

Unofficial Document

FOR R20

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 130-16-088 A
BOOK MAP PARCEL SPLIT

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

How many parcels, other than the Primary Parcel, are included in this sale? 3
No parcel # for Parcel 2 in legal

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

- (1) 130-16-035 B (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

G & G Development Companies, L.L.C., an Arizona limited liability company
P O Box 27224
Tempe, AZ 85285

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

JLB AGAVE LLC, a Delaware limited liability company
3890 W. Northwest Hwy, 7th Floor
Dallas, TX 75220

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

4. ADDRESS OF PROPERTY:

7113 E Angus Dr.
Scottsdale, AZ 85251

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

JLB AGAVE LLC, a Delaware limited liability company
3890 W. Northwest Hwy, 7th Floor
Dallas, TX 75220

(b) Next tax payment due March 1, 2016

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

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
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: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks,

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.

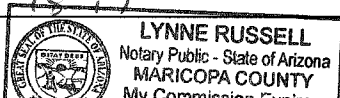
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 3 day of Sept 2015

Notary Public

Notary Expiration Date 9-15-17



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of Sept 2015

Notary Public

Notary Expiration Date 5-7-18



KATHERINE J. FINNEGAN
Notary Public - Arizona
Maricopa County
Expires 05/07/2018

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 7,553,527.73

11. DATE OF SALE (Numeric Digits): 10/2013
Month / Year

12. DOWN PAYMENT \$ 7,553,527.73

13. METHOD OF FINANCING:

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

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

- b. If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the partial interest: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

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

If Yes, briefly describe the solar / energy efficient components: _____

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

Stewart Title & Trust of Phoenix, Inc.
2930 E. Camelback Rd., Suite 210, Phoenix, AZ 85016
(480) 557-4560

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

EXHIBIT "A"

Parcel No. 1:

Lot 1, Angus Plaza 1, according to Book 763 of Maps, Page 45, records of Maricopa County, Arizona;

EXCEPT that portion conveyed to the City of Scottsdale by Deed recorded in Document No. 2011-1026192, records of Maricopa County, Arizona, and further described as follows:

Commencing at the City of Scottsdale brass cap in handhole marking the East quarter corner of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, from which a brass cap in handhole marking the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 27 bears South 00 degrees 14 minutes 34 seconds West 1327.20 feet, said line is the East line of the Northeast quarter of the Southeast quarter of said Section 27 and is the basis of the bearings in this description;

Thence South 00 degrees 14 minutes 34 seconds West 510.70 feet along said East line to a City of Scottsdale brass cap in handhole marking the intersection of said East line with the monument line of said Angus Drive as shown on Security Manor, as recorded in Book 47 of Maps, Page 8, Maricopa County Records;

Thence South 89 degrees 18 minutes 58 seconds ^{Unofficial Document} West 55.01 feet along said monument line to its intersection with a line 55.00 feet West of and parallel with said East line, from which a brass cap in handhole marking the intersection of said Angus Drive and 71st Street, bears South 89 degrees 18 minutes 58 seconds West 606.68 feet;

Thence South 00 degrees 14 minutes 34 seconds West 25.00 feet along said parallel line to a line 25.00 feet South of and parallel with the monument line of said Angus Drive, being the South right of way line of Angus Drive as shown on said Deed of Right of Way recorded in Document No. 2002-1353828;

Thence South 89 degrees 18 minutes 58 seconds West 286.86 feet along said parallel line to the beginning of a non tangent curve to the left, the center of which bears North 25 degrees 10 minutes 42 seconds West 50.00 feet;

Thence Northeasterly along the arc of said non-tangent curve to the left through a central angle of 70 degrees 40 minutes 08 seconds, an arc distance of 61.67 feet to a line 25.00 feet North of and parallel with the monument line of said Angus Drive, being the North right of way line of Angus Drive as shown on said Angus Plaza 1, and the Point of Beginning;

Thence South 89 degrees 18 minutes 58 seconds West 111.06 feet along said North right of way line to the cusp of a tangent curve concave Northwesterly having a radius of 14.00 feet, from

which the most Southerly Southwest corner of Lot 1, Angus Plaza 1, bears South 89 degrees 18 minutes 58 seconds West 196.77 feet;

Thence Northeasterly along the arc of said curve through a central angle of 73 degrees 11 minutes 53 seconds, an arc distance of 17.89 feet to the beginning of a reverse curve having a radius of 50.00 feet;

Thence Northerly, Easterly and Southerly along the arc of said curve through a central angle of 158 degrees 02 minutes 04 seconds, an arc distance of 137.91 feet to the Point of Beginning.

Parcel No. 2:

The North half of the following:

A portion of Angus Drive as shown on Security Manor, recorded in Book 47 of Maps, page 8, Maricopa County Records, and as shown on Angus Plaza 1 recorded in Book 763 of Maps, page 45, Maricopa County Records, and described in Deed of Right of Way recorded in Document No. 2002-1353828, Maricopa County Records, located in the Southeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the City of Scottsdale brass cap in handhole marking the East quarter corner of said Section 27, from which a brass cap in handhole ^{Unofficial Document} marking the Southeast corner of the Northeast quarter of the Southeast quarter of Section 27, bears South 00 degrees 14 minutes 34 seconds West 1327.20 feet, said line is the East line of the Northeast quarter of the Southeast quarter of said Section 27 and is the basis of bearings in this description;

Thence South 00 degrees 14 minutes 34 seconds West 510.70 feet along said East line to a City of Scottsdale brass cap in handhole marking the intersection of said East line with the monument line of said Angus Drive as shown on said Security Manor;

Thence South 89 degrees 18 minutes 58 seconds West 55.01 feet along said monument line to its intersection with a line 55.00 feet West of and parallel with said East line, and also the Point of Beginning, from which a brass cap in handhole marking the intersection of said Angus Drive and 71st Street, bears South 89 degrees 18 minutes 58 seconds West 606.68 feet;

Thence South 00 degrees 14 minutes 34 seconds West 25.00 feet along said parallel line to a line 25.00 feet South of and parallel with the monument line of said Angus Drive, being the South right-of-way line of Angus Drive as shown on said Deed of Right-of-Way recorded in Document No. 2002-1353828;

Thence South 89 degrees 18 minutes 58 seconds West 286.86 feet along said parallel line to the beginning of a nontangent curve to the left, the center of which bears North 25 degrees 10 minutes 42 seconds West 50.00 feet;

Thence Northerly along the arc of said non-tangent curve to the left through a central angle of 70 degrees 40 minutes 08 seconds, an arc distance of 61.67 feet to a line 25.00 feet North of and parallel with the monument line of said Angus Drive, being the North right-of-way line of Angus drive as shown on said Angus Plaza 1;

Thence North 89 degrees 18 minutes 58 seconds East 248.60 feet along said parallel line to a line 65.00 feet West of and parallel with the East line of the Northeast quarter of the Southeast quarter of said Section 27, being the West right-of-way line of Scottsdale Road as shown on said Angus Plaza 1;

Thence South 00 degrees 14 minutes 34 seconds West 25.00 feet along said parallel line to its intersection with the monument line of said Angus Drive;

Thence North 89 degrees 18 minutes 58 seconds East 10.00 feet along the monument line of said Angus Drive to the Point of Beginning as abandoned in City of Scottsdale Resolution No. 8673 recorded in Document No. 2012-568387, records of Maricopa County, Arizona.

Parcel No. 3:

Lots 7, 8 and 9, Security Manor, according to Book 47 of Maps, Page 8, records of [Maricopa] County, Arizona;

EXCEPT that portion of said lots lying ^{Unofficial Document} Northerly and Westerly of the following described line:

Beginning at the Northeast corner of said Lot 9;

Thence South 00 degrees 00 minutes 30 seconds East a distance of 15.00 feet;

Thence South 89 degrees 06 minutes 00 seconds West, along a line parallel to and 15.00 feet South of the North line of said Lots, a distance of 102.23 feet;

Thence along an arc 23.33 feet to the left, having a radius of 15.00 feet, the chord of which is South 44 degrees 32 minutes 45 seconds West for a distance of 21.05 feet;

Thence South 0 degrees 00 minutes 30 seconds East a distance of 114.63 feet to a point on the South line of Lot 7, being the terminus of said line.