

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 174-04-004P
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [x]

How many parcels, other than the Primary Parcel, are included in this sale? 1

Please list the additional parcels below (attach list if necessary):

- (1) 174-03-004H (2) (3) (4)

2. SELLER'S NAME AND ADDRESS:

Rancho/Hayden, L.L.C.
14365 N. Kierland Boulevard, Suite 111
Scottsdale, AZ 85258

3. (a) BUYER'S NAME AND ADDRESS:

Scottlin LLC
6621 North Scottsdale Road
Scottsdale, AZ 85250

(b) Are the Buyer and Seller related? Yes [] No [x]
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

8300 - 8320 North Hayden Road
Scottsdale, AZ 85258

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Scottlin LLC
6621 North Scottsdale Road
Scottsdale, AZ 85250

(b) Next tax payment due 10/15

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. [] Vacant Land f. [x] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
d. [] 2-4 Plex i. [] Other Use; Specify:
e. [] Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

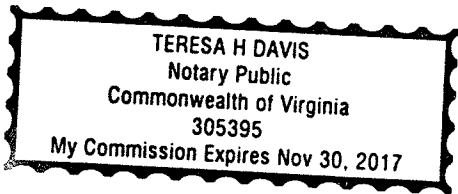
- a. [] To be used as a primary residence.
b. [] To be rented to someone other than a "qualified family member."
c. [] To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 1
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: [Signature]
State of Virginia, County of Roanoke
Subscribed and sworn to before me on this 12 day of August 2015
Notary Public: [Signature]
Notary Expiration Date: 11/30/17



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C1
Ho:

- 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [] Warranty Deed d. [] Contract or Agreement
b. [x] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 8,882,000.00

11. DATE OF SALE (Numeric Digits): 07 / 15
Month / Year

12. DOWN PAYMENT \$ 2,882,000.00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [x] New loan(s) from:
financial institution:
(1) [x] Conventional
(2) [] VA
(3) [] FHA
b. [] Barter or trade
c. [] Assumption of existing loan(s) f. [] Other financing; Specify:
d. [] Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes [] No [x]
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: Not Applicable

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes [] No [x]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Scottlin LLC
6621 North Scottsdale Road, Scottsdale, AZ 85250

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer Agent: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 15th day of August 2015
Notary Public: [Signature]
Notary Expiration Date: 01/21/2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

That portion of Section 36, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 36;

Thence North 89 degrees 47 minutes 07 seconds West, along the South line of the Southeast quarter of said Section 36, a distance of 100.80 feet to a point of tangency of a circular curve concave to the North and having a radius of 1500.00 feet;

Thence Northwest, along the arc of said last mentioned curve through a central angle of 18 degrees 38 minutes 47 seconds, a distance of 488.16 feet;

Thence North 71 degrees 08 minutes 20 seconds West, 1131.79 feet to a point of tangency of a circular curve concave to the Southwest and having a radius of 1500.00 feet;

Thence Northwest, along the arc of said last mentioned curve through a central angle of 17 degrees 40 minutes 06 seconds, a distance of 462.56 feet;

Thence North 88 degrees 48 minutes 26 seconds West, 99.22 feet;

Thence North 01 degrees 11 minutes 34 second East, 910.00 feet;

Thence North 88 degrees 48 minutes 26 seconds West, 65.00 feet to a point on the West line of Hayden Road as described in instrument recorded in Docket 12208, page 199, records of Maricopa County, Arizona, and the POINT OF BEGINNING;

Thence North 88 degrees 48 minutes 26 seconds West, 310.00 feet;

Thence South 46 degrees 11 minutes 34 seconds West, 190.00 feet;

Thence North 43 degrees 48 minutes 26 seconds West, 389.86 feet to a point on a circular curve concave to the Southeast and whose radius point bears South 38 degrees 48 minutes 48 seconds East, 950.00 feet;

Thence Northeast, along the arc of said last mentioned curve through a central angle of 46 degrees 31 minutes 43 seconds, a distance of 771.47 feet to a point on the West line of Hayden Road;

Thence South 01 degrees 11 minutes 34 seconds West, along said West line of Hayden Road, 352.90 feet to the POINT OF BEGINNING;

EXCEPT all groundwaters underlying the surface of said land as reserved in Docket 13306, page 1198, records of Maricopa County, Arizona.

PARCEL NO. 2:

An Easement for ingress and egress, as created by instrument recorded in Docket 15998, page 735, re-recorded in Docket 16035, page 23 and Re-Recording No. 96-0706994, records of Maricopa County, Arizona, over that portion of Section 36, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 36;

EXHIBIT "A"
 (Continued)

Thence North 89 degrees 47 minutes 07 seconds West, along the South line of the Southeast quarter of said Section 36, a distance of 100.80 feet to a point of tangency of a circular curve concave to the North and having a radius of 1500.00 feet;

Thence Northwest, along the arc of said last mentioned curve through a central angle of 18 degrees 38 minutes 47 seconds, a distance of 488.16 feet;

Thence North 71 degrees 08 minutes 20 seconds West, 1131.79 feet to a point of tangency of a circular curve concave to the Southwest and having a radius of 1500.00 feet;

Thence Northwest, along the arc of said last mentioned curve through a central angle of 17 degrees 40 minutes 06 seconds, a distance of 462.56 feet;

Thence North 88 degrees 48 minutes 26 seconds West, 99.22 feet;

Thence North 01 degrees 11 minutes 34 seconds East, 910.00 feet;

Thence North 88 degrees 48 minutes 26 seconds West, 65.00 feet to a point on the West line of Hayden Road as described in instrument recorded in Docket 12208, page 199, records of Maricopa County, Arizona, and the POINT OF BEGINNING;

Thence South 01 degrees 11 minutes 34 seconds West, 27.27 feet to a point on a curve concave to the Southwest and having a radius of 25.00 feet;

Thence Northwest, along the arc of said curve through a central angle of 31 degrees 52 minutes 14 seconds, a distance of 13.91 feet;

Thence North 88 degrees 48 minutes 26 seconds West, a distance of 279.03 feet to a point on a curve concave to the South and having a radius of 45.00 feet;

Thence Southwest, along the arc of said curve through a central angle of 14 degrees 32 minutes 26 seconds, a distance of 11.42 feet;

Thence North 13 degrees 20 minutes 52 seconds West, 25.77 feet;

Thence South 88 degrees 48 minutes 26 seconds East, ^{Unofficial Document} 310.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

An Easement for parking, ingress and egress, as created by instrument in Recording No. 84-0293433, records of Maricopa County, Arizona, over that portion of Section 36, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 36;

Thence North 89 degrees 47 minutes 07 seconds West, 100.80 feet along the South line of said Section 36;

Thence along a curve to the right 488.16 feet, said curve having a radius of 1500.00 feet and a central angle of 18 degrees 38 minutes 47 seconds;

Thence North 71 degrees 08 minutes 20 seconds West, 1131.79 feet;

Thence along a curve to the left 462.56 feet, said curve having a radius of 1500.00 feet and a central angle of 17 degrees 40 minutes 06 seconds;

EXHIBIT "A"
(Continued)

Thence North 88 degrees 48 minutes 26 seconds West, 99.22 feet;

Thence North 01 degrees 11 minutes 34 seconds East, 910.00 feet;

Thence North 88 degrees 48 minutes 26 seconds West, 65.00 feet to a point on the West right-of-way line of Hayden Road as described in instrument recorded in Docket 12208, page 199, records of Maricopa County, Arizona;

Thence North 01 degrees 11 minutes 34 seconds East, 352.90 feet along said West right-of-way line to the POINT OF BEGINNING;

Thence along a curve to the left 153.53 feet, said curve having a radius of 950.00 feet, a central angle of 09 degrees 15 minutes 34 seconds and long chord bearing North 86 degrees 32 minutes 51 seconds West, 153.36 feet;

Thence North 46 degrees 11 minutes 34 seconds East, 41.55 feet;

Thence North 43 degrees 48 minutes 26 seconds West, 66.00 feet;

Thence North 46 degrees 11 minutes 34 seconds East, 38.00 feet;

Thence South 43 degrees 48 minutes 26 seconds East, 16.00 feet;

Thence North 46 degrees 11 minutes 34 seconds East, 91.00 feet;

Thence South 88 degrees 48 minutes 26 seconds East, 68.00 feet to a point on said West right-of-way line;

Thence South 01 degrees 11 minutes 34 seconds West, 162.00 feet along said West right-of-way line to the POINT OF BEGINNING.

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