

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 131-07-484
 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? 41

Please list the additional parcels below (attach list if necessary):
 (1) See Attached List

2. SELLER'S NAME AND ADDRESS:

DSRM LLC
7904 East Chaparral Road, Suite A110-494
Scottsdale, AZ 85250

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

Rancho/Hayden, L.L.C.
192 Summerfield Court, Suite 102
Roanoke, VA 24019

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

4. ADDRESS OF PROPERTY:

McDowell Road and 85th Place
Scottsdale, AZ

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

Rancho/Hayden, L.L.C.
192 Summerfield Court, Suite 102
Roanoke, VA 24019

(b) Next tax payment due 10/15

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

- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: |
| e. <input checked="" type="checkbox"/> 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: 38
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FO C1 sa

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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$ 9,600,000.00

11. DATE OF SALE (Numeric Digits): 05 / 15
 Month / Year

12. DOWN PAYMENT: \$ 3,500,000.00

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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 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
 If Yes, briefly describe the solar / energy efficient components:

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

Rancho/Hayden, L.L.C.
192 Summerfield Court, Suite 102, Roanoke, VA 24019

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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]
 Signature of Seller / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 5th day of OCT 2015

Notary Public [Signature]
 Notary Expiration Date 08/01/2017

[Signature]
 Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 7th day of OCT 2015

Notary Public [Signature]
 Notary Expiration Date Jan 21 2017



DEWAYNE C. HUFFMAN
 Notary Public - Arizona
 Maricopa County
 Expires 08/01/2017



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

Escrow No. C1505109-346-DH
Affidavit of Property Value...Continued
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EXHIBIT "A"
Legal Description

Lots 1 through 38, inclusive, and Tracts A through D, inclusive of VILLA CONTENTO, according to Book 899 of Maps, page 38; and
Affidavit of Correction recorded in Recording No. 2007-0262637, records Maricopa County, Arizona

Unofficial Document

EXHIBIT "B"

The Additional Parcel Numbers being conveyed in this transaction are:

131-07-485	131-07-494	131-07-502	131-07-510	131-07-518
131-07-486	131-07-495	131-07-503	131-07-511	131-07-519
131-07-487	131-07-496	131-07-504	131-07-512	131-07-520
131-07-488	131-07-497	131-07-505	131-07-513	131-07-521
131-07-489	131-07-498	131-07-506	131-07-514	131-07-522
131-07-490	131-07-499	131-07-507	131-07-515	131-07-523
131-07-491	131-07-500	131-07-508	131-07-516	131-07-524
131-07-492	131-07-501	131-07-509	131-07-517	131-07-525
131-07-493				

Unofficial Document