**RIALTO THEATER FOUNDATION**  
 PO Box 1728  
 EMAIL  
 Tucson, AZ 85702

Date	Description	Charges	Payments	Balance
	Balance Forward			22.91
08/01/16	pe 5/9 cot water 618574 (06/2016)	326.55		349.46
08/01/16	pe 6/8 cot water 618574 (06/2016)	302.33		651.79
08/01/16	cmg 3697 water meter read (07/2016)	3.57		655.36
08/01/16	Real Estate Taxes (08/2016)	7.63		662.99
08/01/16	Common Area Maint. (08/2016)	292.00		954.99
08/01/16	Insurance Pass Thru (08/2016)	35.25		990.24
08/01/16	Monthly Base Rent (08/2016)	2,954.89		3,945.13
08/01/16	Storage Fees (08/2016)	55.00		4,000.13
08/01/16	:Tax Monthly Base Rent (08/2016)	73.87		4,074.00
08/01/16	:Tax Common Area Maint. (08/2016)	7.30		4,081.30
08/01/16	:Tax Insurance Pass Thru (08/2016)	0.88		4,082.18
08/01/16	:Tax Real Estate Taxes (08/2016)	0.19		4,082.37
08/01/16	:Tax Storage Fees (08/2016)	1.38		4,083.75
08/01/16	Assessment/POA (08/2016)	53.71		4,137.46

Current	30 Days	60 Days	90 Days	Amount Due
22.91	0.00	0.00	0.00	4,137.46



# UTILITY SERVICES STATEMENT



Tucson Water Customer Service Office  
 Phone: 520-791-3242  
 Outside Tucson: 800-598-9449  
 www.tucsonaz.gov/water

Account Name: OT ALEGRIA LLC  
 Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Bill Date: 06/23/16  
 Service Period: 04/07/16 to 05/09/16  
 Hours: 8:00 am - 5:00 pm MST (Mon-Fri)

Pima County Regional Wastewater  
 Reclamation Department  
 Phone: 520-724-6609  
 www.pima.gov/wwm  
 City of Tucson Environmental Services:  
 Phone: 520-791-3171  
 www.tucsonaz.gov/esd

Last Bill	Payments (Credits)	Deposits Applied	Adjustments	Balance Forward	New Charges	ACCOUNT BALANCE
\$785.65	\$0.00	\$0.00	\$0.00	\$785.65	\$1,475.48	\$2,261.13

**METER INFORMATION**

Meter Number	Service Type	Start Date	End Date	Current Read	Previous Read	Consumption (Ccfs)
23140154	WA	04/07/16	05/09/16	3741	3568	173

Handwritten notes:  
 5972 PP \$ 200.00  
 5972 OBON \$ 485.60  
 5972 W-03 \$ 507.03  
 5772 RB \$ 326.55  
 4 C/O OBON \$ 12.44

WATER consumption chart showing monthly usage from MAY (Last Year) to MAY (This Year). The y-axis ranges from 0 to 240 Ccfs. Consumption is generally stable around 100-120 Ccfs, with a notable spike in October/November.

REC'D JUN 28 2016

**ACCOUNT ACTIVITY**

LAST BILL	\$785.65
TOTAL PAID SINCE LAST BILL	\$0.00
ADJUSTMENTS	\$0.00
BALANCE FORWARD	\$785.65
NEW CHARGES	
ENVIRONMENTAL SVCS FEES	\$5.30
SEWER VOLUME	\$851.77
WATER VOLUME	\$611.56
MISCELLANEOUS	\$49.54
TOTAL NEW CHARGES	\$1,475.48
ACCOUNT BALANCE	\$1,592.13
PAY THIS AMOUNT BY: 07/13/16	\$2,261.13

Property: Plaza 618574-0516  
 Approved: \_\_\_\_\_ Amount Due: 1,592.13  
 GL # Name: \_\_\_\_\_  
 Description: Water pe 5/9 350 #002  
 Budget: \_\_\_\_\_  
 Billback Y: \_\_\_\_\_ Tenant: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_ Total of OK: \_\_\_\_\_  
 Due date applies to current charges ONLY.  
 Check # Any balance forward is due now.  
 Please allow 7 days for payments to post to your account.  
 A \$28.00 fee will be charged for any returned check.

**IMPORTANT MESSAGE**

**Late Notice**

Our records show that a portion of your account is Past Due. Please pay the Balance Forward now to prevent service interruptions or possible penalties. If you have recently paid this amount, please disregard this message.



**UTILITY SERVICES**  
 PO Box 28804  
 Tucson, AZ 85726-8804

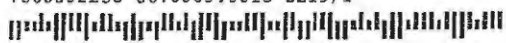
Please fold on perforation before tearing and return bottom portion with your payment.  
**MAKE CHECKS PAYABLE TO:**  
 CITY OF TUCSON

Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Cycle-Route #: 06-08

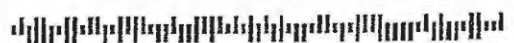
DUE DATE:	07/13/16
AMOUNT DUE:	\$2,261.13
Open Space / Riparian Contribution (optional)	
AMOUNT PAID:	1,592.13

Your tax-deductible contribution to "Open Space or Riparian Enhancement" will support the preservation of biologically-rich open space and the Conserve to Enhance program, an effort that links local river and wash enhancement with individual water conservation efforts. Visit www.tucsonaz.gov/water/checkbox to learn more. Your contribution will not affect service fees.

TUC0623A SCH 5-DIGIT 85701  
 7000002250 00.0009.0013 2219/1



OT ALEGRIA LLC  
 C/O CHAPMAN MANAGEMENT GROUP  
 33 W CONGRESS ST STE 205  
 TUCSON AZ 85701-1361



CITY OF TUCSON  
 PO BOX 28804  
 TUCSON, AZ 85726-8804

001232881000618574000002261135

**Utility Services Statement - Continued**  
**Your Water Provider is: TUCSON WATER**

<b>CITY ITEMIZED ENVIRONMENTAL SERVICES CHARGES</b>			
<b>DESCRIPTION</b>			<b>AMOUNT</b>
GRNDWTR PROTECT FEE			5.30
	<b>TOTAL:</b>		<b>\$5.30</b>
<b>PIMA COUNTY ITEMIZED SEWER CHARGES</b>			
<b>DESCRIPTION</b>			<b>AMOUNT</b>
SERVICE FEE			12.63
SEWER RESTAURANT	SEWER FLOW VOLUME 117.33		839.14
	<b>TOTAL:</b>		<b>\$851.77</b>
<b>CITY ITEMIZED WATER VOLUME CHARGES</b>			
<b>WATER USAGE</b>	<b>IN GALLONS</b>	<b>IN Ccfs</b>	<b>(1 Ccf = 748 GALLONS)</b>
THIS MONTH:	129,404	173	
LAST MONTH:	111,452	149	
THIS MONTH LAST YEAR:	51,612	69	
<b>DESCRIPTION</b>			<b>AMOUNT</b>
MONTHLY SERV CHRG			68.34
VOL 173.00 @ \$ 2.46			425.58
CAP CHARGE \$ .60/CCF			103.80
CONSRV FEE \$ .06/CCF			13.84
	<b>TOTAL:</b>		<b>\$611.56</b>
<b>MISCELLANEOUS CHARGES</b>			
<b>DESCRIPTION</b>			<b>AMOUNT</b>
CITY SALES TAX			12.23
STATE SALES TAX			37.31
	<b>TOTAL:</b>		<b>\$49.54</b>



# UTILITY SERVICES STATEMENT



Tucson Water Customer Service Office  
 Phone: 520-791-3242  
 Outside Tucson: 800-598-9449  
 www.tucsonaz.gov/water

Account Name: OT ALEGRIA LLC  
 Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Bill Date: 06/24/16  
 Service Period: 05/09/16 to 06/08/16  
 Hours: 8:00 am - 5:00 pm MST (Mon-Fri)

Pima County Regional Wastewater  
 Reclamation Department  
 Phone: 520-724-6609  
 www.pima.gov/wwm

City of Tucson Environmental Services:  
 Phone: 520-791-3171  
 www.tucsonaz.gov/esd

Last Bill	Payments (Credits)	Deposits Applied	Adjustments	Balance Forward	New Charges	ACCOUNT BALANCE
\$2,261.13	-\$669.00	\$0.00	\$0.00	\$1,592.13	\$1,474.04	\$3,066.17

### METER INFORMATION

Meter Number	Service Type	Start Date	End Date	Current Read	Previous Read	Consumption (Ccfs)
23140154	WA	05/09/16	06/08/16	3901	3741	160

*Handwritten notes:*  
 172.58/0.5978 FP \* 185.43  
 30.50/0.5477 OGW 449.58  
 35.13/0.5477 WDB \* 525.20  
 20.51/0.5477 WDB \* 302.33  
 20.51/0.5477 WDB \* 11.50

Water consumption (Ccfs) by month:  
 JUN (Last Year): ~120, JUL: ~120, AUG: ~120, SEP: ~180, OCT: ~200, NOV: ~200, DEC: ~180, JAN: ~180, FEB: ~160, MAR: ~160, APR: ~160, MAY: ~160, JUN (This Year): ~160

Your meter was read in Ccfs on 05/08/16

### ACCOUNT ACTIVITY

LAST BILL	\$2,261.13
TOTAL PAID SINCE LAST BILL	-\$669.00
ADJUSTMENTS	\$0.00
BALANCE FORWARD	\$1,592.13
<b>NEW CHARGES</b>	
ENVIRONMENTAL SVCS FEES	\$5.30
SEWER VOLUME	\$851.77
WATER VOLUME	\$570.74
MISCELLANEOUS	\$46.23
<b>TOTAL NEW CHARGES</b>	<b>\$1,474.04</b>
<b>ACCOUNT BALANCE</b>	<b>\$3,066.17</b>

PAY THIS AMOUNT BY: 07/14/16

Property: Plaza 618574-0606  
 Approved: \_\_\_\_\_ Amount Due: 1,474.04  
 GL # Name: #1 Walls  
 Description: Water fee 6/8 350 #002  
 Budget: \_\_\_\_\_  
 Billback Y: \_\_\_\_\_ Tenant: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
**Due date applies to current charges ONLY.**  
 Any balance forward is due now.  
 Please allow 7 days for payments to post to your account.

A \$28.00 fee will be charged for any returned check.

### IMPORTANT MESSAGE

**Late Notice**

Our records show that a portion of your account is Past Due. Please pay the Balance Forward now to prevent service interruptions or possible penalties. If you have recently paid this amount, please disregard this message.

**UTILITY SERVICES**  
 PO Box 28804  
 Tucson, AZ 85726-8804

Please fold on perforation before tearing and return bottom portion with your payment.

**MAKE CHECKS PAYABLE TO: CITY OF TUCSON**

Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Cycle-Route #: 06-08

DUE DATE:	07/14/16
AMOUNT DUE:	\$3,066.17
Open Space / Riparian Contribution (optional)	
AMOUNT PAID:	1,474.04

Your tax-deductible contribution to "Open Space or Riparian Enhancement" will support the preservation of biologically-rich open space and the Conserve to Enhance program, an effort that links local river and wash enhancement with individual water conservation efforts. Visit www.tucsonaz.gov/water/checkbox to learn more. Your contribution will not affect service fees.

TUC0624A 3-DIGIT 857  
 7000012819 00.0048.0008 12369/1

OT ALEGRIA LLC  
 C/O CHAPMAN MANAGEMENT GROUP  
 33 W CONGRESS ST STE 205  
 TUCSON AZ 85701-1361

CITY OF TUCSON  
 PO BOX 28804  
 TUCSON, AZ 85726-8804

001232881000618574000003066176

**Utility Services Statement - Continued**  
**Your Water Provider is: TUCSON WATER**

<b>CITY ITEMIZED ENVIRONMENTAL SERVICES CHARGES</b>			
<u>DESCRIPTION</u>			<u>AMOUNT</u>
GRNDWTR PROTECT FEE			5.30
	<b>TOTAL:</b>		<b>\$5.30</b>
<b>PIMA COUNTY ITEMIZED SEWER CHARGES</b>			
<u>DESCRIPTION</u>			<u>AMOUNT</u>
SERVICE FEE			12.63
SEWER RESTAURANT	SEWER FLOW VOLUME 117.33		839.14
	<b>TOTAL:</b>		<b>\$851.77</b>
<b>CITY ITEMIZED WATER VOLUME CHARGES</b>			
<u>WATER USAGE</u>	<u>IN GALLONS</u>	<u>IN Ccfs</u>	(1 Ccf = 748 GALLONS)
THIS MONTH:	119,680	160	
LAST MONTH:	129,404	173	
THIS MONTH LAST YEAR:	85,272	114	
<u>DESCRIPTION</u>			<u>AMOUNT</u>
MONTHLY SERV CHRGE			68.34
VOL 160.00 @ \$ 2.46			393.60
CAP CHARGE \$ .60/CCF			96.00
CONSRV FEE \$ .09/CCF			12.80
	<b>TOTAL:</b>		<b>\$570.74</b>
<b>MISCELLANEOUS CHARGES</b>			
<u>DESCRIPTION</u>			<u>AMOUNT</u>
CITY SALES TAX			11.41
STATE SALES TAX			34.82
	<b>TOTAL:</b>		<b>\$46.23</b>

Phone #	Chapman 3	Work Order # 3697
Fax #		Date Printed 7/11/2016
<b>Work Order</b> REC'D JUL 11 2016		

**Summary:** plaza - wtr mtr reads - 8:30 - 9:00

**Assigned To:** WAYNE VAUDREY  
 33 w. congress st, 205  
 Tucson, AZ 85701  
 Phone #: 360-281-1113  
 Fax #: 520-628-1082

**Create Date:** 07/07/2016      **Target Date:**  
**Status:** Closed      **Closed Date:** 7/7/2016  
**W/O Type:** MET - Meter Reads  
**W/O Auth.:** WAY - Wayne Vaudrey

**Job Details**

Job Location  
 PLAZA PLAZA CENTRO  
 tucson, AZ 85701

Contact Info  
**Contact:** PLAZA CENTRO  
**Phone:**      **Phone 2:**  
**Account #:** 023      **Lot/Unit #:** 023

**Special Instructions**

**Detailed Description**

Water meter reads - - RB - 00485922  
 WOB - 00334932 OBON - RD008394 Fired Pie 1 - 0131387 Fired Pie 2 - 0043512 Fired Pie 3 - 0018915  
 Cut Color - 00060314 Planet Smoothie - 00148232  
 HIFI - 01322038

<b>Cost Breakdown</b>					
Type	Description	Quantity	Rate / Cost	Tax & Burden	Total
LABOR	001 - Maintenance	0.5	\$50.00	\$0.00	\$25.00

<b>Labor Total:</b>	\$25.00
<b>Material Total:</b>	\$0.00
<b>Other Total:</b>	\$0.00
<b>Grand Total:</b>	\$25.00

RECEIVED JUL 14 2016  
 CHARGED JUL 15 2016

REC'D JUL 12 2016

RB 3.57  
 Fired Pie 3.58  
 WOB 3.57  
 OBON 3.57  
 Cut C 3.57  
 Pl. Smo 3.57  
 HIFI 3.57

3697/23

mgmt 2

Property Plaza  
 Approved \_\_\_\_\_ Amount Due 25.00  
 GL # Name 2912 Reconstrl Water  
 Description meter read water  
 Budget \_\_\_\_\_  
 Billback  Y7 Tenant 16  
 Date Paid \_\_\_\_\_ Total of CK \_\_\_\_\_  
 Check # \_\_\_\_\_

R

---

**EXHIBIT D**

Search Date and Time:

9/30/2016 9:31:47 AM

File Number:

L13758231

Corporation Name:

RIALTO BLOCK PROJECT, L.L.C.

[Collapse](#) | [Expand](#)

Corporate Inquiry 

File Number

L13758231

Corporation Name

RIALTO BLOCK PROJECT, L.L.C.

Standing

[Check Corporate Status](#)

Domestic Address 

2140 W MOORE ROAD  
TUCSON, AZ 85755

Statutory Agent Information 

Agent Name: GRB SERVICE LLC

Agent Mailing/Physical Address:

% GABROY ROLLMAN & BOSSE PC  
3507 N CAMPBELL AVE #111  
TUCSON, AZ 85719

Agent Status: APPOINTED 09/04/2012 



Agent Last Updated: 10/04/2012

Additional Entity Information



Manager/Member Information



**Name** MATTHEW SCOTT STITELER  
**Title** MANAGER  
**Address** 2140 W MOORE RD  
TUCSON, AZ 85706

**Date of Taking Office** 10/09/2008  
**Last Updated** 01/23/2013

**Name** DONALD J MARTIN  
**Title** MANAGER  
**Address** 3371 E HEMISPHERE LOOP  
TUCSON, AZ 85706

**Date of Taking Office** 06/29/2007  
**Last Updated** 01/23/2013

**Name** STELLAR HOMES ARIZONA LLC  
**Title** MEMBER  
**Address** 2140 W MOORE ROAD  
TUCSON, AZ 85755

**Date of Taking Office** 10/09/2008  
**Last Updated** 01/23/2013

**Name** ONE DOWNTOWN LLC  
**Title** MEMBER  
**Address** 3371 E HEMISPHERE LOOP  
TUCSON, AZ 85706

**Date of Taking Office** 10/09/2008  
**Last Updated** 01/23/2013



Scanned Documents



Microfilm



Amendments



Print Details

Privacy Policy (<http://www.azcc.gov/Divisions/Administration/Privacy.asp>) | Contact Us  
(<http://www.azcc.gov/divisions/corporations/contact-us.asp>)



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**EXHIBIT E**

SECOND AMENDMENT TO LEASE DATED SEPTEMBER 1, 2010 BY AND BETWEEN RIALTO BLOCK PROJECT LLC, ARIZONA LIMITED LIABILITY COMPANY, ("LANDLORD") AND RIALTO THEATRE FOUNDATION, formally known as the Congress Street Historic Theaters Foundation, an Arizona non-profit corporation. ("TENANT")

August 19, 2015

WHEREAS, the parties hereto have entered into the above-referenced Lease dated September 1, 2010. Subsequently amended on August 31, 2013 for those certain Premises located at 211-215 East Broadway, Tucson, Arizona 85701; and

WHEREAS, the parties hereto now desire to amend, modify or change certain portions of said Lease.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein, the parties hereby agree to the following:

1. **MINIMUM RENT.** Tenant hereby agrees to pay Landlord Minimum Rent Commencing September 1, 2015 in accordance with the following schedule per month, plus adjustment and applicable rental occupancy tax:
  - A. September 1, 2015 and ending August 31, 2016     \$3090.63
2. **TERMINATION DATE.** The term of the Lease shall expire August 31, 2016.

All of the other terms, conditions, covenants and agreements set forth in the original Lease dated September 1, 2010, First Amendment dated August 31, 2013 shall remain the same and in full force and effect.

LANDLORD:

Rialto Block Project LLC

BY: Don Martin  
ITS: Managing Member

DATE: 8/27/15

TENANT:

Rialto Theatre Foundation an Arizona  
Non-profit corporation

BY: Curtis McCrary  
ITS: Authorized agent/Executive  
Director

DATE: 8/19/15

---

**EXHIBIT F**

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 02 2005

CONGRESS STREET HISTORIC THEATERS  
FOUNDATION  
PO BOX 1728  
TUCSON, AZ 85702

Employer Identification Number:  
16-1699701  
DLN:  
17053364076034  
Contact Person: DOROTHY M LAWRENCE ID# 31450  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
May 3, 2004  
Contribution Deductibility:  
Yes  
Advance Ruling Ending Date:  
June 30, 2008

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

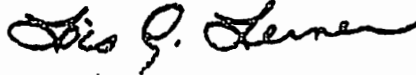
Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

-2-

CONGRESS STREET HISTORIC THEATERS

Sincerely,



Lois G. Lerner  
Director, Exempt Organizations  
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)  
Form 872-C

Letter 1045 (DO/CG)

AZ CORPORATION COMMISSION  
FILED

AZ Corp. Commission  
02620091

NOV 20 2008

FILE NO. 1130372-9

NON-PROFIT CORPORATION  
ARTICLES OF AMENDMENT  
Pursuant to A.R.S. §10-11005

1. The name of the corporation is:  
Congress Street Historic Theater Foundation
2. Attached hereto as Exhibit A is the text of each amendment adopted.
3. The amendment was adopted the 17<sup>th</sup> day of Nov, 2008
4. The amendment was duly adopted by act of (choose one):
  - the members
  - the board of directors (without member action and either member action was not required or members are not entitled to vote).
5.  and with approval, in writing, by the person or persons so specified in the corporation's Articles of Incorporation or bylaws.

Dated as of this 17 day of Nov, 2008

Signature: Michael Crawford  
(Pursuant to ARS §10-3120 (F)(g) the Articles of Amendment must be executed by an officer of the corporation or the Chairman of the Board of Directors).

Title: President

Printed Name: MICHAEL CRAWFORD



**EXHIBIT A**

**Amendment to the Articles of Incorporation of  
Congress Street Historic Theatres Foundation**

1) Pursuant to a resolution approved by a unanimous vote of the board of directors on November 14, 2008, the corporate name of the Congress Street Historic Theatres Foundation is hereby changed to the Rialto Theatre Foundation.

2) This change of name is an amendment to Article 1 of the Articles of Incorporation. The previous version read as follows:

**ARTICLE I**

**NAME AND PERPETUAL DURATION**

The name of the Corporation is Congress Street Historic Theatres Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, *et seq.* The period of duration shall be perpetual.

The amended wording of Article I shall now read as follows:

**ARTICLE I (as amended)**

**NAME AND PERPETUAL DURATION**

The amended name of the Corporation is the Rialto Theatre Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, *et seq.* The period of duration shall be perpetual.

# Exempt Organizations Select Check



## Exempt Organizations Select Check

[Exempt Organizations Select Check Home](#)

### Organizations Eligible to Receive Tax-Deductible Contributions (Pub. 78 data) - Search Results

The following list includes tax-exempt organizations that are eligible to receive tax-deductible contributions. Click on the "Deductibility Status" column for an explanation of limitations on the deductibility of contributions made to different types of tax-exempt organizations.

Results are sorted by EIN. To sort results by another category, click on the icon next to the column heading for that category. Clicking on that icon a second time will reverse the sort order. Click on a column heading for an explanation of information in that column.

1-1 of 1 results

Results Per Page

[« Prev](#) | 1-1 | [Next »](#)

<u>EIN</u>	<u>Legal Name (Doing Business As)</u>	<u>City</u>	<u>State</u> <u>Country</u>	<u>Deductibility Status</u>
18-1668701	Rialto Theatre Foundation	Tucson	AZ United States	PC

[« Prev](#) | 1-1 | [Next »](#)

[\[ Return to Search \]](#)

# Exhibit B

## Marilyn Saul

---

**From:** agarcia@dtrac.firstlegalnetwork.com on behalf of Able Garcia  
[agarcia@dtrac.firstlegalnetwork.com]  
**Sent:** Tuesday, October 04, 2016 12:53 PM  
**To:** Marilyn Saul  
**Subject:** First Legal Update for Ctrl# [130974] - Rialto

Your order has been updated

NOTE: This is an automated email. Please do not reply.

### UPDATE INFO:

Delivery Date: 10/04/16 Time: 14:00 Signed: Complete

Control#: 130974  
Job Date: 10/04/16  
Submitted By: Marilyn Saul  
Service Type: RUSH  
Reference: 02013-61 - RIALTO

### DELIVERY INFO:

See: Grace Gu  
Deliver To: Pima County Assessor  
Delivery Addr: 240 N. Stone Ave., 1st Fl.  
City: TUCSON  
State/Zip: AZ 85701

Case Number: 02013-16  
Case Name: Rialto  
Documents: Exemption Request Documents

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520.798.2200

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First Legal, Redefining Attorney Service



File# \_\_\_\_\_  
Rialto Theatre Fnt

Pima County Board of Supervisors  
Clerk of the Board

Re: Arizona Revised Statutes  
42-11153B

Board of Supervisors,

I am filing an application for property tax exemption after the March 1<sup>st</sup> deadline with the Pima County Assessor's Office.  
I respectfully request that on my behalf you waive the exemption deadline per Arizona Revised Statutes 42-11153B.

I understand this request is only to waive the exemption filing deadline and not to approve or deny the exemption I have applied for in tax year 2016.

Thank you for your consideration,

Name Michelle Smith, attorney Date 10-3-16

**Please sign and return to:**

**Pima County Assessor's Office  
Exemption Section  
240 N. Stone Ave. 1<sup>st</sup> Floor  
Tucson, AZ 85701**

**QUESTIONNAIRE FOR PROPERTY TAX EXEMPTION**  
**APPLICATION**

1. Name & Address of Non-Profit or Religious organization:  
RIALTO THEATRE FOUNDATION  
211 E. Broadway  
Tucson, AZ 85701
  
2. From which subsection of Title 42, Chapter 11, Article 3-Exemptions do you base your claim for exemption? 42-11116  
(Arizona Revised Statutes can be found at: [www.azleg.gov](http://www.azleg.gov))
  
3. Are there any type of business activities such as snack bars, cafés or restaurants operating on the premises? Yes  No
  
4. Is the organization exempt from Federal and/or State income taxes?  
Yes  No
  
5. Give day, month, and year deed/title was acquired by applicant.  
Day 18 Month 6 Year 2015
  
6. Claimant is: Owner/Operator  Owner only  Operator only
  
7. Exemption is claimed on:  
All land  Buildings & Improvements  Personal Property
  
8. Is any portion of the property used as a place of residence? Yes  No   
If yes, state number of individuals occupying the premises and the duration of the occupancy. \_\_\_\_\_
  
9. Does applicant receive any income? (other than free will offerings in connection with this property) Yes  No
  
10. Is any portion of the property being leased or rented to a non-profit and/or a for-profit organization(s)? Yes  No  . If yes, please list the name(s) of the organization(s) \_\_\_\_\_  
\_\_\_\_\_
  
  
11. List date of occupancy: Day 5 Month 9 Year 2004



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 02 2005

CONGRESS STREET HISTORIC THEATERS  
FOUNDATION  
PO BOX 1728  
TUCSON, AZ 85702

Employer Identification Number:  
16-1699701  
DLN:  
17053364076034  
Contact Person: ID# 31450  
DOROTHY M LAWRENCE  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
May 3, 2004  
Contribution Deductibility:  
Yes  
Advance Ruling Ending Date:  
June 30, 2008

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

ARTICLES OF INCORPORATION  
OF  
CONGRESS STREET HISTORIC THEATRES FOUNDATION  
An Arizona Nonprofit Corporation

*Sample Paid*  
*5-3-2004*

- 1130 372-9

ARTICLE I  
NAME AND PERPETUAL DURATION

*JRH*

The name of the Corporation is Congress Street Historic Theatres Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, et seq. The period of duration shall be perpetual.

ARTICLE II  
STATUTORY AGENT

The Statutory Agent of the Corporation is Douglas Biggers, whose address is 314 E. Congress Street, Suite 206, Tucson, AZ. Mailing address: P.O. Box 1728, Tucson, AZ 85702

ARTICLE III  
OFFICE

The address of the known place of business of the Corporation is the same as the address for the statutory agent.

ARTICLE IV  
PURPOSE OF THE CORPORATION

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code. To the extent that the following conforms to such charitable and educational purposes, the general nature of the business to be transacted by the Corporation is more specifically described as follows: Encouraging and sponsoring arts and cultural events; providing stewardship for and support of historic performance venues (including the Rialto Theatre and the Fox Tucson Theatre); educating the public about film, performance and visual arts; promoting cultural and architectural history in Tucson, Arizona; and playing a direct role in the revitalization of Downtown Tucson.

The foregoing enumeration shall not be deemed to limit or restrict the general powers of the Corporation and the enjoyment and exercise thereof, as conferred by the laws of the State of Arizona under which this Corporation is formed.

*75*  
*16288*

**ARTICLE V**  
**POWERS OF THE CORPORATION**

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any activities not permitted to be carried on by (a) a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provisions of any future tax code, or (b) a corporation, contributions to which are deductible under section 170(e)(2) of the Internal Revenue Code of 1986, or the corresponding section of any future tax code.

**ARTICLE VI**  
**MEMBERS**

The corporation shall have no members.

**ARTICLE VII**  
**INITIAL BUSINESS**

The Corporation intends to initially further its purposes, as stated in Article VI above, by restoring, renovating, and operating the Rialto Theatre, a historic theatre built in 1920 and listed on the National Register of Historic Places, in Downtown Tucson, Arizona, as a premier performance and film exhibition venue. The Corporation will take any and all actions as may be appropriate to accomplish this specific goal and further the general purposes set forth in Article IV above.

**ARTICLE VIII**  
**BOARD OF DIRECTORS**

The number and term of the directors shall be provided in the By laws of the Corporation. The initial director, who shall serve until his successor(s) are elected and qualified is Douglas Biggers, 314 E. Congress Street, Suite 206, Tucson, AZ 85701.

**ARTICLE IX**  
**ORIGINAL INCORPORATOR**

The original incorporator of the Corporation is Douglas Biggers, whose address is 314 E. Congress Street, Suite 206, Tucson, AZ 85701.

**ARTICLE X**  
**DISSOLUTION**

The Corporation may be dissolved only in accordance with Arizona law. Upon dissolution of the Corporation, any assets remaining after payment of, or adequate provision for, the Corporation's debts and obligations, shall be distributed to a non-profit fund, foundation or corporation, organized for purposes similar to those for which this Corporation was formed, which qualifies as an exempt organization under section 501(c)(3) of the Internal Revenue Code of 1986 or corresponding section of any future tax code, as the Board of Directors shall determine. Any assets not disposed of shall be disposed of by the Superior Court of the County in which the principal office of the Corporation is then located exclusively for such exempt purposes.

**ARTICLE XI**  
**LIMITATION OF DIRECTOR'S LIABILITY**

The personal liability of the directors of the Corporation for monetary damage for any action taken or any failure to take any action as a director is eliminated to the fullest extent permitted by A.R.S. Section 10-3202(B)(1), as it may hereafter be amended or renumbered, or the analogous provision of any future Arizona nonprofit corporation code.

**ARTICLE XII**  
**INDEMNIFICATION**

The Corporation may indemnify any person against liability and expenses, including without limitation attorneys' fees, judgments, fines and amounts paid in settlement, actually and reasonably suffered or incurred by reason of the fact that he or she is or was a director, officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, employee benefit plan or other entity, in all circumstances in which, and to the extent that, such indemnification is permitted by A.R.S. Sections 10-3851 and 10-3856, or such provisions may hereafter be amended or renumbered, or the analogous provision of any future Arizona nonprofit corporation code. Any indemnification hereunder shall be made by the Corporation only as authorized by the Board of Directors pursuant to A.R.S. Section 10-3855, as it may hereafter be amended or renumbered, or the analogous provision of any future Arizona nonprofit corporation code.

The Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a director or officer of the Corporation, as was serving at the request of the Corporation as a director or officer, against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status as such whether or not the Corporation would have had the power to indemnify him or her against such liability under this Article.

The indemnification herein above permitted shall not be exclusive of any rights to which any director or officer of the Corporation may otherwise be entitled by law, including mandatory indemnification under A.R.S. Section 10-3852 or the analogous provision of any future code.

**ARTICLE XIII  
AMENDMENT**

These articles may be amended by a vote of two-thirds of the directors then in office.

**ARTICLE XIV  
CONFLICTS**

In the case of any conflict between the terms hereof and the Bylaws, these Articles of Incorporation shall control.

Dated May 3, 2004.

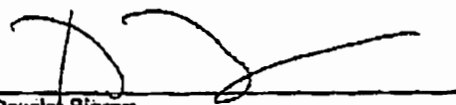


Douglas Biggers  
Incorporator

**CONSENT OF STATUTORY AGENT**

Douglas Biggers, having been designated to act as Statutory Agent, hereby consents to act in that capacity until removed or his resignation is submitted.

Dated: May 2, 2004.

  
\_\_\_\_\_  
Douglas Biggers

ARIZONA CORPORATION COMMISSION  
CORPORATIONS DIVISION

Phoenix Address 1700 West Washington  
Phoenix, Arizona 85007-3929

Tucson Address 400 West Congress  
Tucson, Arizona 85701-1347

NONPROFIT  
CERTIFICATE OF DISCLOSURE  
A.R.S. Section 10-3202.D.

Congress Street Historic Theater Foundation  
EXACT CORPORATE NAME

- A. Has any person serving either by election or appointment as officer, director, trustee, or incorporator in the corporation
1. Been convicted of a felony involving a transaction in securities, consumer fraud or dishonesty in any state or federal jurisdiction within the seven-year period immediately preceding the execution of this Certificate?
  2. Been 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 ten-year period immediately preceding the execution of this Certificate?
  3. Been 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 the execution of this Certificate wherein such injunction, judgment, decree or permanent order:
    - (a) involved the violation of fraud or registration provisions of the securities laws of that jurisdiction; or
    - (b) involved the violation of the consumer fraud laws of that jurisdiction; or
    - (c) involved the violation of the anti-trust or restraint of trade laws of that jurisdiction?

Yes  No

C. IF YES, the following information MUST be attached

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

C. Has any person serving either by election or appointment as an officer, director, trustee or incorporator of the corporation, served in any such capacity or held such interest in any corporation which has been placed in bankruptcy or receivership or had its charter revoked, or administratively dissolved by any jurisdiction?

Yes  No

IF YOUR ANSWER TO THE ABOVE QUESTION IS "YES", YOU MUST ATTACH THE FOLLOWING INFORMATION FOR EACH CORPORATION:

1. Name and address of the corporation.
2. Full name, including alias and address of each person involved.
3. State(s) in which the corporation:
  - (a) Was incorporated.
  - (b) Has transacted business.
4. Dates of corporate operation.
5. A description of the bankruptcy, receivership or charter revocation, including the date, court or agency and the file or cause number of the case.

D. The fiscal year end adopted by the corporation is June 30

Under penalties of law, the undersigned incorporator/officers declare that we have examined this Certificate, including any attachments, and to the best of our knowledge and belief it is true, correct and complete, and hereby declare as indicated above. THE SIGNATURE(S) MUST BE DATED WITHIN THIRTY (30) DAYS OF THE DELIVERY DATE.

BY Doug Bressan DATE 5/3/04  
TITLE President

BY \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_

DOMESTIC CORPORATIONS: ALL INCORPORATORS MUST SIGN THE INITIAL CERTIFICATE OF DISCLOSURE. (If more than four incorporators, please attach remaining signatures on a separate sheet of paper.)

If within sixty days, any person becomes an officer, director, or trustee and the person was not included in this disclosure, the corporation must file an AMENDED certificate signed by all incorporators, or if officers have been elected, by a duly authorized officer.

FOREIGN CORPORATIONS: MUST BE SIGNED BY AT LEAST ONE DULY AUTHORIZED OFFICER OF THE CORPORATION.

AZ CORPORATION COMMISSION  
FILED



NOV 20 2008

FILE NO. 1130372-9

NON-PROFIT CORPORATION  
ARTICLES OF AMENDMENT  
Pursuant to A.R.S. §10-11005

1. The name of the corporation is:  
Congress Street Historic Theatres Foundation
2. Attached hereto as Exhibit A is the text of each amendment adopted.
3. The amendment was adopted the 17 day of Nov, 2008
4. The amendment was duly adopted by act of (choose one):
  - the members
  - the board of directors (without member action and either member action was not required or members are not entitled to vote).
5.  and with approval, in writing, by the person or persons so specified in the corporation's Articles of Incorporation or bylaws.

Dated as of this 17 day of Nov 2008

Signature: Michael Crawford  
(Pursuant to ARS §10-3120 (F)(3) the Articles of Amendment must be executed by an officer of the corporation or the Chairman of the Board of Directors).

Title: President

Printed Name: MICHAEL CRAWFORD



**EXHIBIT A**

**Amendment to the Articles of Incorporation of  
Congress Street Historic Theatres Foundation**

1) Pursuant to a resolution approved by a unanimous vote of the board of directors on November 14, 2008, the corporate name of the Congress Street Historic Theatres Foundation is hereby changed to the Rialto Theatre Foundation.

2) This change of name is an amendment to Article I of the Articles of Incorporation. The previous version read as follows:

**ARTICLE I**

**NAME AND PERPETUAL DURATION**

The name of the Corporation is Congress Street Historic Theatres Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, et seq. The period of duration shall be perpetual.

The amended wording of Article I shall now read as follows:

**ARTICLE I (as amended)**

**NAME AND PERPETUAL DURATION**

The amended name of the Corporation is the Rialto Theatre Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, et seq. The period of duration shall be perpetual.

5/28/13

**AMENDED AND RESTATED  
BYLAWS  
RIALTO THEATRE FOUNDATION  
April 2013**

**ARTICLE 1. NAME AND PURPOSE**

**1.1 Name.** This corporation shall be known as the Rialto Theatre Foundation, Inc. (hereinafter called the Corporation).

**1.2 Purpose.** This Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under § 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code (the "Code"). The Corporation's purpose is to encourage and sponsor music, arts and cultural events; provide stewardship for and support historic performance venues, specifically the Rialto Theatre, educate and entertain the public about music, film, performance, and visual arts; promote cultural and architectural history in Tucson, Arizona; and play a direct role in the revitalization of Downtown Tucson.

**1.3 Office; Registered Agent.** The principal and registered offices of the corporation shall be located in Tucson, Arizona. The Corporation shall have and continuously maintain in the State of Arizona a registered agent whose office may be identical with the registered office.

**1.4 Exemption.** Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income tax under § 501(c)(3) of the Code or (b) by a corporation contributions to which are deductible under § 170(c)(2) of the Code.

**1.5 Distribution of Assets.** Upon the winding up and dissolution of this Corporation, after paying or adequately providing for the debts and obligations of the Corporation, the remaining assets shall be distributed to a non-profit fund, foundation or corporation organized and operated exclusively for charitable, educational or religious and/or scientific purposes and which has established its tax-exempt status under § 501(c)(3) of the Code.

**ARTICLE 2: BOARD OF DIRECTORS**

**2.1 Powers and Duties of the Board of Directors.** The business and affairs of the Corporation shall be managed by or under the direction of the Board of Directors. The Board is responsible for overall policy and direction of the Corporation and delegates responsibility of day-to-day operations to the Executive Director, staff, and committees. The Board of Directors shall have the authority to:

2.1.1 exercise general authority and responsibility for the management and operation of the Corporation;

2.1.2 establish and maintain effective operational and fiscal policies of the Corporation;

2.1.3 appoint the Directors and fill the Board's elective offices;

2.1.4 hire, supervise, and direct the Executive Director on matters of policy, purpose, responsibility, authority and integrity of operations;

2.1.5 acquire, hold, own, manage, operate, exchange, and dispose of all property (real and personal) in the ordinary course of business;

2.1.6 pledge or grant security interests in the Corporations personal property, cash, accounts receivable and other assets as collateral for any obligation;

2.1.7 acquire, hold, own, license, and lease any interest in and to any intellectual property such as copyrights, patents, trade names and/or marks;

2.1.8 enter into, make, perform, and carry out, or cancel or rescind contracts for any lawful purpose in the ordinary course of business and consistent with the objectives of the Corporation;

2.1.9 borrow funds or incur obligations as required in the ordinary course of business;

2.1.10 approve an annual budget for the Corporation and budget for the income and expenditure of funds to control the programs of the Corporation and to control the disbursement of such funds;

2.1.11 monitor income received and expenditures incurred by the Corporation;

2.1.12 raise public or private funds to support the services and programs of the Corporation;

2.1.13 sue, be sued, complain, and defend in its corporate name; and

2.1.14 otherwise have and exercise all powers necessary and convenient to effectuate the purposes of the Corporation not inconsistent with the Articles, these Bylaws, and federal and state laws and regulations.

**2.2 Number, Tenure, and Qualifications.** The Board of Directors shall consist of not less than three (3) and not more than twenty-five (25) Directors. Directors shall serve three-year terms, but may be re-appointed for two additional, consecutive terms. A Director that has

not served on the Board for a period of one year or more may be subsequently appointed to the Board as though appointed for the first time. Each Director must have sufficient education and/or business experience to make sound and reasoned decisions concerning the operation of the Corporation, and shall at all times conduct themselves with professional courtesy and decorum in the affairs of the Corporation.

**2.3 Board Appointments.** The Board of Directors may appoint Directors to fill vacancies on the Board. Any appointment of a vacant Director position must take place during a regular meeting of the Directors, either at the Annual meeting or a regular meeting called in accordance with the provisions of these Bylaws. New Directors shall be appointed by the Directors present at the meeting, provided there is a quorum present. Directors so appointed shall serve a term beginning as of the next meeting of the Directors.

**2.4 Annual Meeting.** The Annual Meeting of the Board of Directors shall be held in the month of May; written notice may be given at least ten days prior thereto.

**2.5 Regular Meetings.** The Board of Directors shall hold Regular Meetings on a monthly basis. Regular Meetings may be called by the Chairman or Vice-Chairman of the Board, provided that at least one-quarter of all Directors agrees (by email or in-person vote) to the date set for the Regular Meeting. Notice of all Regular Meetings shall be given at least ten (10) days prior thereto by written notice.

**2.6 Special Meeting.** Special meetings of the Board of Directors may be called by the Chairman of the Board or at the request of three (3) Directors. The person or persons authorized to call special meetings of the Board may fix any place, either within or without the State of Arizona, as the place for holding any special meeting of the Board called by them. Notice of any special meeting of the Board of Directors shall be given at least five (5) days prior thereto by written notice.

**2.7 Participation in meetings by Conference Telephone.** Meetings of the Board whether Regular or Special may be held by means of conference telephone or similar communications equipment, by means of which all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this Section shall constitute presence in person at such meeting.

**2.8 Notice.** Notice, for the purposes of these Bylaws, shall mean written notice delivered in person, facsimile, email, or other form of written communication, or by mail or private carrier to each Director at her or his address as shown by the records of the Corporation.

**2.9 Quorum.** A majority of all current Directors, which shall include at least one elected Officer, shall constitute a quorum for the transaction of business at any meeting of the Board of Directors; but if quorum is not achieved, the Directors present at said meeting shall notify the absent Directors of the lack of quorum and the date of the next meeting. If a quorum of Directors is present when the meeting is convened, the quorum shall be deemed to exist until the meeting is adjourned, notwithstanding the departure of one or more Directors.

**2.10 Proxies.** The Corporation will not accept proxy votes.

**2.11 Agenda.** An agenda shall be prepared for all Meetings of the Board of Directors by the Executive Director, Chair or designee, if needed; however, the agenda may be amended, by vote, by the Board of Directors at its meeting. Minutes shall be kept of the Board proceedings and made available to the Directors not less than five (5) days prior to the next scheduled meeting.

**2.12 Manner of Acting.** Each Director shall have one vote on each matter submitted to a vote. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law, the Corporation's Articles of Incorporation or these bylaws.

A Director who is present at a meeting of the Board of Directors when corporate action is taken is deemed to have assented to the action taken unless either the:

**2.12.1** Director objects at the beginning of the meeting or promptly on arrival to holding it or transacting business at the meeting.

**2.12.2** Director's dissent or abstention from the action taken is entered in the minutes of the meeting.

**2.12.3** Director delivers written notice of the Director's dissent or abstention to the presiding officer of the meeting before its adjournment or to the Corporation before 5:00 p.m. on the next business day after the meeting.

**2.13 Action Without Meeting.** Any action required to be taken at a meeting of the Board of Directors of the Corporation, or any other action that may be taken at a meeting of the Board of Directors, may be taken without a meeting if consent in writing, setting forth the action so taken, shall be signed by a majority of all current Directors. The consent shall identify with specificity the action to be taken and shall be made available to all Directors not less than five (5) days prior to its effective date. Such consent may be signed in one or more counterparts, as well as electronically, and shall be included in the minutes filed with the corporate records. A consent signed pursuant to this section has the effect of a meeting vote and may be described as such in any document. Action taken pursuant to this section shall become effective when the consent is signed by the last Director required to sign the consent to constitute a majority of the Directors. Any Director may withdraw their consent by written notice to the Chair or Vice-Chair at any time prior to the signature of the last Director required to sign the consent.

**2.14 Vacancies.** Vacancies on the Board of Directors resulting from death, incapacity to serve, resignation, removal or otherwise, may be filled by the remaining Directors, and a Director so appointed shall hold office for the balance of the term of the Director replaced, and thereafter until her or his successor has been duly elected.

**2.15 Removal.** Any Director may be removed from the Board of Directors upon one of the following events: absence from three (3) consecutive or six (6) non-consecutive meetings in a 12- month period; failure to serve in a manner consistent with these Bylaws and federal and

state guidelines and regulations,; or resignation from the Board of Directors, which resignation must be in writing to the Chairman of the Board. Any removal of a Director shall be made at a Regular or Special Meeting, and the removal action shall be disclosed in the meeting agenda provided pursuant to these Bylaws. Removal of a Director requires an affirmative vote of 2/3 of the Directors present at a meeting at which a quorum is present.

**2.16 Compensation.** Directors as such shall not receive any stated salaries for their services, but by resolution of the Board of Directors, expenses of attendance, if any, may be allowed for attendance at any regular or special meeting of the Board; but nothing herein contained shall be construed to preclude any Director from serving the Corporation in any other capacity and receiving compensation for such actual services, so long as service is in accord with the Corporation's Conflict of Interest policy.

### **ARTICLE 3: OFFICERS**

**3.1 Officers.** The officers of the Corporation shall be a Chair, Past Chair, Vice Chair, Treasurer, and Secretary. Other officers may be authorized and appointed or elected by the Directors. All offices shall be held by Directors. The same individuals may simultaneously hold more than one office in the Corporation. The Chair shall be chosen from among the Directors.

**3.2 Election and Term of Office.** The officers of the Corporation shall be elected annually by the Board of Directors at the Annual Meeting of the Board of Directors. If the election of officers is not held at such meeting, such elections shall be held as soon thereafter as is convenient. New offices may be created and filled at any meeting of the Board. Each officer shall hold office until a successor has been duly elected.

**3.3 Removal.** Any officer elected or appointed by the Board of Directors may be removed, with or without cause, by the Board of Directors whenever, in its judgment, the best interests of the Corporation would be served thereby.

**3.4 Resignation.** Any officer may resign at any time by giving written notice to the Chair or the Secretary of the Corporation. Such resignation shall take effect when received or at any later date specified therein, and the acceptance by the Board of such resignation shall not be necessary.

**3.5 Vacancies.** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

**3.6 Duties of Officers.** Any officer elected by the Board of Directors shall discharge their duties in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and in a manner the officer reasonably believes to be in the best interests of the corporation.

**3.6.1 Chair.** The Chair shall convene, and preside over, regularly scheduled Board meetings in accordance with these Bylaws. Other members of the Executive Committee may preside over a regularly scheduled meeting in the following order: Vice-chair, Secretary, and Treasurer. Additional duties are listed below:

- a) Oversee Board and Executive Committee meetings.
- b) Serve as ex-officio member of all committees.
- c) Work in partnership with the Executive Director to make sure Board resolutions are carried out
- d) Call special meetings, as necessary
- e) Appoint all Committee chairs, and, with the Executive Director, recommend who will serve on Committees
- f) Approve and present the agenda, at Board meetings.
- g) Assist the Executive Director in conducting new Board member orientation.
- h) Oversee the search for a new Executive Director.
- i) Coordinate Executive Director's annual performance evaluation.
- j) Work to recruit new Board members.
- k) Act as spokesperson for the Corporation.
- l) Consult with Board members on their roles, which may include assessing their performance, individually and/or through an annual Board Self-Assessment.

**3.6.2 Vice Chair.** The Vice Chair shall chair committees on special subjects as designated by the Board. If the Chair office is vacant, or the Chair is unable or refuses to perform the duties of that office, the Vice-Chair shall perform the duties of the office of the Chair, and shall have all the powers and be subject to all the restrictions of that office, until the Chair is able to resume the duties of the office, or the Board holds an election to fill the vacant office. Other duties are as follows:

- a) Serve on the Executive Committee.
- b) Carry out special assignments as requested by the Board Chair.
- c) Understand the responsibilities of the Board Chair and be able to perform these duties in the Chair's absence.
- d) Participate as a vital part of the Board leadership.

**3.6.3 Past Chair.** The Past Chair shall be an advisory member of the Executive Committee. The Past Chair shall assist the Board, the Chair, and the Executive Committee with historical knowledge, context and advice.

**3.6.4 Treasurer.** The Treasurer shall oversee all funds of the Corporation and their deposit in such bank or banks as may be designated by the Board of Directors. To facilitate routine small expenditures, the Treasurer may approve the establishment of a separate petty cash account and may authorize others to make such withdrawals with the consent of the Chair. The Treasurer shall make a report at each Board meeting. The Treasurer shall chair the Finance Committee, if one is established, assist in the preparation of the budget, help develop fundraising plans, and make financial information available to Board members and the public. Additional duties are as follows:

- a) Serve on the Executive Committee.
- b) Ensure that the Corporation is the beneficiary of a fidelity bond (which shall be regularly renewed) in such sum and with such surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of the office of Treasurer and staff.
- c) File the corporate annual report with the Arizona Corporation Commission.
- d) Maintain knowledge of the Corporation and personal commitment to its goals and objectives.
- e) Understand financial accounting for nonprofit organizations.
- f) Serve as financial officer of the Corporation and as Chairperson of the Finance Committee, if one is established.
- g) Manage, with the Finance Committee, if one is established, the Board's review and action related to the Board's financial responsibilities.
- h) Work with the Executive Director to ensure that appropriate financial reports are made available to the Board on a timely basis.
- i) Assist the Executive Director in preparing the annual budget and presenting the budget to the Board for approval.
- j) Answer Board members' questions about the annual audit.
- k) Perform any other duties incident to such office or as determined by the Board of Directors.

**3.6.5 Secretary.** The Secretary shall keep a full, complete, and accurate record of the proceedings of the Board of Directors, shall give notice of such meetings as required, distribute copies of minutes and the agenda to each Board member, and assure that corporate records are maintained. Other duties performed by the Secretary include the following:

- a) Serve on the Executive Committee.
- b) Maintain and keep safe all Corporation and Board records, including these Bylaws and any amendments thereto, and ensure their accuracy and safety.
- c) Review Board minutes.
- d) Assume responsibilities of the Chair in the absence of the Chair and Vice Chair.
- e) Discharge such other duties as pertain to the office or as prescribed by the Chair or the Board of Directors.

#### **ARTICLE 4. EXECUTIVE DIRECTOR AND STAFF**

The Executive Director is hired by the Board. The Executive Director has primary responsibility for management of the day-to-day operation of the Corporation, including carrying out the Corporation's goals and policies. The Executive Director will attend all Board meetings, report on the progress of the Corporation, answer questions of the Board Members, and carry out the following duties:



- a) Serve on the Executive Committee and, with the Chair, recommend who will serve on committees.
- b) Propose agendas for Board meetings, subject to approval by the Chair
- c) Assist in conducting new Board member orientation
- d) Execute the general policies of the Corporation, as directed by the Board.
- e) Carry out special assignments, as requested by the Board chair.
- f) Make expenditures and enter into financial commitments not in excess of Fifty-Thousand Dollars (\$50,000.00).
- g) Prepare operating plans, recommend policies, and propose changes to improve operations.
- h) Exercise full authority and control over all employees of the Corporation, subject to any reservation of authority set forth by the Board, and be responsible for the performance of staff;
- i) Work with the Treasurer to ensure that appropriate financial reports are made available to the Board on a timely basis.
- j) In conjunction with the Treasurer, prepare the annual budget and present the budget to the Board for approval.
- k) With the Treasurer, answer Board members' questions about the audit.
- l) Hire and fire staff as is appropriate for the good of the Corporation.
- m) Salaried staffing levels shall be set by the Executive Director with Board authorization.
- n) Discharge such other duties as pertain to the office or as prescribed by the Chair or the Board of Directors.

## **ARTICLE 5. CONFLICTS OF INTEREST POLICY**

The Corporation shall adopt a conflicts of interest policy to protect the Corporation's interests, and to ensure that Directors' private interests (whether personal, professional, or financial) do not improperly influence decision making by the Board. The policy shall address the types of interests that must be disclosed, the process for disclosure and recusal (if necessary), as well as waiver by the Board. . The policy shall supplement but not replace any applicable state laws governing conflicts of interest applicable to nonprofit and charitable corporations. Each Director and the Corporation's Executive Director shall sign a Conflict of Interest Statement, which shall be maintained with the corporate records.

## **ARTICLE 6. COMMITTEES.**

**6.1 Committees of Directors.** The Board of Directors, by resolution adopted by a majority of the Directors in office, may designate one or more committees, each of which may consist of Directors and non-directors. The designation and appointment of any such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon it by these Bylaws or by law.

**6.2 Executive Committee.** An Executive Committee may be comprised of the Officers, Past Chair, Executive Director, corporate counsel, and others designated by the Board.

The purpose of the Executive Committee is to effectuate and implement matters delegated to it by the Board.

**6.3 Finance Committee.** A Finance Committee may be established and asked to provide financial guidance to the Board, review and discuss the Corporation's financial health, determine with whom to share the Corporation's financials, lend their names in support of the Corporation, and provide assistance as needed. Members of the Finance Committee do not need to be Directors of the Corporation, however the Chair of the Finance Committee shall be held by the Treasurer.

**6.4 Governance Committee.** A Governance Committee may be established and asked to provide guidance to the Board, review and discuss the Corporation's corporate health, review and propose amendments to the bylaws, create new member packets with relevant materials, discuss other organizational and governance issues, and provide assistance as needed. Members of the Governance Committee must be Directors of the Corporation, its counsel or its Executive Director.

**6.5 Development Committee.** A Development Committee may be established for the purpose of overseeing and directing the fundraising efforts of the Corporation. The Development Committee will provide guidance to the Board, develop and present plans to grow the Corporation, design and implement fundraising events, devise strategies for member development, and provide assistance as needed. Members of the Development Committee do not need to be Directors of the Corporation.

**6.6 Other Committees.** Other committees may be established by affirmative vote of a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided, the Chair of the Board of Directors shall appoint the members of the other committees. Any member thereof may be removed, with or without cause, by the person or persons authorized to appoint such member whenever in his or her judgment the best interests of the corporation shall be served by such removal.

## **ARTICLE 7. CONTRACTS, CHECKS, DEPOSITS, AND GIFTS**

**7.1 Contracts.** Except as otherwise provided in these Bylaws, the Board of Directors may authorize any officer(s), or any agent(s), to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation. Such authority may be general or confined to specific instances.

**7.2 Checks, Drafts, and Orders for Payment.** All checks, drafts or orders for the payment of money, and all notes, bonds, or other evidences of indebtedness issued in the name of the Corporation in excess of Fifty-Thousand Dollars (\$50,000) shall be approved by the Board. Checks and payment of obligations of the Corporation may be executed or made by the Executive Director, the Treasurer, or such other person as approved by the Board.

7.3 **Deposits.** All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select.

7.4 **Accounting.** An appropriate accounting system shall be established and installed in conformity with accounting principles generally accepted for non-profit corporations. The accounting system shall insure the availability of information as may be necessary to comply with all applicable operational requirements of the Corporation, as well as for purposes of audit by the Internal Revenue Service or state revenue agencies.

7.5 **Gifts.** The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purpose or for any special purpose of the Corporation.

## **ARTICLE 8. BOOKS AND RECORDS**

The Corporation shall keep current and complete books and records of account and shall also keep minutes of the proceedings of its Board of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the Directors entitled to vote. All books and records of the Corporation may be inspected by any Director for any proper purpose at any reasonable time. An independent certified public accountant shall perform a compilation of the Corporation's financial statements annually and within 120 days of the close of each fiscal year.

## **ARTICLE 9. CONTRIBUTIONS**

The Corporation may accept any designated contribution, bequest or devise not inconsistent with its general tax-exempt purposes, its articles of incorporation, and these bylaws. As so limited, donor-designated contributions will be accepted for special funds, purposes or uses, and such designations generally will be honored. The Corporation shall receive all right, title, and interest in and to and control of such contributions, as well as discretion as to the ultimate expenditure or distribution thereof in connection with any special fund, purpose or use. Further, the Corporation shall retain complete control over all donated funds (including designated contributions) and shall exercise its discretion so as to insure that such funds will be used to carry out its tax exempt purposes.

## **ARTICLE 10. INVESTMENTS**

The Board of Directors shall have power to make investments of the funds of the Corporation and to change the same, and may, from time to time, dispose of any part or all of same or any rights or privileges that may accrue thereon. The Board of Directors may delegate such powers to an investment committee, if one, or to one or more executive officers of the Corporation. Any person or persons so designated by the Board of Directors shall have authority

to execute such form of transfer and assignment as may be customary to constitute the transfer of stocks or other securities in the name of the Corporation.

#### **ARTICLE 11. FISCAL YEAR**

The fiscal year of the Corporation shall begin on the first day of July and end on the 30<sup>th</sup> day of June in each year.

#### **ARTICLE 12. WAIVER OF NOTICE**

Whenever any notice is required to be given under the provisions of the Arizona Nonprofit Corporation Act or under the provisions of the Articles of Incorporation or the Bylaws of the Corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

#### **ARTICLE 13. AMENDMENTS**

The Bylaws and the Articles of Incorporation may be amended, repealed or altered in whole or in part by two thirds (2/3) vote of the entire Directorship, at any regular or special meeting of the Board of Directors of the Corporation; provided, however, in no event shall these bylaws or the Articles of Incorporation be amended so as to make the Corporation other than an organization falling within the meaning of § 501(c)(3) of the Code. The text of any proposed amendment shall be distributed to each member of the Board, together with the appropriate notice of meeting, at least ten days prior to the date of any meeting at which such amendment is to be considered.

#### **ARTICLE 14. PARLIAMENTARY PROCEDURE**

The parliamentary authority of the Corporation shall be Robert's Rules of Order, as revised, subject to any special rules adopted by the Corporation.

#### **ARTICLE 15. PUBLIC ORGANIZATION STATUS**

This Corporation intends to operate as a "public foundation" as defined in § 509 of the Code, and not as a private foundation. If at any time the Corporation is a private foundation, as described in Code § 509(a), then during such time the Corporation shall distribute its income for each tax year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Code § 4942, and further, the Corporation shall not engage in any act of self-dealing as defined in Code § 4941(d), nor retain any excess business holdings as defined in Code § 4943(c), nor make any investments in such manner as to incur tax liability

under Code § 4944, nor make any taxable expenditures as defined in Code § 4945(d) or as such laws are amended from time to time.

#### ARTICLE 16. INDEMNIFICATION

The Corporation shall indemnify, to the maximum extent permitted by A.R.S. § 10-3850, *et seq.*, any person who is a party or is to be made a party to any threatened, pending or completed action, suit or proceeding whether civil, criminal, administrative or investigative, or any threatened, pending or completed action, suit or proceeding by or in the right of the Corporation to procure a judgment in its favor, by reason of the fact that he or she is or was a Director, officer, advisor or employee of the Corporation or is or was serving at the request of the Corporation as a Director, officer, advisor or employee of any other Corporation, partnership, joint venture or other enterprise, against expenses (including attorney's fees), against judgments and fines, and amounts paid on settlement to the extent permitted by law. Expenses including attorney's fees incurred in defending a civil or criminal action, suit or proceeding may be paid by the Corporation in advance of the final disposition of any such action, suit or proceeding to the extent permitted by law. The Corporation may, to the full extent then permitted by law and authorized by the Directors, purchase and maintain insurance on behalf of any officer, Director, advisor or employee against any liability asserted against and incurred by any such person in any such capacity or acting out of his or her status as such whether or not the Corporation would have the power to indemnify such person against such liability.

#### ARTICLE 17. INSURANCE

The Corporation shall maintain appropriate liability and property insurance for its operations and facilities sufficient to protect the interests of the Corporation. Policies of liability insurance shall be in amounts sufficient to protect the assets of the Corporation and shall be reviewed annually by the Executive Committee. The Corporation shall maintain workers' compensation insurance, unemployment compensation insurance, and such other forms of insurance for the benefit and protection of its employees as the Management Board deems appropriate and in the best interests of the Corporation.

#### CERTIFICATION

The undersigned Directors, being duly appointed and qualified, and acting on behalf of an Arizona non-profit Corporation, do hereby certify that the forgoing instrument constitutes the bylaws of said Corporation duly and regularly adopted and approved by the Board of Directors at a special meeting of said Board or subsequently as indicated

**RIALTO THEATRE FOUNDATION**  
**Conflicts of Interest Policy**

1. **Purpose.** The Corporation has adopted this conflicts of interest policy to protect the Corporation's interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an employee, the Executive Director, an officer or Director of the Corporation. The policy shall supplement but not replace any applicable state laws governing conflicts of interest applicable to nonprofit and charitable corporations. Each Director and the Corporation's Executive Director shall sign a Conflict of Interest Statement, which shall be maintained with the corporate records.

2. **Definitions.**

2.1 **Interested Person.** Any Director, principal, officer, Executive Director, employee or participant on a committee with board-delegated powers who has a direct or indirect financial interest, as defined below, is an interested person.

2.2 **Interest.** A person has an interest, financial or otherwise, if the person has, directly or indirectly, through business, investment or family:

(a) an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, or

(b) a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or

(c) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement.

2.3 Compensation includes direct and indirect remuneration, as well as gifts or favors that are substantial in nature.

2.4 A financial interest is not necessarily a conflict of interest. Under Section 3.2, a person who has a financial interest may have a conflict of interest only if the Board decides that a conflict of interest exists.

3. **Procedures.**

3.1 **Duty to Disclose.** In connection with any actual or possible conflicts of interest, an interested person must disclose the existence of his or her financial interest

and all material facts to the Directors and participants on committees with board delegated powers considering the proposed transaction or arrangement.

**3.2 Determining Whether a Conflict of Interest Exists.** After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he or she shall leave the Board or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board or committee participants shall decide if a conflict of interest exists.

**3.3 Procedures for Addressing the Conflict of Interest.**

(a) An interested person may make a presentation at the Board or committee meeting, but after such presentation he/she shall leave the meeting during the discussion of and the vote on the transaction or arrangement that results in the conflict of interest.

(b) The chairperson of the Board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

(c) After exercising due diligence, the Board or committee shall determine whether the Corporation can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest.

(d) If a more advantageous transaction or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in the Corporation's best interest and for its own benefit and whether the transaction is fair and reasonable to the Corporation and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

**3.4 Violations of the Conflicts of Interest Policy.**

(a) If the Board or committee has reasonable cause to believe that an individual has failed to disclose actual or possible conflicts of interest, it shall inform the individual of the basis for such belief and afford the individual an opportunity to explain the alleged failure to disclose.

(b) If, after hearing the response of the individual and making such further investigation as may be warranted in the circumstances, the Board or committee

determines that the individual has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

**4. Records of Proceedings.** The minutes of the Board and all committees with board-delegated powers shall contain:

4.1 the names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.

4.2 the names of the persons who were present for discussion and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection therewith.

**5. Statements.** Each Director, principal officer, and participant on a committee with board-delegated powers shall sign a statement which affirms that such person has:

5.1 received a copy of the conflicts of interest policy;

5.2 read and understands the policy;

5.3 agreed to comply with the policy.

**6. Periodic Reviews.** To ensure that the Corporation operates in a manner consistent with its non-profit purposes, periodic reviews shall be conducted. The periodic reviews shall, at a minimum, include the following subjects:

6.1 Whether compensation arrangements and benefits are reasonable and are the result of arm's length bargaining.

6.2 Whether the agreements entered in to further the Corporation's non-profit purposes and do not result in inurement or impermissible private benefit.

**7. Use of Outside Experts.** In conducting the periodic review provided for in Section 6, the Corporation may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the Board of its responsibility for ensuring that periodic reviews are conducted.



**Rialto Theatre Foundation**  
**REVIEWED FINANCIAL STATEMENTS**  
**June 30, 2016 and 2015**

Rialto Theatre Foundation

REVIEWED FINANCIAL STATEMENTS

June 30, 2016 and 2015

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LaVoie & Co., P.C.  
Certified Public Accountants

Independent Accountants' Review Report

To the Board of Directors  
Rialto Theatre Foundation  
Tucson, Arizona

We have reviewed the accompanying financial statements of Rialto Theatre Foundation, which comprise the statement of financial position as of June 30, 2016 and 2015, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

**Management's Responsibility for the Financial Statements**

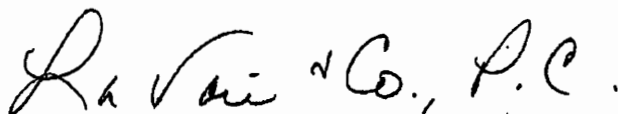
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

**Accountant's Responsibility**

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

**Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.



LaVoie & Company, P.C.  
Tucson, Arizona  
August 20, 2016

Rialto Theatre Foundation

STATEMENTS OF FINANCIAL POSITION

	As of June 30,	
	<u>2016</u>	<u>2015</u>
<b>ASSETS</b>		
Current Assets:		
Cash	\$ 59,887	\$ 45,525
Accounts receivable, net of allowance	15,645	11,467
Inventory	32,713	28,184
Show deposits	46,150	30,570
Prepaid expenses	21,778	23,308
Other current assets	10,986	9,574
Total Current Assets	<u>187,159</u>	<u>148,628</u>
Property and Equipment - Note 2	1,522,962	1,630,572
Other Assets	40,350	40,350
<b>Total Assets</b>	<b><u>\$ 1,750,471</u></b>	<b><u>\$ 1,819,550</u></b>
<b>LIABILITIES AND NET DEFICIT</b>		
Current Liabilities:		
Line of credit - Note 3	\$ 125,000	\$ 21,098
Accounts payable	129,570	143,026
Accrued payroll and taxes	36,721	27,694
Deferred revenue - Note 4	292,040	284,656
Current portion long-term debt - Note 5	40,000	49,000
Total Current Liabilities	<u>623,331</u>	<u>525,474</u>
Long-Term Debt, net of current - Note 5	1,219,677	1,351,000
Total Liabilities	<u>1,843,008</u>	<u>1,876,474</u>
<b>NET DEFICIT</b>		
Unrestricted net deficit	(92,537)	(56,924)
<b>Total Liabilities and Net Deficit</b>	<b><u>\$ 1,750,471</u></b>	<b><u>\$ 1,819,550</u></b>

See accompanying notes and independent accountant's review report.

Rialto Theatre Foundation

STATEMENTS OF ACTIVITIES

For The Years Ending June 30,

	<u>2016</u>	<u>2015</u>
<b>CHANGES IN NET DEFICIT</b>		
Support and Revenue:		
Admissions:		
Ticket sales - individual and group	\$ 3,557,340	\$ 3,125,520
Concessions:		
Sales	1,231,488	1,321,990
Cost of sales	<u>(470,452)</u>	<u>(448,070)</u>
	761,036	873,920
Hall rentals	188,037	143,327
Fundraising and memberships	148,225	72,549
Merchandise cuts	42,406	52,063
Sponsorships	72,785	91,575
Other revenue	<u>29,029</u>	<u>20,251</u>
Total Support and Revenue	4,798,858	4,379,205
Expenses:		
Program services	4,530,240	3,982,833
Supporting services:		
Fundraising	32,886	
Administration	<u>271,345</u>	<u>263,504</u>
Total Expenses	<u>4,834,471</u>	<u>4,246,337</u>
(Increase) Decrease in Net Deficit	(35,613)	132,868
NET DEFICIT BEGINNING OF YEAR	<u>(56,924)</u>	<u>(189,792)</u>
NET DEFICIT END OF YEAR	<u>\$ (92,537)</u>	<u>\$ (56,924)</u>

See accompanying notes and independent accountant's review report.

Rialto Theatre Foundation

STATEMENTS OF FUNCTIONAL EXPENSES

For The Years Ending June 30,

	2016				2015		
	Program Services	Supporting Services			Program Services	Supporting Services -	
		Fund Raising	Administration	Total		Administration	Total
Salaries and wages	\$ 782,339	\$ 29,498	\$ 148,351	\$ 960,188	\$ 771,545	\$ 131,725	\$ 903,270
Payroll taxes	84,025	2,552	11,219	97,796	84,017	8,948	92,965
Employee benefits	16,209			16,209	5,739		5,739
Advertising	285,264			285,264	244,557		244,557
Bank fees	13,957			13,957	13,445		13,445
Communications	15,673			15,673	14,348		14,348
Depreciation	103,271		1,000	104,271	22,848	2,000	24,848
Interest expense	69,272		6,593	75,865		12,745	12,745
Insurance	60,057			60,057	31,599		31,599
Occupancy (rent and utilities)	93,265		12,010	105,275	184,248	11,915	196,163
Other	5,908	702	48,675	55,285	3,072	48,028	51,100
Professional services			8,964	8,964		12,690	12,690
Repairs and maintenance	74,056			74,056	81,980		81,980
Royalties	45,994			45,994	44,123		44,123
Supplies	29,016		27,114	56,130	25,398	27,637	53,035
Show production costs	63,594			63,594	61,230		61,230
Talent fees and costs	2,559,186			2,559,186	2,188,724		2,188,724
Ticketing fees	229,154			229,154	205,960		205,960
Travel		134	7,419	7,553		7,816	7,816
	<u>\$ 4,530,240</u>	<u>\$ 32,886</u>	<u>\$ 271,345</u>	<u>\$ 4,834,471</u>	<u>\$ 3,982,833</u>	<u>\$ 263,504</u>	<u>\$ 4,246,337</u>

See accompanying notes and independent accountant's review report.

Rialto Theatre Foundation

STATEMENTS OF CASH FLOWS

For The Years Ending June 30,

	<u>2016</u>	<u>2015</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
(Increase) Decrease in Net Deficit	\$ (35,613)	\$ 132,868
Adjustments to reconcile the (increase) decrease in net deficit to net cash provided by operating activities:		
Depreciation	143,429	44,063
(Increase) decrease in:		
Accounts receivable	(4,178)	(8,544)
Inventory	(4,529)	(5,139)
Show deposits	(15,580)	15,505
Prepaid expenses	1,530	(4,266)
Other current assets	(1,412)	1,528
Increase in:		
Accounts payable	(13,456)	(31,601)
Accrued payroll and taxes	9,027	(4,280)
Deferred revenue	7,384	16,755
<b>Net Cash Provided By Operating Activities</b>	<u>86,602</u>	<u>156,889</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchases of property and equipment	(35,819)	(105,697)
<b>Net Cash Used By Investing Activities</b>	<u>(35,819)</u>	<u>(105,697)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Line of credit, net	103,902	21,098
Proceeds from issuance of debt		20,287
Payments on long-term debt	(140,323)	(102,162)
<b>Net Cash Used By Financing Activities</b>	<u>(36,421)</u>	<u>(60,777)</u>
<b>INCREASE (DECREASE) IN CASH</b>	<b>14,362</b>	<b>(9,585)</b>
<b>CASH AT THE BEGINNING OF YEAR</b>	<u>45,525</u>	<u>55,110</u>
<b>CASH AT END OF YEAR</b>	<u>\$ 59,887</u>	<u>\$ 45,525</u>

See accompanying notes and independent accountant's review report.

Rialto Theatre Foundation  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2016 and 2015

PURPOSE AND ORGANIZATION

The Rialto Theatre Foundation (the "Theatre") is an Arizona not-for-profit corporation established in 2004 dedicated to the stewardship and preservation of the historic Rialto Theatre, a unique entertainment venue and cornerstone of downtown Tucson, offering a broad range of high quality performing arts that are reflective of the diverse and vibrant community it serves. The Theatre is funded primarily through ticket sales and concessions from over 225 shows per year with profits after expenses used to maintain and make improvements to the building.

On June 17, 2015 the Theatre acquired the theatre building and its contents from the Rio Nuevo Multipurpose Facilities District for the purchase price of \$1,300,000.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies are described below:

Basis of Accounting - The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles.

Basis of Presentation - The Theatre is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. These net assets classifications are described as follows:

Unrestricted Net Assets - not subject to donor-imposed restrictions. Unrestricted net assets may be designated for specific purposes or locations by action of the Board of Directors.

Temporarily Restricted Net Assets - subject to donor-imposed stipulations that may be fulfilled by actions of ABCS to meet the stipulations or become unrestricted at the date specified by the donor.

Permanently Restricted Net Assets - subject to donor-imposed stipulations that they be retained and invested permanently.

Cash and Cash Equivalents - The Theatre considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Grants and Pledges Receivable - Contributions, including cash and noncash assets, as well as reasonably collectible unconditional promises to give, are recognized in the year the promise is received.

Conditional promises to give, which depend on the occurrence of specified future and uncertain events to bind the promise, are recognized when the conditions on which they depend are substantially met.

The Theatre analyzes uncollected amounts as of year-end and determines whether an uncollectible allowance is appropriate. As of June 30, 2016 and 2015 no allowance was necessary.

Property and Equipment

Acquisitions or donations of property and equipment with a cost in excess of \$100 and all expenses for repairs, maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized. Property and equipment are carried at cost or, if donated, fair market value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the respective assets.



Rialto Theatre Foundation  
 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2016 and 2015

Support and Revenue - Support and revenue consists mainly of admission revenues, concession sales and hall rentals. Contribution support is recorded when promised by the donor.

Admission Revenue - Ticket and show sales are recorded as admission revenue on a specific-performance basis. Subscriptions for the coming play season are shown as deferred subscription and admission revenue in the statements of financial position.

Advertising costs - The Theatre expenses advertising and marketing costs incurred at the time the related show is performed. For 2016 and 2015, advertising related costs were \$285,264 and \$244,557, respectively.

Functional Expense Allocation - The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying Statements of Functional Expenses. Directly identifiable expenses are charged to the respective programs and supporting services. Expenses related to more than one function are allocated to programs and supporting services based on a rational estimation method.

Income Tax Status - The Theatre is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. The Theatre will maintain its exempt status as long as its operations continue to comply with Internal Revenue Code. The Theatre has been classified as an organization other than a private foundation under Section 509(a)(2). As of June 30, 2016, the Theatre has no uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

Use of Estimates - Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

NOTE 2 - PROPERTY AND EQUIPMENT

Property and equipment consists of the following at June 30:

	<u>2016</u>	<u>2015</u>	<u>Lives</u>
Land	\$ 203,000	\$ 203,000	
Buildings and improvements	1,061,422	1,036,871	10 - 40
Furniture and equipment	462,962	451,694	3 - 7
Vehicles	<u>2,582</u>	<u>2,582</u>	5
	1,729,966	1,694,147	
Less accumulated depreciation and amortization	<u>(207,004)</u>	<u>(63,575)</u>	
	<u>\$1,522,962</u>	<u>\$1,630,572</u>	

NOTE 3 - LINE OF CREDIT

The Theatre has an unsecured line of credit with a bank in the amount of \$250,000. The interest rate is variable based on the Wall Street Journal published rate plus 1.5%. The interest rate at June 30, 2016 and 2015 was 4.75%. This line of credit renewed on August 14, 2016.

Rialto Theatre Foundation  
 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2016 and 2015

NOTE 4 – DEFERRED REVENUE

The Theatre sells tickets to future shows and records these sales as deferred revenue until the show is performed at which time the revenue is recorded as earned.

NOTE 5 – LONG-TERM DEBT

Long-term debt consists of the following at June 30:

	<u>2016</u>	<u>2015</u>
Mortgage note payable to a bank payable in monthly installments of \$8,928 at 5.4% amortized over 240 months with a balloon payment of \$812,000 July 2025. Collateralized by real property.	\$1,259,677	\$1,300,000
Note payable to a former board member in monthly installments of \$1,600 at 8% through December 2016. Retired in April 2016. Unsecured.		<u>100,000</u>
	1,259,677	1,400,000
Less current portion	<u>( 40,000)</u>	<u>( 49,000)</u>
	<u>\$1,219,677</u>	<u>\$1,351,000</u>

The principal maturities on the long-term debt above for the next five years at June 30 are as follows:

2017	\$ 40,000
2018	42,000
2019	45,000
2020	47,000
2021	50,000
Thereafter	<u>1,035,677</u>
	<u>\$1,259,677</u>

The Theatre paid \$76,000 in interest payments.

NOTE 6 – RELATED PARTY TRANSACTIONS

Besides the note payable to the former board member noted above, the Theatre retired in 2015 two other notes payable to former board members totaling \$49,000. These notes had no terms and were unsecured.

Rialto Theatre Foundation  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2016 and 2015

NOTE 7 - LEASES

The Theatre leased its theatre space, and continues to lease its R-Bar location adjacent to the theatre and separate office space. With the purchase of the theatre building, the theatre space lease was terminated as of June 15, 2015. The theatre building lease expense was \$3,782 per month. The lease commitments over the next five years and thereafter are as follows:

2017	\$ 42,000
2018	37,000
2019	38,000
2020	39,000
2021	<u>10,000</u>
	<u>\$166,000</u>

The Theatre incurred lease expense of \$85,000 and \$132,000, respectively for 2016 and 2015.

Effective July 1, 2016, the Theatre entered into a lease agreement for the property at 191 East Toole Avenue. This property will be used to expand the Theatre's operations. The lease obligation is \$3,000 per month over three years.

NOTE 8 - CONCENTRATIONS

Financial instruments that potentially subject the Theatre to concentrations of credit risk consist principally of cash in banks. The Theatre usually limits the amount of credit exposure to any one financial institution by not exceeding federal deposit insurance amounts. At June 30, 2016 the Theatre had \$0 on deposit in excess of federal deposit insurance.

NOTE 9 - SUBSEQUENT EVENTS

The Theatre did not have any subsequent events through August 20, 2016, which is the date the financial statements were available to be issued, for events requiring recording or disclosure in the financial statements for the year ended June 30, 2016.

**RIALTO THEATRE FOUNDATION**  
**211 E. Broadway**  
**Tucson, AZ 85701**

**LETTER OF SPECIFIC INTENT**

The Rialto Theatre Foundation was organized as an Arizona nonprofit corporation on May 3, 2004, for the specific purpose of encouraging and sponsoring arts and cultural events; providing stewardship for and support of historic performance venues (specifically the Rialto Theatre); educating the public about film, performance, and visual arts; promoting cultural and architectural history in Tucson, Arizona; and playing a direct role in the revitalization of Downtown Tucson.

The Foundation acquired the property at 318 E. Congress on June 18, 2015, by Special Warranty Deed recorded at the Office of the Pima County Recorder on July 2, 2015 at Seq. No. 20151830503.



SEQUENCE: 20151830503  
No. Pages: 7  
7/2/2015 3:08 PM

F. ANN RODRIGUEZ, RECORDER  
Recorded By: JJE (e-recording)



**When Recorded Mail To:**

Metro Title Agency of Arizona  
2502 E. River Road  
Tucson, AZ 85718

MTA FILE No.: 125511

**RECORDING DOCUMENT COVER SHEET**

**Special Warranty Deed**

**Exempt from Affidavit of Value per ARS 33-1134 A.3**

When recorded, return to:

Mark L. Collins  
Gust Rosenfeld, PLC  
1 South Church, Suite 1900  
Tucson, Arizona 85701

**SPECIAL WARRANTY DEED**

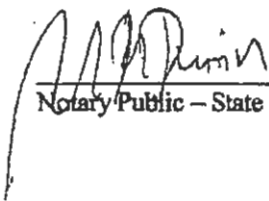
For and in consideration of Five Dollars (\$5.00) and other valuable consideration, the receipt of which is hereby acknowledged, Rio Nuevo Multipurpose Facilities District, a political subdivision of the State of Arizona ("Grantor"), does hereby convey to Rialto Theatre Foundation, an Arizona non-profit corporation ("Grantee"), all of Grantor's right, title, and interest in and to that certain real property situated in the County of Pima, State of Arizona, and which is legally described on the accompanying Exhibit A, together with all rights, privileges, easements and appurtenant benefits relating thereto, as well as all improvements located thereon. This conveyance is specifically subject to all matters set forth in accompanying Exhibit B.

GRANTOR

By:   
Fletcher McCusker

STATE OF OREGON     )  
  ) ss  
County of MULTNOMAH   )

SUBSCRIBED AND SWORN to before me this 18 day of June 2015  
by Fletcher McCusker, Chairman of the Board and an authorized representative for Rio Nuevo Multipurpose Facilities District.

  
Notary Public - State of Oregon

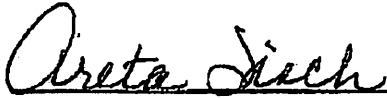


GRANTOR

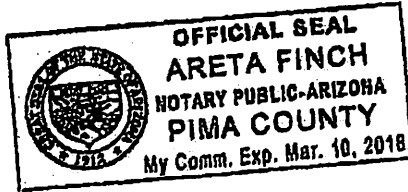
By:   
Mark Irvin

STATE OF ARIZONA     )  
                                  ) ss  
County of PIMA         )

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of June 2015  
by Mark Irvin, Secretary of the Board and an authorized representative for Rio Nuevo  
Multipurpose Facilities District.

  
Notary Public

My Commission Expires:



## Exhibit "A"

Parcel 1: (Lobby Parcel) That portion of Block 91 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at page 70, thereof, described as follows:

COMMENCING at the Southeast corner of Lot 11 in said Block 91;

THENCE North 0 degrees 25 minutes 00 seconds West, along the East line of said Lot, a distance of 208.64 feet to a building corner and the POINT OF BEGINNING;

THENCE South 89 degrees 26 minutes 01 seconds West, along the North wall of an existing building; a distance of 51.35 feet to the East face of an existing partition wall;

THENCE North 0 degrees 27 minutes 00 seconds West, along said East face, a distance of 14.31 feet to the South face of an existing partition wall;

THENCE North 89 degrees 33 minutes 00 seconds East, along said South face; a distance of 7.07 feet to the East face of an existing partition wall;

THENCE North 0 degrees 27 minutes 00 seconds West, along said East face and the Northerly projection thereof, a distance of 40.93 feet to a point on the South right-of-way of Congress Street as described by Deed in Book 40 at page 601;

THENCE North 86 degrees 49 minutes 30 East, along said South right-of-way, a distance of 19.97 feet;

THENCE South 0 degrees 14 minutes 28 seconds East, along the Northerly projection of the West face of an existing partition wall, a distance of 21.74 feet;

Thence North 89 degrees 35 minutes 00 seconds East, along the South face of an existing partition wall; a distance of 10.57 feet a wall corner;

THENCE North 0 degrees 25 minutes 00 seconds West, along the East face of an existing partition wall, a distance of 5.15 feet a wall corner;

THENCE North 89 degrees 35 minutes 00 seconds East, along the South face of an existing partition wall, a distance of 13.86 feet to a point on the East line of Lot 6 in said Block 91;

THENCE South 0 degrees 25 minutes 00 seconds East, along the East line of said Lot 6, a distance of 39.49 feet to the POINT OF BEGINNING;



EXCEPT any part of the above described property above an elevation of 2405.70 feet. This elevation being based on the City of Tucson Benchmark No. 16, being a chiseled X at the intersection of the sidewalks at the Southwest corner of the building at the Northwest corner of Broadway and 5th Avenue. This benchmark being recorded in the City of Tucson Field Book 1915 at page 2 on file in the office of the City Engineer.

Jv Arb (Ptn of 3)

Parcel II (Theatre Parcel)

That portion of Block 91 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at page 70, thereof, described as follows:

COMMENCING at the Southeast corner of Lot 11 in said Block 91;

THENCE North 0 degrees 25 minutes 00 seconds West, along the East line of said lot, a distance of 46.54 feet to a 1/2 inch rebar tagged LS 13178 and the POINT OF BEGINNING;

THENCE South 89 degrees 36 minutes 24 seconds West, 68.96 feet to a 1/2 inch rebar tagged LS 13178 on the West line of that property described in Docket 7883 at page 341;

THENCE North 0 degrees 23 minutes 09 seconds West, along the West line of said property and the Northerly projection thereof, a distance of 161.89 feet more or less to the Northwest corner of an existing building;

THENCE North 89 degrees 25 minutes 01 seconds East, along the North line of said building, a distance of 68.87 feet to a point on the East line of Lot 6 in said Block 91;

THENCE South 0 degrees 25 minutes 00 seconds East, along the East line of Lots 6, 7, and 11 in said Block, a distance of 162.10 feet to the POINT OF BEGINNING.

Jv Arb - 4

Parcel III: (Pedestrian Easement)

An easement for ingress and egress over an 8 foot wide strip of land located in that part of Block 91 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at page 70, thereof, described as follows:

COMMENCING at the Southeast corner of Lot 11 in said Block 91;

Updated on: 6/17/2015

**THENCE North 0 degrees 25 minutes 00 seconds West, along the East line of said Lot, a distance of 46.54 feet to a 1/2 Inch rebar tagged LS 13178;**

**THENCE South 89 degrees 36 minutes 24 seconds West, 68.96 feet to a 1/2 inch rebar tagged LS 13178 on the West line of that property described by Docket 7883 at page 341;**

**THENCE North 0 degrees 23 minutes 09 seconds West, along the West line of said property, a distance of 24 feet to the POINT OF BEGINNING;**

**THENCE continue North 0 degrees 23 minutes 09 seconds West, along the West line of said property, a distance of 76.5 feet more or less to the South face of an existing building and the terminus.**

**Exhibit "B"**

**Schedule B, Section 1; Order No. 125511**

**Items 1 through 7 shown on the commitment for title insurance intentionally omitted.**

**8. TAXES AND ASSESSMENTS collectible by the County Treasurer not yet due and payable for the following year: 2015**

**9. ANY ACTION by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.**

**10. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.**

**11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.**

**12. Established and/or existing roads, highways, rights-of-way or easements.**

**13. Easement(s) for ingress, egress and lobby purposes and rights incident thereto as set forth in Book 188 of**

**Deeds at page 225; in Docket 105 at page 574, in Docket 105 at page 574, in Docket 2593 at page 340 and in**

**Docket 3684 at page 360.**

**14. Easement(s) for electrical transmission and rights incident thereto as set forth in Docket 120 at page 286.**

**15. Easement(s) for electric transmission or distribution line or system and rights incident thereto as set forth in**

**Docket 3315 at page 269.**

**16. Easement(s) for utilities and rights incident thereto as set forth in Docket 4082 at page 448.**

**17. Easement(s) for utilities and rights incident thereto as set forth in Docket 7981 at page 956.**

**18. RESTRICTIONS, CONDITIONS, COVENANTS, EASEMENTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls contained in Instrument recorded in Docket 10041 at page 1789 and in Docket 11721 at page 3558, omitting, if any, from the**

**above, any restrictions based on race, color, religion, sex, sexual orientation, handicap, familial status, marital**

**status, disability, ancestry, source of income or national origin as set forth in applicable state or federal laws,**

**except to the extent that said covenant or restriction is permitted by applicable law; Together with all matters**

**pertaining the imposition of any transfer or conveyance fee contained within the document(s). The provisions**

**for such fee require it to be paid upon transfer or conveyance of the land.**

**19. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Agreement for Downtown Tucson Enhancement Service recorded in Docket 10918 at page 964 and in Docket 10918 at**

**page**

**984.**

**20. Easement(s) for conservation and rights incident thereto as set forth in Docket 12084 at page 397.**

**21. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Instrument entitled**

**"Intergovernmental, Development and Lease Agreement for Restoration, Operation and Management of the**

**Historic Rialto Theatre" recorded in Docket 12793 at page 3447.**

**22. Easement(s) for natural gas line and rights incident thereto as set forth in Sequence No. 2013-1150358.**

**23. RIGHTS OF PARTIES IN POSSESSION on month to month tenancy or under written but unrecorded leases.**

**24. New Dead of Trust to be recorded.**

**END OF SCHEDULE B - Section 2**



WEB FORM COPY

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



DUE ON OR BEFORE 10/3/2015

FILING FEE \$10.00

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.

11303729

- 1. RIALTO THEATRE FOUNDATION 211 E BROADWAY

RECEIVED

SEP 17 2015

TUCSON, AZ 85701

ARIZONA CORR COMMISSION CORPORATIONS DIVISION

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

(Business phone is optional.)

Type of Corporation: NON-PROFIT

- 2. Statutory Agent: CURTIS MCCRARY Mailing Address: 130 W 17TH ST, SUITE 102 City, State, Zip: TUCSON, AZ 85705

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

ACC USE ONLY Fee \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_ Retnstate\$ \_\_\_\_\_ Expedite \$ \_\_\_\_\_ Resubmits\$ \_\_\_\_\_

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 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 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 1. Accounting 2. Advertising 3. Aerospace 4. Agriculture 5. Architecture 6. Banking/Finance 7. Barber/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. Cooperative Marketing Association 15. Animal Husbandry 16. Homeowner's Association 17. Professional, commercial industrial or trade association 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)

NA

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)

NA

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.

NONE [checked] Name: Name: Name: Name:

7. OFFICERS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: HUBERT PARKER Name: JOHN FARLOW

Title: PRESIDENT Title: SECRETARY

Address: 6840 N CASA ADOBES RD Address: 8304 N PINK PEARL WAY

TUCSON, AZ 85704 TUCSON, AZ 85741

Date taking office: 08/12/2014 Date taking office: 08/12/2014

Name: CHRISTOPHER VOLPE Name: SARA PEROTTI

Title: TREASURER Title: VICE-PRESIDENT

Address: 1320 W VIA HACIENDA Address: PO BOX 1728

TUCSON, AZ 85704 TUCSON, AZ 85702

Date taking office: 08/12/2014 Date taking office: 08/12/2014

8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: CAROLE TONIGAN Name: DON SNYDER

Address: 6840 N CASAS ADOBES DR Address: 4430 N ALVERNON WAY

TUCSON, AZ 85704 TUCSON, AZ 85718

Date taking office: 08/12/2014 Date taking office: 08/12/2014

Name: JIM ROSBOROUGH Name: JOHN O'DOWD

Address: PO BOX 1728 Address: 629 N WILSON AVE

TUCSON, AZ 85702 TUCSON, AZ 85719

Date taking office: 08/12/2014 Date taking office: 08/12/2014

**RIALTO THEATRE FOUNDATION  
Annual Report Addendum**

**Directors (cont'd):**

**John Farlow  
8304 N. Pink Pearl Way  
Tucson, AZ 85741**

**Lisa Wagenheim  
5255 S. 6<sup>th</sup> Ave.  
Tucson, AZ 85701**

**Michael Crawford  
1900 N. Fremont  
Tucson, AZ 85719**

**Raynu Fernando  
6801 N. Camino Verde  
Tucson, AZ 85743**

**Christopher Volpe  
1320 W. Via Hacienda  
Tucson, AZ 85704**

**Cindy Elliott  
2816 E. Arroyo Chico  
Tucson, AZ 85716**

**Matt Luck  
733 S. Osborne Ave.  
Tucson, AZ 85701**

**Melissa Vito  
5918 E. Paseo Cimarron  
Tucson, AZ 85750**

**Polly White  
PO Box 1728  
Tucson, AZ 85702**

**Sara Perotti  
PO Box 1728  
Tucson, AZ 85702**

**Chris Eldridge  
P.O. Box 65453  
Tucson, AZ 85728**

**Matthew Thrasher  
1785 E. Skyline Dr., #131  
Tucson, AZ 85718**

**Justin Ruggieri  
643 S. 5<sup>th</sup> Ave.  
Tucson, AZ 85701**

**Tony Ronstadt  
5141 E. Woodspring Dr.  
Tucson, AZ 85712**

---

**Michael McGrath, Counsel to Board  
259 N. Meyer Ave.  
Tucson, AZ 85701**

22P5272

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

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)(B)) This corporation DOES  DOES NOT  have members.

**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(D), 10-3202(D), 10-1622(A)(B) & 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 HUBERT PARKER Date 8/10/15 Name JOHN FARLAN Date 8/10/15  
 Signature [Signature] Signature [Signature]  
 Title PRESIDENT Title SECRETARY  
 (Signator(s) must be duly authorized corporate officer(s) listed in section 7 of this report.)



WEB FORM COPY

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



DUE ON OR BEFORE 10/3/2016

FILING FEE \$10.00

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.

11303729

1. RIALTO THEATRE FOUNDATION 211 E BROADWAY

RECEIVED

SEP 27 2016

TUCSON, AZ 85701

ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

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

(Business phone is optional.)

Type of Corporation: NON-PROFIT

2. Statutory Agent: CURTIS MCCRARY Mailing Address: 3701 N LAS ALTAS City, State, Zip: TUCSON, AZ 85705

Statutory Agent's Street or Physical Address, if Different Physical Address: 211 E. BROADWAY City, State, Zip: TUCSON, AZ 85701

ACC USE ONLY Fee \$ Penalty \$ Reinstata \$ 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 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 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 1. Accounting 2. Advertising 3. Aerospace 4. Agriculture 6. Architecture 6. Banking/Finance 7. Barber/Cosmetology 8. Construction 9. Contractor 10. Credit/Collection 11. Education 12. Engineering 13. Entertainment 14. General Consulting 16. Health Care 18. Hotel/Motel 17. Import/Export 19. Insurance 18. 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 38. Utilities 37. Veterinary Medicine/Animal Care 38. Other

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

n/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)

n/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.

NONE                       Name: \_\_\_\_\_                      Name: \_\_\_\_\_

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

**7. OFFICERS** PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: SARA PEROTTI                      Name: MATTHEW THRASHER

Title: PRESIDENT                      Title: TREASURER

Address: PO BOX 1728                      Address: 1785 E SKYLINE DR #131

TUCSON, AZ 85702

TUCSON, AZ 85718

Date taking office: 9/6/2016

Date taking office: 9/6/2016

Name: CHRISTOPHER VOLPE

Name: POLLY PUTNAM WHITE

Title: VICE PRESIDENT

Title: SECRETARY

Address: 1320 W VIA HACIENDA

Address: PO BOX 1728

TUCSON, AZ 85704

TUCSON, AZ 85702

Date taking office: 9/6/2016

Date taking office: 9/6/2016

**8. DIRECTORS** PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: CURTIS MCCRARY

Name: CAROLE TONIGAN

Address: 3701 N LAS ALTAS

Address: 6840 N. CASAS ADOBES DR

TUCSON, AZ 85705

TUCSON, AZ 85704

Date taking office: 07/27/2016

Date taking office: 08/12/2014

Name: DON SNYDER

Name: JIM ROSBOROUGH

Address: 4430 N ALVERNON WAY

Address: PO BOX 1728

TUCSON, AZ 85718

TUCSON, AZ 85702

Date taking office: 08/12/2014

Date taking office: 08/12/2014

RIALTO THEATRE FOUNDATION  
Annual Report Addendum

Directors (cont'd):

John O'Dowd  
629 N. Wilson Ave.  
Tucson, AZ 85719

John Farlow  
8304 N. Pink Pearl Way  
Tucson, AZ 85741

Lisa Wagenheim  
5255 S. 6<sup>th</sup> Ave.  
Tucson, AZ 85701

Michael Crawford  
1900 N. Fremont  
Tucson, AZ 85719

Raynu Fernando  
6801 N. Camino Verde  
Tucson, AZ 85743

Christopher Volpe  
1320 W. Via Hacienda  
Tucson, AZ 85704

Cindy Elliott  
2816 E. Arroyo Chico  
Tucson, AZ 85716

Matt Luck  
733 S. Osborne Ave.  
Tucson, AZ 85701

Melissa Vito  
5918 E. Paseo Cimarron  
Tucson, AZ 85750

Polly White  
PO Box 1728  
Tucson, AZ 85702

Sara Perotti  
PO Box 1728  
Tucson, AZ 85702

Chris Eldridge  
P.O. Box 65453  
Tucson, AZ 85728

Matthew Thrasher  
1785 E. Skyline Dr., #131  
Tucson, AZ 85718

Justin Ruggieri  
643 S. 5<sup>th</sup> Ave.  
Tucson, AZ 85701

Tony Ronstadt  
5141 E. Woodspring Dr.  
Tucson, AZ 85712

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Michael McGrath, Counsel to Board  
259 N. Meyer Ave.  
Tucson, AZ 85701

8. **FINANCIAL DISCLOSURE (A.R.S. §10-11622A)(9))**  
 Nonprofits - financial disclosure is no longer required. Cooperative marketing associations - must submit a financial statement. All other types of corporations are not required to file a financial statement.

**ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION:**

9A. **MEMBERS (A.R.S. §10-11622A)(8))** This corporation  DOES NOT  have members.

10. **CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(B), 10-202(C), 10-1622A)(8) & 10-11622A)(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:

1. Convicted of a felony involving a transaction in securities, consumer fraud or subject in any state or federal jurisdiction within the five 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 five 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 five year period immediately preceding execution of this certificate which, in whole or in part, 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 contract 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.   | E. Date and location of birth.  |
| 2. Full present name and prior names used.                        | F. The nature and description of each conviction or judicial action, the state and location, the court and public agency involved, and the title or cause number of the case. |
| 3. Present home address.  |   |
| 4. All prior addresses for (immediately) preceding 5 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 25% of the issued and outstanding common shares, or 25% of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a 25% 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. §§ 10-4823 & 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) State 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 SARA FEROTTI Date 9/23/16 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  
 Title PRESIDENT Title \_\_\_\_\_

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

# Exhibit C



SEQUENCE: 20151830503

No. Pages: 7

7/2/2015 3:08 PM

F. ANN RODRIGUEZ, RECORDER  
Recorded By: JJE (e-recording)



When Recorded Mail To:

Metro Title Agency of Arizona  
2502 E. River Road  
Tucson, AZ 85718

MTA FILE No.: 125511

**RECORDING DOCUMENT COVER SHEET**

**Special Warranty Deed**

**Exempt from Affidavit of Value per ARS 33-1134 A.3**

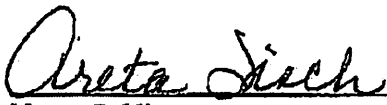


GRANTOR

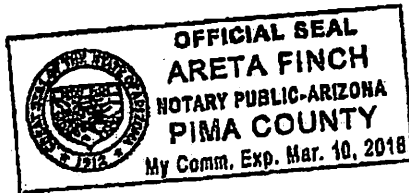
By:   
Mark Irvin

STATE OF ARIZONA     )  
                                  ) ss  
County of PIMA         )

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of June 2015  
by Mark Irvin, Secretary of the Board and an authorized representative for Rio Nuevo  
Multipurpose Facilities District.

  
Notary Public

My Commission Expires:



## Exhibit "A"

Parcel 1: (Lobby Parcel) That portion of Block 91 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at page 70, thereof, described as follows:

COMMENCING at the Southeast corner of Lot 11 in said Block 91;

THENCE North 0 degrees 25 minutes 00 seconds West, along the East line of said Lot, a distance of 208.64 feet to a building corner and the POINT OF BEGINNING;

THENCE South 89 degrees 26 minutes 01 seconds West, along the North wall of an existing building, a distance of 51.35 feet to the East face of an existing partition wall;

THENCE North 0 degrees 27 minutes 00 seconds West, along said East face, a distance of 14.31 feet to the South face of an existing partition wall;

THENCE North 89 degrees 33 minutes 00 seconds East, along said South face, a distance of 7.07 feet to the East face of an existing partition wall;

THENCE North 0 degrees 27 minutes 00 seconds West, along said East face and the Northerly projection thereof, a distance of 40.93 feet to a point on the South right-of-way of Congress Street as described by Deed in Book 40 at page 601;

THENCE North 86 degrees 49 minutes 30 East, along said South right-of-way, a distance of 19.97 feet;

THENCE South 0 degrees 14 minutes 28 seconds East, along the Northerly projection of the West face of an existing partition wall, a distance of 21.74 feet;

Thence North 89 degrees 35 minutes 00 seconds East, along the South face of an existing partition wall, a distance of 10.57 feet a wall corner;

THENCE North 0 degrees 25 minutes 00 seconds West, along the East face of an existing partition wall, a distance of 5.15 feet a wall corner;

THENCE North 89 degrees 35 minutes 00 seconds East, along the South face of an existing partition wall, a distance of 13.86 feet to a point on the East line of Lot 6 in said Block 91;

THENCE South 0 degrees 25 minutes 00 seconds East, along the East line of said Lot 6, a distance of 39.49 feet to the POINT OF BEGINNING;



EXCEPT any part of the above described property above an elevation of 2405.70 feet. This elevation being based on the City of Tucson Benchmark No. 16, being a chiseled X at the intersection of the sidewalks at the Southwest corner of the building at the Northwest corner of Broadway and 5th Avenue. This benchmark being recorded in the City of Tucson Field Book 1915 at page 2 on file in the office of the City Engineer.

Jv Arb (Ptn of 3)

Parcel II (Theatre Parcel)

That portion of Block 91 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at page 70, thereof, described as follows:

COMMENCING at the Southeast corner of Lot 11 in said Block 91;

THENCE North 0 degrees 25 minutes 00 seconds West, along the East line of said lot, a distance of 46.54 feet to a 1/2 inch rebar tagged LS 13178 and the POINT OF BEGINNING;

THENCE South 89 degrees 36 minutes 24 seconds West, 68.96 feet to a 1/2 inch rebar tagged LS 13178 on the West line of that property described in Docket 7883 at page 341;

THENCE North 0 degrees 23 minutes 09 seconds West, along the West line of said property and the Northerly projection thereof, a distance of 161.89 feet more or less to the Northwest corner of an existing building;

THENCE North 89 degrees 25 minutes 01 seconds East, along the North line of said building, a distance of 68.87 feet to a point on the East line of Lot 6 in said Block 91;

THENCE South 0 degrees 25 minutes 00 seconds East, along the East line of Lots 6, 7, and 11 in said Block, a distance of 162.10 feet to the POINT OF BEGINNING.

Jv Arb - 4

Parcel III: (Pedestrian Easement)

An easement for ingress and egress over an 8 foot wide strip of land located in that part of Block 91 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at page 70, thereof, described as follows:

COMMENCING at the Southeast corner of Lot 11 in said Block 91;

Updated on: 6/17/2015

**THENCE North 0 degrees 25 minutes 00 seconds West, along the East line of said Lot, a distance of 46.54 feet to a 1/2 inch rebar tagged LS 13178;**

**THENCE South 89 degrees 36 minutes 24 seconds West, 68.96 feet to a 1/2 inch rebar tagged LS 13178 on the West line of that property described by Docket 7883 at page 341;**

**THENCE North 0 degrees 23 minutes 09 seconds West, along the West line of said property, a distance of 24 feet to the POINT OF BEGINNING;**

**THENCE continue North 0 degrees 23 minutes 09 seconds West, along the West line of said property, a distance of 76.5 feet more or less to the South face of an existing building and the terminus.**

**Exhibit "B"**

**Schedule B, Section 1; Order No. 125511**

**Items 1 through 7 shown on the commitment for title insurance intentionally omitted.**

**8. TAXES AND ASSESSMENTS collectible by the County Treasurer not yet due and payable for the following year: 2015**

**9. ANY ACTION by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.**

**10. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.**

**11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto,**

**whether or not shown by the public records. This exception is not limited by reason of the disclosure of any**

**matter relating to Water Rights as may be set forth elsewhere in Schedule B.**

**12. Established and/or existing roads, highways, rights-of-way or easements.**

**13. Easement(s) for ingress, egress and lobby purposes and rights incident thereto as set forth in Book 188 of**

**Deeds at page 225; in Docket 105 at page 574, in Docket 105 at page 574, in Docket 2893 at page 340 and in**

**Docket 3664 at page 360.**

**14. Easement(s) for electrical transmission and rights incident thereto as set forth in Docket 120 at page 286.**

**15. Easement(s) for electric transmission or distribution line or system and rights incident thereto as set forth in**

**Docket 3315 at page 269.**

**16. Easement(s) for utilities and rights incident thereto as set forth in Docket 4082 at page 448.**

**17. Easement(s) for utilities and rights incident thereto as set forth in Docket 7981 at page 956.**

**18. RESTRICTIONS, CONDITIONS, COVENANTS, EASEMENTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls contained in instrument recorded in Docket 10041 at page 1789 and in Docket 11721 at page 3558, omitting, if any, from the**

**above, any restrictions based on race, color, religion, sex, sexual orientation, handicap, familial status, marital**

**status, disability, ancestry, source of income or national origin as set forth in applicable state or federal laws,**

**except to the extent that said covenant or restriction is permitted by applicable law; Together with all matters**

**pertaining the imposition of any transfer or conveyance fee contained within the document(s). The provisions**

**for such fee require it to be paid upon transfer or conveyance of the land.**

**19. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Agreement for Downtown Tucson Enhancement Service recorded in Docket 10918 at page 964 and in Docket 10918 at**

**page 984.**

**20. Easement(s) for conservation and rights incident thereto as set forth in Docket 12084 at page 397.**

**21. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in instrument entitled**

**"Intergovernmental, Development and Lease Agreement for Restoration, Operation and Management of the**

**Historic Rialto Theatre" recorded in Docket 12793 at page 3447.**

**22. Easement(s) for natural gas line and rights incident thereto as set forth in Sequence No. 2013-1150358.**

**23. RIGHTS OF PARTIES IN POSSESSION on month to month tenancy or under written but unrecorded leases.**

**24. New Deed of Trust to be recorded.**

**END OF SCHEDULE B - Section 2**

# Exhibit D



MESCH  
CLARK  
ROTHSCHILD

mmeagrath@mcrazlaw.com

Our File No. 02013-0061

June 2, 2017

Bill Staples  
Pima County Assessor  
340 N. Stone Avenue  
Tucson, AZ 85701

RE: Rialto Theatre Foundation, a nonprofit, tax-exempt Arizona corporation (the "Foundation"); Tax Assessments for "Rialto Theatre Foundation"

Dear Mr. Staples:

This office represents the Rialto Theatre Foundation. The purpose of this letter is to address claims of real property tax liability, which the Foundation disputes.

The Assessor's website continues to reflect ad valorem real property taxes on parcel number 11706168C, which is property owned by Rialto Theatre Foundation and located on 318 E. Congress St. The Foundation disputes this assessment on the basis that the Foundation is a 501(c)(3) tax-exempt nonprofit corporate entity and exempt under A.R.S. § 42-11116. Attached as Exhibit A is documentation establishing the Foundation's tax exempt status: *Internal Revenue Service Letter 1045* establishing a May 3, 2004, effective date for the Foundation's tax exempt status; *Non-Profit Corporation Articles of Amendment pursuant to A.R.S. §10-11005* filed with the Arizona Corporation Commission establishing the new name of the entity as the Rialto Theatre Foundation; and *Exempt Organizations Select Check* from the IRS disclosing the Rialto Theatre Foundation as an exempt organization.

In conclusion, the purpose of this letter and attachments establishes that the Rialto Theatre Foundation is exempt from real property taxation. By copy of this letter to the Pima County Treasurer's Office, we are requesting recognition by the parties that the Rialto Theatre Foundation, as a 501(c)(3) tax-exempt nonprofit corporation, owes no taxes on the sole parcel it owns known as APN 117-06-168C, and a discontinuance of any efforts to enforce any such Notices.

Please contact me if you have any questions.

Sincerely,

Michael McGrath

/mbs  
Enclosures

24C7749

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**EXHIBIT A**

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 02 2005

CONGRESS STREET HISTORIC THEATERS  
FOUNDATION  
PO BOX 1728  
TUCSON, AZ 85702

Employer Identification Number:  
16-1699701  
DLN:  
17053364076034  
Contact Person: DOROTHY M LAWRENCE ID# 31450  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
May 3, 2004  
Contribution Deductibility:  
Yes  
Advance Ruling Ending Date:  
June 30, 2008

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

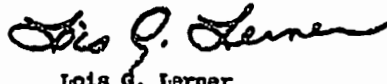
Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DC/CG)

-2-

CONGRESS STREET HISTORIC THEATERS

Sincerely,



Lois G. Lerner  
Director, Exempt Organizations  
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)  
Form 872-C

Letter 1045 (DO/CG)



AZ CORPORATION COMMISSION  
FILED



NOV 20 2008

FILE NO. 1130372-9

NON-PROFIT CORPORATION  
ARTICLES OF AMENDMENT  
Pursuant to A.R.S. §10-11005

1. The name of the corporation is:  
Congress Street Historic Theatre Foundation
2. Attached hereto as Exhibit A is the text of each amendment adopted.
3. The amendment was adopted the 17 day of Nov, 2008.
4. The amendment was duly adopted by vote of (choose one):
  - the members
  - the board of directors (without member action and either member action was not required or members are not entitled to vote).
5.  and with approval, in writing, by the person or persons so specified in the corporation's Articles of Incorporation or bylaws.

Dated as of this 17 day of Nov, 2008

Signature: Michael Crawford  
(Pursuant to ARS §10-5120 (F)(3) the Articles of Amendment must be executed by an officer of the corporation or the Chairman of the Board of Directors).

Title: President

Printed Name: MICHAEL CRAWFORD

**EXHIBIT A**

**Amendment to the Articles of Incorporation of  
Congress Street Historic Theatres Foundation**

1) Pursuant to a resolution approved by a unanimous vote of the board of directors on November 14, 2008, the corporate name of the Congress Street Historic Theatres Foundation is hereby changed to the Rialto Theatre Foundation.

2) This change of name is an amendment to Article I of the Articles of Incorporation. The previous version read as follows:

**ARTICLE I**

**NAME AND PERPETUAL DURATION**

The name of the Corporation is Congress Street Historic Theatres Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, et seq. The period of duration shall be perpetual.

The amended wording of Article I shall now read as follows:

**ARTICLE I (as amended)**

**NAME AND PERPETUAL DURATION**

The amended name of the Corporation is the Rialto Theatre Foundation, hereafter called the "Corporation." The Corporation is a nonprofit corporation under Arizona law, A.R.S. Section 10-2101, et seq. The period of duration shall be perpetual.

# Exempt Organizations Select Check



## Exempt Organizations Select Check

[Exempt Organizations Select Check Home](#)

### Organizations Eligible to Receive Tax-Deductible Contributions (Pub. 78 data) - Search Results

The following list includes tax-exempt organizations that are eligible to receive tax-deductible contributions. Click on the "Deductibility Status" column for an explanation of limitations on the deductibility of contributions made to different types of tax-exempt organizations.

Results are sorted by EIN. To sort results by another category, click on the icon next to the column heading for that category. Clicking on that icon a second time will reverse the sort order. Click on a column heading for an explanation of information in that column.

1 of 1 results

Results Per Page

[Prev](#) | 1 of 1 | [Next](#)

EIN	Legal Name (Doing Business As)	City	State-Country	Deductibility Status
18-1688701	Rainie Theatre Foundation	Tucson	AZ United States	PC

[Prev](#) | 1 of 1 | [Next](#)

[Return to Search](#)

# Exhibit E



MESCH  
CLARK  
ROTHSCHILD

mmcgrath@mcrazlaw.com

Our File No. 02013-0061

June 6, 2017

Bill Staples  
Pima County Assessor  
340 N. Stone Avenue  
Tucson, AZ 85701

RE: Rialto Theatre Foundation, a nonprofit, tax-exempt Arizona corporation  
(the "Foundation")  
Tax Assessments for "Rialto Theatre Foundation"

Dear Mr. Staples:

This office represents the Rialto Theatre Foundation. The purpose of this letter is to address ownership errors on the tax rolls and claims of real property tax liability, which the Foundation disputes.

The Foundation erroneously received a tax bill for Parcel Number 117-06-177B, which property, according to the Pima County Assessor's site, is owned by Rialto Theatre Foundation. The Foundation does not own this property and has never owned this property. The Foundation leases two properties, as follows:

1. The Foundation entered into a lease on October 1, 2013, with Tucson Properties, 1, LLC, a Delaware limited liability company, for commercial/retail property ("R-Bar") located at 350 E. Congress (the old Greyhound parcel) ("Greyhound Property"). At some point, OT Alegria, L.L.C., an Arizona limited liability company, became owner of the Greyhound Property, and on July 28, 2016, sold its interest in the Greyhound Property to CH Retail Fund 1/Tucson Plaza Centro, L.L.C., a Delaware limited partnership (See Exhibit A – corporate information; Exhibit B - Notice to Tenants of sale; and Exhibit C - Tucson Utility Services Statements apportioned to tenants, "RB" being the designation by the landlord of its tenant R-Bar).
2. The Foundation entered into a lease on September 1, 2010 with Rialto Block Project LLC, an Arizona limited liability company, for that property located at 211-215 East Broadway, which lease remains in effect on a month-to-month basis (See Exhibit D – Corporate information; and Exhibit E - Second Amendment to Lease).

Pursuant to the information I have provided, please correct the tax bill for Parcel Number 117-06-177B, removing Rialto Theatre Foundation as owner/taxpayer.

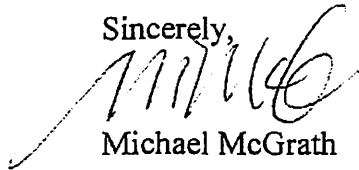
Bill Staples  
June 2, 2017  
Page 2

MESCH CLARK ROTHSCHILD

In conclusion, the purpose of this letter and attachments establishes that the Rialto Theatre Foundation does not own the property located at 50 S. Herbert Ave., and 215 E. Broadway (APN 117-06-177B). By copy of this letter to the Pima County Treasurer's Office, we are requesting the removal of the Rialto Theatre Foundation as owner/taxpayer of that property known as APN 117-06-177B and discontinuance of any efforts to enforce any such Notice.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "M. McGrath", written over the word "Sincerely,".

Michael McGrath

/mbs  
Enclosures  
24D1262

---

**EXHIBIT A**

Search Date and Time:  
9/30/2016 9:33:12 AM

File Number:  
R21035284

Corporation Name:  
CH RETAIL FUND I/TUCSON PLAZA CENTRO, L.L.C.

[Collapse](#) | [Expand](#)

Corporate Inquiry 

File Number

R21035284

Corporation Name

CH RETAIL FUND I/TUCSON PLAZA CENTRO,  
L.L.C.

Standing

[Check Corporate Status](#)

Domestic Address 

2338 WEST ROYAL PALM ROAD  
SUITE J  
PHOENIX, AZ 85021

Foreign Address 

C/O CORPORATION SERVICE COMPAN  
2711 CENTERVILLE ROAD  
SUITE 400  
WILMINGTON, DE 19808





Statutory Agent Information 

**Agent Name:** CORPORATION SERVICE COMPANY

**Agent Mailing/Physical Address:**

2338 WEST ROYAL PALM ROAD  
SUITE J  
PHOENIX, AZ 85021

**Agent Status:** APPOINTED 06/27/2016

**Agent Last Updated:** 06/30/2016

Additional Entity Information 

**Entity Type:** FOREIGN L.L.C.

**Business Type:**

**Incorporation Date:** 6/27/2016

**Corporation Life Period:**

**Domicile:** DELAWARE

**County:** MARICOPA

**Approval Date:** 6/30/2016

**Original Publish Date:**

Manager/Member Information 

<b>Name</b>	RETAIL MANAGERS I LLC
<b>Title</b>	MANAGER
<b>Address</b>	3819 MAPLE AVENUE DALLAS, TX 75219
<b>Date of Taking Office</b>	06/27/2016
<b>Last Updated</b>	06/30/2016

Scanned Documents 



Click on a gold button below to view a document. If the button is gray, the document is

not yet available. Please check back again later.

Document Number	05554128
Description	APPLICATION FOR REGISTRATION FOREIGN LLC
Date Received	6/27/2016

[Print Details](#)

[Privacy Policy \(http://www.azcc.gov/Divisions/Administration/Privacy.asp\)](http://www.azcc.gov/Divisions/Administration/Privacy.asp) | [Contact Us \(http://www.azcc.gov/divisions/corporations/contact-us.asp\)](http://www.azcc.gov/divisions/corporations/contact-us.asp)



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**EXHIBIT B**

# OT Alegria LLC

July 28, 2016

Re: Notice to Tenants

Dear Plaza Centro Tenants,

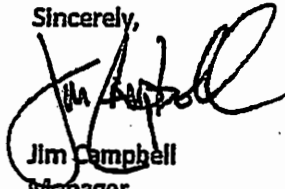
Please accept this as notice of sale for the Plaza Centro property. As of today, July 28<sup>th</sup> the new property owner is Crow Holdings out of Dallas, Texas. They are excited to be part of downtown Tucson and I am excited to be working with them.

Property Management will be transferring to Gail Davis at Cushman-Wakefield Picor and she can be reached at (520) 546-2746.

As for Oasis Tucson we will continue to be part of the project as a tenant. I will be helping for a bit to ensure a smooth transition but please understand that your primary point of contact will be Gail Davis, the property manager. I have attached a formal notice of the sale as well as the buyer's contact information. If you have any issue connecting I can facilitate.

To each of you I say thank you in your belief in downtown Tucson and thank you for being such a good group of people and tenants. I look forward to seeing each of you around Plaza Centro.

Sincerely,



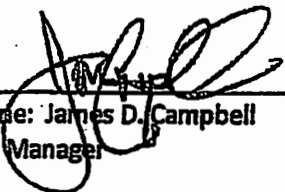
Jim Campbell  
Manager  
OT Alegria LLC

## **Official Notice to Tenants (Sale of Plaza Centro)**

You are hereby notified that OT Alegria LLC, has sold the an Arizona limited liability company ("**Seller**"), the current owner of that certain retail shopping center located in Tucson, Pima County, Arizona known as "Plaza Centro" (the "**Property**") and the current owner of the landlord's interest in your lease in the Property, has sold the Property to CH RETAIL FUND I/TUCSON PLAZA CENTRO, L.L.C., a Delaware limited partnership ("**New Owner**"), as of the above date. In connection with such sale, Seller has assigned and transferred its interest in your lease and the security deposits thereunder or relating thereto to New Owner, and New Owner has assumed and agreed to perform all of the landlord's obligations under your lease (including any obligations set forth in your lease to repay or account for such security deposit) from and after such date.

Please understand that accordingly, (a) all your obligations under the lease from and after the date hereof, including your obligation to pay rent, shall be performable to and for the benefit of New Owner, its successors and assigns, (b) your insurance policy or policies required to be maintained by you under the lease shall be amended to name New Owner as an additional insured (please provide a certificate of insurance evidencing such coverage within 30 days after the date of this letter), and (c) all the obligations of the landlord under the lease, including any obligations to repay or account for such security deposit, shall be the binding obligation of New Owner and its successors and assigns. Unless and until you are otherwise notified in writing by New Owner, the address of New Owner for all purposes under your lease is as set forth on Exhibit A hereto.

**Seller:**  
**OT ALEGRIA LLC,**  
an Arizona limited liability company

By:   
Name: James D. Campbell  
Its: Manager

**EXHIBIT A**

**ADDRESS OF NEW OWNER**

**For All Notices:**

**CH Retail Fund I/Tucson Plaza Centro LLC.  
3819 Maple Avenue  
Dallas, Texas 75219  
Attention: Asset Manager – Plaza Centro  
Telephone: 214-661-8374  
Telecopy: 214-445-0960**

**With a copy to:**

**CH Retail Fund I/Tucson Plaza Centro LLC.  
c/o Cassidy Turley Commercial Real Estate Services, Inc., dba  
Cushman & Wakefield  
2375 East Camelback Road, Suite 300  
Phoenix, AZ 85016  
Attention: Property Manager – Plaza Centro  
Telephone: 602-682-8250**

**Payment Address:**

**CH Retail Fund I/Tucson Plaza Centro LLC.  
c/o Inwood National Bank  
PO Box 852645  
Richardson, TX 75085**

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**EXHIBIT C**

**OT ALEGRIA LLC**  
 c/o Chapman Management Group LLC  
 33 W. Congress St, Suite 205  
 Tucson, AZ 85701

**Statement**

Account: plaza - GH-RET-B - rialto

Date: 07/28/16

Payment: \_\_\_\_\_

**RIALTO THEATER FOUNDATION**  
 PO Box 1728  
 EMAIL  
 Tucson, AZ 85702

Date	Description	Charges	Payments	Balance
	Balance Forward			22.91
08/01/16	pe 5/9 cot water 618574 (08/2016)	326.55		349.46
08/01/16	pe 6/8 cot water 618574 (08/2016)	302.33		651.79
08/01/16	cmg 3697 water meter read (07/2016)	3.57		655.36
08/01/16	Real Estate Taxes (08/2016)	7.63		662.99
08/01/16	Common Area Maint. (08/2016)	292.00		954.99
08/01/16	Insurance Pass Thru (08/2016)	35.25		990.24
08/01/16	Monthly Base Rent (08/2016)	2,854.89		3,945.13
08/01/16	Storage Fees (08/2016)	55.00		4,000.13
08/01/16	:Tax Monthly Base Rent (08/2016)	73.87		4,074.00
08/01/16	:Tax Common Area Maint. (08/2016)	7.30		4,081.30
08/01/16	:Tax Insurance Pass Thru (08/2016)	0.88		4,082.18
08/01/16	:Tax Real Estate Taxes (08/2016)	0.19		4,082.37
08/01/16	:Tax Storage Fees (08/2016)	1.38		4,083.75
08/01/16	Assessment/POA (08/2016)	53.71		4,137.46

Current	30 Days	60 Days	90 Days	Amount Due
22.91	0.00	0.00	0.00	4,137.46





# UTILITY SERVICES STATEMENT



Tucson Water Customer Service Office  
 Phone: 520-791-3242  
 Outside Tucson: 800-598-9449  
 www.tucsonaz.gov/water

Account Name: OT ALEGRIA LLC  
 Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Bill Date: 06/23/16  
 Service Period: 04/07/16 to 05/09/16  
 Hours: 8:00 am - 5:00 pm MST (Mon-Fri)

Pima County Regional Wastewater  
 Reclamation Department  
 Phone: 520-724-6609  
 www.pima.gov/wwm  
 City of Tucson Environmental Services:  
 Phone: 520-791-3171  
 www.tucsonaz.gov/esd

REG BILL	Payments (Credits)	Deposits Applied	Adjustments	Balance Forward	New Charges	ACCOUNT BALANCE
\$785.65	\$0.00	\$0.00	\$0.00	\$785.65	\$1,475.48	\$2,261.13

**METER INFORMATION**

Meter Number	Service Type	Start Date	End Date	Current Read	Previous Read	Consumption (Cfs)
23149154	WA	04/07/16	05/09/16	3741	3568	173

Handwritten notes:  
 5972 PP \$ 200.29  
 5972 OBOM \$ 485.60  
 5972 WOB \$ 507.23  
 5972 RB \$ 320.55  
 46000000 \$ 12.44

WATER

Y-axis: 0 to 240 Cfs  
 X-axis: MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY

Last Year      Your meter was read in Cfs on 05/09/16      This Year

**ACCOUNT ACTIVITY**

LAST BILL	\$785.65
TOTAL PAID SINCE LAST BILL	\$0.00
ADJUSTMENTS	\$0.00
BALANCE FORWARD	\$785.65
NEW CHARGES	
ENVIRONMENTAL SVCS FEES	\$5.30
SEWER VOLUME	\$851.77
WATER VOLUME	\$611.56
MISCELLANEOUS	\$49.54
TOTAL NEW CHARGES	\$1,475.48
ACCOUNT BALANCE	\$1,592.13
PAY THIS AMOUNT BY: 07/13/16	\$2,261.13

REC'D JUN 28 2016 Plaza 618574-0516

Property: \_\_\_\_\_ Amount Due: 1,592.13  
 Approved: \_\_\_\_\_  
 Ct. # Name: 01-1 Water  
 Description: Wash pe 519 350 #002  
 Billback Y: \_\_\_\_\_ Tenant: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_ Total of OK: \_\_\_\_\_  
 Due date applies to current charges ONLY.  
 Check # Any balance-forward is due now.  
 Please allow 7 days for payments to post to your account.  
 A \$28.00 fee will be charged for any returned check.

**IMPORTANT MESSAGE**

**Late Notice**

Our records show that a portion of your account is Past Due. Please pay the Balance Forward now to prevent service interruptions or possible penalties. If you have recently paid this amount, please disregard this message.



UTILITY SERVICES  
 PO Box 28804  
 Tucson, AZ 85726-8804

Please fold on perforation before tearing and return bottom portion with your payment.

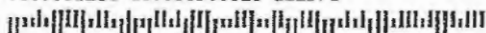
MAKE CHECKS PAYABLE TO:  
 CITY OF TUCSON

Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Cycle-Route #: 06-08

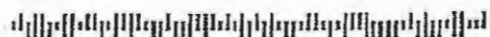
DUE DATE:	07/13/16
AMOUNT DUE:	\$2,261.13
Open Space / Riparian Contribution (optional)	
AMOUNT PAID:	1,592.13

Your tax-deductible contribution to "Open Space or Riparian Enhancement" will support the preservation of biologically-rich open space and the Conserve to Enhance program, an effort that links local river and wash enhancement with individual water conservation efforts. Visit www.tucsonaz.gov/water/checkbox to learn more. Your contribution will not affect service fees.

TUC0623A SCH 5-DIGIT 85701  
 7000002250 00.0009.0013 2219/1



OT ALEGRIA LLC  
 C/O CHAPMAN MANAGEMENT GROUP  
 33 W CONGRESS ST STE 205  
 TUCSON AZ 85701-1361



CITY OF TUCSON  
 PO BOX 28804  
 TUCSON, AZ 85726-8804

001232881000618574000002261135

**Utility Services Statement - Continued**  
**Your Water Provider is: TUCSON WATER**

<b>CITY ITEMIZED ENVIRONMENTAL SERVICES CHARGES</b>			
<b>DESCRIPTION</b>			<b>AMOUNT</b>
GRNDWTR PROTECT FEE			5.30
	<b>TOTAL:</b>		<b>\$5.30</b>
<b>PIMA COUNTY ITEMIZED SEWER CHARGES</b>			
<b>DESCRIPTION</b>			<b>AMOUNT</b>
SERVICE FEE			12.63
SEWER RESTAURANT	SEWER FLOW VOLUME 117.33		839.14
	<b>TOTAL:</b>		<b>\$851.77</b>
<b>CITY ITEMIZED WATER VOLUME CHARGES</b>			
<b>WATER USAGE</b>	<b>IN GALLONS</b>	<b>IN Ccfs</b>	<b>(1 Ccf = 748 GALLONS)</b>
THIS MONTH:	129,404	173	
LAST MONTH:	111,452	149	
THIS MONTH LAST YEAR:	51,612	69	
<b>DESCRIPTION</b>			<b>AMOUNT</b>
MONTHLY SERV CHRG			58.34
VOL 173.00 @ \$ 2.46			425.58
CAP CHARGE \$ .60/CCF			103.80
CONSRV FEE \$ .08/CCF			13.84
	<b>TOTAL:</b>		<b>\$611.56</b>
<b>MISCELLANEOUS CHARGES</b>			
<b>DESCRIPTION</b>			<b>AMOUNT</b>
CITY SALES TAX			12.23
STATE SALES TAX			37.31
	<b>TOTAL:</b>		<b>\$49.54</b>



# UTILITY SERVICES STATEMENT



Tucson Water Customer Service Office  
 Phone: 520-791-3242  
 Outside Tucson: 800-598-9448  
 www.tucsonaz.gov/water

Account Name: OT ALEGRIA LLC  
 Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Bill Date: 05/24/16  
 Service Period: 05/09/16 to 06/08/16  
 Hours: 8:00 am - 5:00 pm MST (Mon-Fri)

Pima County Regional Wastewater  
 Reclamation Department  
 Phone: 520-724-6609  
 www.pima.gov/wwm  
 City of Tucson Environmental Services:  
 Phone: 520-791-3171  
 www.tucsonaz.gov/ese

Last Bill	Payments (Credits)	Deposits Applied	Adjustments	Balance Forward	New Charges	ACCOUNT BALANCE
\$2,261.13	-\$669.00	\$0.00	\$0.00	\$1,592.13	\$1,474.04	\$3,066.17

**METER INFORMATION**

Meter Number	Service Type	Start Date	End Date	Current Read	Previous Read	Consumption (Cefs)
23140154	WA	05/09/16	06/08/16	3901	3741	160

*Handwritten notes:*  
 17.551 5978 PP # 185.43  
 30.501 5978 OCON # 449.58  
 30.501 5978 WDB # 525.20  
 30.501 5978 # 302.33  
 30.501 5978 # 11.50

WATER  
 JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN  
 Last Year      This Year  
 Your meter was read in Cefs on 06/08/16

**ACCOUNT ACTIVITY**

LAST BILL	\$2,261.13
TOTAL PAID SINCE LAST BILL	-\$669.00
ADJUSTMENTS	\$0.00
BALANCE FORWARD	\$1,592.13
<b>NEW CHARGES</b>	
ENVIRONMENTAL SVCS FEES	\$5.30
SEWER VOLUME	\$851.77
WATER VOLUME	\$570.74
MISCELLANEOUS	\$46.23
<b>TOTAL NEW CHARGES</b>	\$1,474.04
<b>ACCOUNT BALANCE</b>	\$3,066.17
PAY THIS AMOUNT BY: 07/14/16	

*Handwritten notes:*  
 Paid Apr  
 + May  
 Jun

Property: Plaza 618574-0616  
 Approved: \_\_\_\_\_ Amount Due: 1474.04  
 GL # Name: 1 Walls  
 Description: water re 918 350 #002  
 Budget: \_\_\_\_\_  
 Billback Y: \_\_\_\_\_ Tenant: \_\_\_\_\_  
 Date: \_\_\_\_\_ applies to current charges ONLY.  
 Any balance forward is due now.  
 Check # \_\_\_\_\_  
 Please allow 7 days for payments to post to your account.  
 A \$28.00 fee will be charged for any returned check.

**IMPORTANT MESSAGE**

Late Notice  
 Our records show that a portion of your account is Past Due. Please pay the Balance Forward now to prevent service interruptions or possible penalties. If you have recently paid this amount, please disregard this message.



UTILITY SERVICES  
 PO Box 28804  
 Tucson, AZ 85728-8804

Please fold on perforation before tearing and return bottom portion with your payment.  
 MAKE CHECKS PAYABLE TO:  
 CITY OF TUCSON

Account Number: 1232881-618574  
 Service Address: 350 E CONGRESS ST # 002  
 Cycle-Route #: 06-06

DUE DATE:	07/14/16
AMOUNT DUE:	3,066.17
Open Space / Riparian Contribution (optional):	
AMOUNT PAID:	1,474.04

Your tax-deductible contribution to "Open Space or Riparian Enhancement" will support the preservation of biologically-rich open space and the Conserve to Enhance program, an effort that links local river and wash enhancement with individual water conservation efforts. Visit www.tucsonaz.gov/water/checkbox to learn more. Your contribution will not affect service fees.

TUC0624A 3-DIGIT 857  
 7000012619 00.0048.0006 12365/1  
  
 OT ALEGRIA LLC  
 C/O CHAPMAN MANAGEMENT GROUP  
 33 W CONGRESS ST STE 205  
 TUCSON AZ 85701-1361

CITY OF TUCSON  
 PO BOX 28804  
 TUCSON, AZ 85728-8804

001232881000618574000003066176

Utility Services Statement - Continued  
Your Water Provider is: TUCSON WATER

<b>CITY ITEMIZED ENVIRONMENTAL SERVICES CHARGES</b>			
DESCRIPTION			AMOUNT
GRNDWTR PROTECT FEE			5.30
	TOTAL:		\$5.30
<b>PIMA COUNTY ITEMIZED SEWER CHARGES</b>			
DESCRIPTION			AMOUNT
SERVICE FEE			12.63
SEWER RESTAURANT	SEWER FLOW VOLUME 117.33		839.14
	TOTAL:		\$851.77
<b>CITY ITEMIZED WATER VOLUME CHARGES</b>			
<u>WATER USAGE</u>	<u>IN GALLONS</u>	<u>IN Ccfs</u>	(1 Ccf = 748 GALLONS)
THIS MONTH:	119,580	160	
LAST MONTH:	129,404	173	
THIS MONTH LAST YEAR:	85,272	114	
DESCRIPTION			AMOUNT
MONTHLY SERV CHRG			68.34
VOL 160.00 @ \$ 2.46			393.60
CAP CHARGE \$ .80/CCF			96.00
CONSRV FEE \$ .08/CCF			12.50
	TOTAL:		\$570.74
<b>MISCELLANEOUS CHARGES</b>			
DESCRIPTION			AMOUNT
CITY SALES TAX			11.41
STATE SALES TAX			34.82
	TOTAL:		\$46.23

Phone #	Chapman 3	Work Order # 3697
Fax #		Date Printed 7/11/2016
<b>Work Order</b> <sup>REC'D</sup> JUL 11 2016		

**Summary:** plaza - wtr mtr reads - 8:30 - 9:00

**Assigned To:** WAYNE VAUDREY  
 33 w. congress st, 205  
 Tucson, AZ 85701  
 Phone #: 360-281-1113  
 Fax #: 520-628-1082

**Create Date:** 07/07/2016      **Target Date:**  
**Status:** Closed      **Closed Date:** 7/7/2016  
**W/O Type:** MET - Meter Reads  
**W/O Auth.:** WAY - Wayne Vaudrey

**Job Details**

Job Location  
 PLAZA PLAZA CENTRO  
 tucson, AZ 85701

Contact Info  
**Contact:** PLAZA CENTRO  
**Phone:**      **Phone 2:**  
**Account #:** 023      **Lot/Unit #:** 023

**Special Instructions**

**Detailed Description**

Water meter reads -- RB - 00486822  
 WOB - 00334932    OBON - RD008394    Fired Pie 1 - 0131387    Fired Pie 2 - 0043512    Fired Pie 3 - 0018915  
 Cut Color - 00080314    Planet Smoothie - 00148232  
 HiFi - 01322038

<b>Cost Breakdown</b>					
Type	Description	Quantity	Rate / Cost	Tax & Burden	Total
LABOR	001 - Maintenance	0.5	\$50.00	\$0.00	\$25.00

<b>Labor Total:</b>	<b>\$25.00</b>
<b>Material Total:</b>	<b>\$0.00</b>
<b>Other Total:</b>	<b>\$0.00</b>
<b>Grand Total:</b>	<b>\$25.00</b>

RECEIVED JUL 14 2016  
 CHARGED JUL 15 2016

RB 3.57  
 Fired Pie 3.58  
 WOB 3.57  
 OBON 3.57  
 Cut C 3.57  
 Pl. SWO 3.57  
 HiFi 3.57

REC'D JUL 12 2016

3697/23

mgmt 2

Property Plaza  
 Approved [Signature]      Amount Due 25.00  
 GL # Name 59127 Recorneral Utilities  
 Description Meter Read Water  
 Budget \_\_\_\_\_  
 Billback  Y-7      Tenant \*  
 Date Paid Y-7      Total of CK \_\_\_\_\_  
 Check # \_\_\_\_\_

8

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**EXHIBIT D**

Search Date and Time:  
9/30/2016 9:31:47 AM

File Number:  
L13758231

Corporation Name:  
RIALTO BLOCK PROJECT, L.L.C.

[Collapse](#) | [Expand](#)

Corporate Inquiry 

File Number L13758231

Corporation Name RIALTO BLOCK PROJECT, L.L.C.

Standing

[Check Corporate Status](#)

Domestic Address 

2140 W MOORE ROAD  
TUCSON, AZ 85755

Statutory Agent Information 

Agent Name: GRB SERVICE LLC

Agent Mailing/Physical Address:  
% GABROY ROLLMAN & BOSSE PC  
3507 N CAMPBELL AVE #111  
TUCSON, AZ 85719

Agent Status: APPOINTED 09/04/2012



Agent Last Updated: 10/04/2012

Additional Entity Information



Manager/Member Information



**Name** MATTHEW SCOTT STITELER  
**Title** MANAGER  
**Address** 2140 W MOORE RD  
TUCSON, AZ 85706

**Date of Taking Office** 10/09/2008  
**Last Updated** 01/23/2013

**Name** DONALD J MARTIN  
**Title** MANAGER  
**Address** 3371 E HEMISPHERE LOOP  
TUCSON, AZ 85706

**Date of Taking Office** 06/29/2007  
**Last Updated** 01/23/2013

**Name** STELLAR HOMES ARIZONA LLC  
**Title** MEMBER  
**Address** 2140 W MOORE ROAD  
TUCSON, AZ 85755

**Date of Taking Office** 10/09/2008  
**Last Updated** 01/23/2013

**Name** ONE DOWNTOWN LLC  
**Title** MEMBER  
**Address** 3371 E HEMISPHERE LOOP  
TUCSON, AZ 85706

**Date of Taking Office** 10/09/2008  
**Last Updated** 01/23/2013





Scanned Documents



Microfilm



Amendments



[Print Details](#)

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**EXHIBIT E**

**SECOND AMENDMENT TO LEASE DATED SEPTEMBER 1, 2010 BY AND BETWEEN RIALTO BLOCK PROJECT LLC, ARIZONA LIMITED LIABILITY COMPANY, ("LANDLORD") AND RIALTO THEATRE FOUNDATION, formally known as the Congress Street Historic Theaters Foundation, an Arizona non-profit corporation. ("TENANT")**

August 19, 2015

WHEREAS, the parties hereto have entered into the above-referenced Lease dated September 1, 2010. Subsequently amended on August 31, 2013 for those certain Premises located at 211-215 East Broadway, Tucson, Arizona 85701; and

WHEREAS, the parties hereto now desire to amend, modify or change certain portions of said Lease.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein, these parties hereby agree to the following:


1. **MINIMUM RENT.** Tenant hereby agrees to pay Landlord Minimum Rent Commencing September 1, 2015 in accordance with the following schedule per month, plus adjustment and applicable rental occupancy tax:
  - A. September 1, 2015 and ending August 31, 2016     \$3090.63
2. **TERMINATION DATE.** The term of the Lease shall expire August 31, 2016.

All of the other terms, conditions, covenants and agreements set forth in the original Lease dated September 1, 2010, First Amendment dated August 31, 2013 shall remain the same and in full force and effect.

**LANDLORD:**

Rialto Block Project LLC

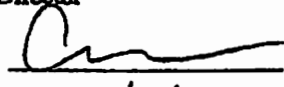
BY: Don Martin  
ITS: Managing Member

  
DATE: 8/27/15

**TENANT:**

Rialto Theatre Foundation an Arizona  
Non-profit corporation

BY: Curtis McCrary  
ITS: Authorized agent/Executive  
Director

  
DATE: 8/19/15