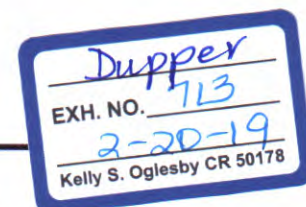


TROVITA HOMEOWNERS ASSOCIATION  
UNIT LIST JANUARY 2005

Dupper  
EXH. NO. 712  
2-20-19  
Kelly S. Oglesby CR 50178

Homeowner	Lot	Code	Mailing Address	Home/Phone	Mobile	Add. Phone	Email
Ron & Sharon Krystofik	1		50 W. Los Arboles Drive Tempe, AZ 85284				
Randall & Clara Lour	2		1702 E. Jeanine Dr. Tempe, AZ 85284				
Max & Linda Berg	3		6012 W. Victoria Place Chandler, AZ 85226				
Michael & Lisa Hollar	4		6013 W. Victoria Place Chandler, AZ 85226				
Dennis & Victoria Richards	5		9387 S. College Ave. Tempe, AZ 85284				
James & Sharon Carter	6		6053 W. Victoria Place Chandler, AZ 85226				
William & Nancy Swirtz	7		6182 W. Gary Dr. Chandler, AZ 85226				
L.J. Shelton	8		6034 W. Trovita Pl. Chandler, AZ 85226				
Cynthia Chou	9		9852 E. Sundridge Dr. Sun Lakes, AZ 85248				
Abraham Setoodeh & Ashley Poupeh	10		438 W. Knight Lane Tempe, AZ 85284				
Jeffrey Wilson	11		1170 N. Mallard Place Chandler, AZ 85226				
Michael & Bridgette Biscoe	12		6075 W. Trovita Place Chandler, AZ 85226				
Tom & Mary Axelson	13/14		5742 W. Orchid Lane Chandler, AZ 85226				
Craig & Tomie Brown	15		299 E. Courtney Tempe, AZ 85284				
Jay Tibshraeny	16/32		P.O. Box 4065 Mesa, AZ 85211				
Koushik & Swati Banerjee	17		6175 W. Trovita Pl Chandler, AZ 85226				
John & Sharon Cochran	18		6195 W. Trovita Pl Chandler, AZ 85226				
Paul & Patricia Oleson	22/24		5582 W. Gary Dr. Chandler, AZ 85226				
James & Karis Scott	23		6094 W. Trovita Pl Chandler, AZ 85226				
Russ & Patti Dupper (Josh)	25		132 E. Palomino Dr Tempe, AZ 85284				
Rick & Ann Champagne	26		8076 S. Dateland Dr Tempe, AZ 85284				
Brian & Dawn Imdieke	27		11802 S. Equestrian Trail Phoenix, AZ 85044				
George & Lucy Barabe	28		7025 Moon Glow Court NE Albuquerque, NM 87111				
Denny & Ranasha Chittick	29		6132 W. Victoria Pl Chandler, AZ 85226				
Michael & Catherine Templeton	30		4508 E. Earhart Way Chandler, AZ 85226				
Arnaldo & Rosamaria Burgos	31		1188 N. Austin Dr. Chandler, AZ 85226				
Steve & Beth Bunker	21/33		6134 N. Trovita Pl Chandler, AZ 85226				
Postal Code							



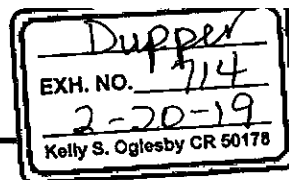
Message

**From:** Denny Chittick [dcmoney@yahoo.com]  
**Sent:** 5/18/2011 11:25:50 PM  
**To:** Russ Dupper [pldupper@gmail.com]; Mike Hollar [mlhollar@hotmail.com]; Mary Axelsen [taxelsen@cox.net]; Michael Fong [mfong345@gmail.com]; LJ Shelton [ljshelton@cox.net]  
**CC:** Larry Heywood [larry@heywoodrealty.com]; Craig Tomie Brown [trovita@gmail.com]  
**Subject:** HOA Board

We have a few openings on the HOA Board, I am inviting you to submit your name to be on the ballot. Your time allotment might be a few mins on some emails every now and again. we only have one meeting a year because we don't have enough issues to justify more. we are having a meeting June 21st. if you are interested in putting your name on there, just email Larry back. if you have questions let me know.

thx  
dc

DenSco Investment Corp  
[www.denscoinvestment.com/](http://www.denscoinvestment.com/)  
602-469-3001  
602-532-7737 f



Message

**From:** Denny Chittick [dcmoney@yahoo.com]  
**Sent:** 1/20/2007 8:04:27 AM  
**To:** Mary Axelsen [maxelsen@cox.net]; Thomas Axelsen [taxelsen@mhplaw.com]; Samir Badri [sbadri@cox.net]; KoushikSwati Banerjee [banerjeeswati@hotmail.com]; Don Beaver [dbeaver254@aol.com]; Leslie Beaver [Phef101@aol.com]; LindaMax Berg [linda@lindaberg.net]; Aurther Brooks [abrooks@brooksesi.com]; Craig Tomie Brown [craig.c.brown@intel.com]; Steve Bunker [sbunker@mobilemini.com]; Arnaldo Rosamarie Burgos [arburgos@cox.net]; James Cadzow [jamescadzow@amsaz.com]; James Sharon Carter [jcarter52@aol.com]; Rick Champagne [rchampagne@champagnelogistics.com]; Ranasha Chittick [ranashadc@yahoo.com]; John Sharon Cochran [john.cochran@fortehomes.com]; dc [dcmoney@yahoo.com]; Russ Patti Dupper [rdupper@rhdupper.com]; Gary Feigenbaum [gary@reedygroup.com]; Vicky Flatt [vicky@dairylandmilk.com]; Mike Lisa Hollar [mlhollar@hotmail.com]; Brian Dawn Imdieke [b-imdieke@cox.net]; David Kassel [david.kassel@gmail.com]; Ron Sharon Krystofik [rkrystofik@1stusarealty.com]; Paul Patty Oleson [poleson@cox.net]; Dennis Victoria Richards [dennis.richards@cox.net]; JamesKaris Scott [jbscottmd@aol.com]; Karis Scott [KarisR@aol.com]; Paul Seppanen [paul\_seppanen@hotmail.com]; LJ Shelton [ljshelton@cox.net]; kim silver [kimsilver@earthlink.net]; Bill Swirtz [Bill.Swirtz@Apollogr.edu]; Jeffrey Wilson [jeffrey.wilson@asu.edu]  
**Subject:** Owner of HOA-management firm accused of fraud, theft

\*\*Here is the article about our HOA Mgt company, we'll talk about on Monday, however, i doubt anyone will know any more by the meeting.

A man whose company manages the finances of more than 20 homeowners associations across the Valley has been arrested on suspicion of fraud, forgery and theft.

Police say \$145,000 is missing, but Timothy Lee Reedy, owner of the Reedy Group management company, denies the allegations.

"Right now, it's just accusations," he said Friday.

Chandler police raided the company Thursday and seized documents and computers. Police said they received information from a tip and they think the \$145,000 was stolen over the past three months.

The firm manages HOAs in Phoenix, Glendale, Mesa, Chandler, Gilbert, Queen Creek, Fountain Hills and Prescott.

Court documents show that Reedy was convicted in 1989 of selling unregistered securities, a Class 4 felony, and theft. He was sentenced to probation, which he violated, and a judge revoked his civil rights. For the probation violation, he spent 18 months in state prison. After his term was up, a judge reinstated his civil rights and expunged his conviction

Reedy, 56, said he could not comment on the new allegations. "I'm right in the middle of this," he said. "It's gotten out of hand as it is."

Reedy said he doesn't know why his office was raided or where the large dollar amount came from.

"I don't have any idea. I have hypothetical (reasons why), but I'm not going to discuss this," Reedy said.

He said he will still keep in contact with the HOAs under his company's management and his business would remain open and running.

Police will file charges with the Maricopa County Attorney's Office, said Sgt. Rick Griner, a Chandler police spokesman

"These types of cases can take quite a while to get through all the computer work, paper trails and files (detectives) have to go through," Griner said

At least two Chandler HOAs, Carino Estates and Monterey Vista, have dropped the Reedy Group as their management company and hired different firms during the past year.

Diane Howard, a resident of Western Skies HOA, said her Gilbert association was managed by the Reedy Group until they fired it six months ago.

"All kinds of red flags went up," Howard said. "We were being double billed on things, we found that our taxes hadn't been filed, and when we gave them notice (to terminate their services) they wouldn't give us our paperwork; they said they didn't have it."

According to court records, two companies won lawsuits against the Reedy Group, which was formed in 1997.

In 2006, Computing Resources Inc. won nearly \$4,000 and in 2005, BC Management Inc. won more than \$48,000, court records show.

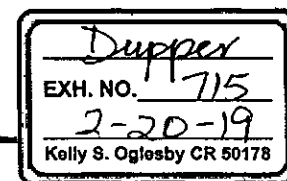
In 2004, the state filed a complaint against Reedy's company requesting payroll records after Reedy failed to comply with a subpoena for them, court records show.

Cynthia Dunham, head of the East Valley-based Leadership Centre, which works with HOAs, said the Reedy Group developments have spurred her to consider new education programs to help residents protect themselves from problem management companies.

In the past, the Leadership Centre has advised HOAs to check with professional organizations for property managers. However, Reedy was a member of these organizations.

Ironically, Dunham's neighborhood HOA, Wind Drift in Gilbert, also has Reedy as its manager.

"You have to do your due diligence, but what does that involve?" Dunham said. "It's almost frightening nowadays. You just can't turn around without someone being indicted."



Message

**From:** Denny Chittick [dcmoney@yahoo.com]  
**Sent:** 11/13/2009 9:39:41 AM  
**To:** Russ Patti Dupper [rdupper@rhdupper.com]; Arnaldo Rosamarie Burgos [armburgos@cox.net]; Bill Swirtz [Bill.Swirtz@Apolllogrp.edu]; Larry Heywood [larry@heywoodrealty.com]; Steve Bunger [sbunger@mobilemini.com]  
**Subject:** Fw: Cadzow case update  
**Attachments:** Cadzow Bond Conditions and Initial Hearing Schedule.pdf

Here is an update from Paul.  
This is all we know at this point.  
dc

DenSco Investment Corp  
www.denscoinvestment.com/  
602-469-3001  
602-532-7737 f

--- On Fri, 11/13/09, Paul Seppanen <paul.seppanen@gmail.com> wrote:

**From:** Paul Seppanen <paul.seppanen@gmail.com>  
**Subject:** Cadzow case update  
**To:** craig.c.brown@intel.com, dcmoney@yahoo.com, b-imdieke@cox.net  
**Date:** Friday, November 13, 2009, 10:32 AM

A quick update:

- I spoke to John Elison, Deputy County Atty, this morning. John oversees the 'charging' attorney group within that office who decide what charges to press and handle plea bargains. John said that they have decided to add the 13-1211 charge of firing at a residential structure (a class 2 felony) to the previous most serious charge of aggravated burglary (a class 3 felony). I had been pressing both CPD and MCAO for this charge. So Cadzow now faces very serious charges with extensive prison time potential. He will be offered a plea option next week that will probably be 3.5 - 5 years in prison, or he can face a trial in 4-6 months that would involve the potential for 20+ years in prison. The case against him is very strong and emotionally compelling, so I think a plea is likely.

- I pulled a restraining order (called an Injunction Against Harassment) for my full family (home, schools, church, etc) this week from Chandler Municipal Court and have been trying to have it served for a couple days, you may have noticed a tough looking guy at Cadzow's door. The server will get Cadzow Monday morning at his hearing in Mesa. Only after service does the Injunction take effect.

- The attached document shows the conditions of Cadzow's release and preliminary hearing schedules.

- Please don't hesitate to call CPD at 911 if you see or even only suspect any further dangerous activity. They have been very responsive so far and I expect nothing less as the case is concluded.

Paul

**IN THE SUPERIOR RCC-SE - State of Arizona - County of Maricopa**

State of Arizona

1 Cl. BURGLARY 1ST DE F3

4 Cl. DISORD CONDUCT- F6

No. **PF2009170973001**

VS.

Release Order

**JAMES CHARLES CADZOW**

Arr Rsn: CPDIF-4

Defendant

IT IS HEREBY ORDERED that the defendant be released as indicated and must comply with ALL release conditions.

**STANDARD CONDITIONS**

☐ Evidentiary Hearing

\_\_\_\_\_ at \_\_\_\_\_ AM / PM  
201 W. Jefferson, Courtroom # \_\_\_\_\_, Phoenix, AZ 85003-2232, (602) 506-8575

~~\_\_\_\_\_~~ \_\_\_\_\_

\_\_\_\_\_ at 8:30 AM  
222 E. Javinda, Mesa, AZ, 85210, (602) 506-2086.

~~\_\_\_\_\_~~ Preliminary Hearing

\_\_\_\_\_ at 8:30 AM  
222 E. Javinda, Mesa, AZ, 85210, (602) 506-2086.

Defendant must (a) appear to answer and submit to all further orders and processes of the court having jurisdiction of the case; (b) refrain from committing any criminal offense; (c) diligently prosecute any appeal; (d) not leave the state without permission of the court. If defendant violates any conditions of release and is found in any other jurisdiction, defendant hereby knowingly and voluntarily waives extradition. Defendant must appear at all court proceedings in this case or release conditions can be revoked, a warrant will issue and proceedings may go forward in the absence of the defendant.

**RELEASE TYPE**

☐ Own Recognizance: The defendant is released and promises to appear in court as required.

☐ Supervised Release: The defendant is released on own recognizance, subject to the supervision restrictions and conditions of The Pretrial Services Agency, including:

- ☐ Drug and alcohol monitoring which may include testing, evaluation and treatment as directed by PSA.
- ☐ Electronic monitoring program:
- ☐ House arrest (remain in your residence at all times).
- ☐ Curfew (must remain in your residence between hours set by Pretrial Services).

☒ Secured Appearance Bond: The defendant will deposit with the Clerk of the above court the total sum of \$ 5000.00, which includes all applicable surcharges.

☐ No Bond: The defendant is held without bond pursuant to Arizona Constitution Article 2, Section 22.

☐ Third-Party Custody: The defendant will be placed in the custody of: Name: \_\_\_\_\_ Address: \_\_\_\_\_

**OTHER CONDITIONS AND RESTRICTIONS**

- ☒ The defendant is not to return to the scene of the alleged crime.
- ☒ The defendant is not to initiate contact of any nature with the alleged victim(s) and/or complainant, including arresting officers.
- ☒ The defendant is not to possess any weapons or any drugs without a valid prescription.
- ☒ The defendant is not to drink alcoholic beverages, or drive without a valid driver's license.
- ☒ The defendant is to continue to reside at the present address or provide the court with proof of current local address.
- ☒ The defendant is to contact the probation/parole officer \_\_\_\_\_
- ☐ The defendant must submit to DNA testing within five (5) days of release from custody at the arresting agency.

Failure to comply with this order will result in the defendant's release being revoked.

☐ Other \_\_\_\_\_

**ACKNOWLEDGEMENT BY DEFENDANT**

I have received a copy of this form. I understand the standard conditions and all other conditions of my release checked above, and the consequences of violating this release order as listed below. I agree to comply fully with each of the conditions imposed on my release and to notify the court promptly in the event I change my place of residence.

Date **11/9/2009** / Booking # **P603352**

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_

Monica Garfinkel

Defendant

Judge/Commissioner

**CONSEQUENCES OF VIOLATING THIS ORDER:** If you violate any conditions of this release order, the court may order the bond and any security deposited in connection therewith forfeited to the State of Arizona. In addition, the court may issue a warrant for your arrest upon learning of your violation of any conditions of your release. After a hearing, if the court finds that you have not complied with the conditions of release, it may modify the conditions or revoke your release altogether.

White - Court File

Canary - Defendant

Pink - Jail

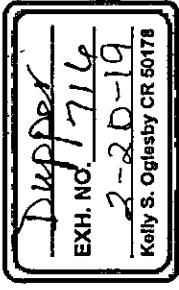
Goldenrod - PSA

P. 1

6022527292

Phoenix City Ct

Nov 09 09 08:57a



# DENSCO INVESTMENT CORPORATION GENERAL OBLIGATION NOTE

This certificate evidences the Company's unconditional promise to pay to the registered holder the principal amount at maturity together with interest at the rate and terms described herein and further described in the subscription agreement which by this reference is made a part hereof.

## REGISTERED HOLDER

Name: Dupper Living Trust Address: 6133 W Victoria Place

Chandler, AZ 85226

## PRINCIPAL

Principal Amount: \$ 800,000.00

Date of Issue: 9/13/2013

Maturity Date: 9/13/2015

## INTEREST

Annual Rate: 12%

Payable: ☐ Monthly ☒ Quarterly ☐ At Maturity

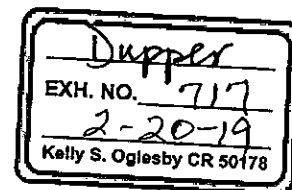
First Interest Payment Date: 9/30/2013

## NOTICE TO HOLDER

The investment in the Company's General Obligation Note(s) represented by this Certificate have not been registered under the Securities Act of 1933, and is a restricted security within the meaning of the regulations promulgated pursuant to such Act. Such Note(s) may not be sold, assigned, pledged or transferred in any manner in the absence of an effective registration of such Note(s) under the Securities Act of 1933 unless the transaction is such that registration under such Act is not required. No request for transfer or re-issue shall be honored unless the holder produces evidence and opinion of counsel satisfactory to the Company that such transaction does not violate the registration requirements of both such Act and any applicable state securities law.

Denny J. Chitrick – President





## DENSCO INVESTMENT CORPORATION

### SUBSCRIPTION AGREEMENT

Ladies and Gentlemen:

Investment # 1

Date: September 13, 2013

1. **Subscription.** The undersigned investor has received and reviewed the Confidential Private Offering Memorandum dated July 1, 2009 (the "POM"). The undersigned certifies that the undersigned meets the applicable suitability standards as evidenced on the attached Purchaser Questionnaire and the undersigned hereby subscribes for and agrees to purchase the following Note from DenSco Investment Corporation (the "Company"):

- ☐ Accrual Note in the amount of \$\_\_\_\_\_ for \_\_\_\_\_ months that will bear interest at the rate of \_\_\_\_\_% per year (\_\_\_\_% monthly). The interest will be compounded monthly. The principal and accrued interest will be paid back to the undersigned investor at the end of the term of the Note. (The minimum amount of a Note is \$50,000 with additional increments in a minimum of at least \$10,000).
- ☐ Quarterly Payment Note in the amount of \$800,000.00 for 24 months that will bear interest at the rate of 12% per year (1% monthly). The interest will be compounded monthly. The principal and any accrued and unpaid interest will be paid back to the undersigned investor at the end of the term of the Note. (The minimum amount of a Note is \$50,000 with additional increments in a minimum of at least \$10,000).
- ☐ Monthly Payment Note in the amount of \$\_\_ for \_\_ months that will bear interest at the rate of \_\_\_\_% per year (\_\_\_\_% monthly). The interest will be paid to the undersigned investor on a monthly basis, and the principal will be paid to the undersigned at the end of the term of the Note. (The minimum amount of a Note is \$50,000 with additional increments in a minimum of at least \$10,000).

As a condition of the offer, the undersigned agrees to deliver this executed Subscription Agreement to the Company. Such Note will be issuable only upon acceptance of this Subscription Agreement by the Company and receipt of the consideration set forth in this Subscription Agreement.

2. **Representations and Warranties.** By executing this Subscription Agreement, the undersigned represents, warrants and acknowledges to the Company that:

(a) Based on personal knowledge and experience in financial and business matters in general, the undersigned understands the nature of this investment, is fully aware of and familiar with the proposed business operations of the Company, is able to evaluate the merits and risks of an investment in a Note and is capable of protecting the undersigned's interests in investing in the investment. The undersigned has received and carefully reviewed the POM. The undersigned has relied solely on the information contained therein, and information otherwise provided to me in writing by the Company. The undersigned understands that all documents,



records and books pertaining to this investment have been made available by the Company for inspection by me or my attorney, accountant and Purchaser Representative. The undersigned is familiar with the Company's business objectives and the financial arrangements in connection therewith and the undersigned believes that the Note being purchased is the kind of securities that the undersigned wishes to hold for investment and that the nature and amount of the Note is consistent with my investment program.

(b) The undersigned has been given the opportunity to ask questions about the Company and has been granted access to all information, financial and otherwise, with respect to the Company which has been requested, has examined such information, and is satisfied with respect to the same. No representations have been made or information furnished to me or my advisor(s) relating to the Company or the Note which were in any way inconsistent with the POM.

(c) Subject to the terms and conditions hereof and the form of Note, the undersigned hereby irrevocably tenders this Subscription Agreement for the purchase of a Note in the amount indicated in Paragraph 1 above and shall pay for such Note as instructed to by the Company. The undersigned is aware that the subscription made herein is irrevocable but that the Company has the unconditional right to accept or reject this subscription in whole or in part, and that the Notes issued pursuant hereto are subject to the approval of certain legal matters by counsel and to other conditions. If my subscription is not accepted for any reason whatsoever, my money will be returned in full, with any interest that may be earned thereon, and the Company will be relieved of any responsibility or liability which might be deemed to arise out of my offer to subscribe to a Note from the Company.

(d) The undersigned, in determining to purchase a Note, has relied solely upon (i) the advice of its legal counsel and accountants or other financial advisers with respect to the tax, economic and other consequences involved in purchasing a Note and (ii) the undersigned's own, independent evaluation of the business, operations and prospects of the Company and the merits and risks of the purchase of a Note. The undersigned, and if applicable the undersigned's Purchaser Representative, has carefully reviewed the POM. The undersigned has, either alone or together with my Purchaser Representative, such knowledge and experience in business and financial matters as will enable me to evaluate the merits and risks of the prospective investment and to make an informed investment decision.

(e) The undersigned has been advised and understands that this investment in a Note is, by its nature, very speculative and that an investment in the Note involves a high degree of economic risk, due to a number of risks. In addition, there is, and will be, no public market for the Note.

(f) The undersigned has sufficient income and net worth such that the undersigned does not contemplate being required to dispose of any portion of the investment in a Note to satisfy any existing or expected undertaking or indebtedness. The undersigned is able to bear the economic risks of an investment in a Note from the Company, including, without limiting the generality of the foregoing, the risk of losing all or any part of the investment and probable inability to sell or transfer the investment for an indefinite period of time. The undersigned acknowledges that this investment is speculative and may only be sold to persons who understand the nature of the proposed operations of the Company and for whom the

investment is suitable. The undersigned represents that the undersigned meets such suitability standards.

(g) The Note when purchased will be acquired for the account of the undersigned.

(h) The undersigned acknowledges that the offering and sale of securities are being made by the Company in reliance upon an exemption from registration under the Securities Act of 1933, as amended (the "1933 Act"). The undersigned understands that the Notes have not been registered under the 1933 Act or any state securities laws, are "restricted securities" in the hands of the undersigned within the meaning of the 1933 Act and any future sale or transfer of a Note is prohibited without the prior written consent of the Company. The undersigned further understands that such exemptions depend upon my investment intent at the time the undersigned acquires the Note. The undersigned therefore represents and warrants that the undersigned is purchasing the Note for my own account for investment and not with a view to distribution, assignment, resale or other transfer of the Note. Except as specifically stated herein, no other person has a direct or indirect beneficial interest in the Note. Because the Note is not registered, the undersigned is aware that the undersigned must hold it indefinitely (until the Maturity Date in the Note) unless it is registered under the Act and any applicable state securities laws or the undersigned must obtain exemptions from such registration.

(i) The undersigned understands that the Company is not presently subject to the provisions of Section 13 or 15(d) of the Securities Exchange Act of 1934, as amended, and that the undersigned may not be permitted to rely on the provisions of Rule 144, promulgated by the Securities and Exchange Commission, for authority to sell or otherwise dispose of a Note after a fixed period of time.

(j) The undersigned will not sell or otherwise transfer or dispose of a Note (i) except in strict compliance with (A) the provisions of this Subscription Agreement and (B) the restrictions on transfer described herein and (ii) unless such securities are (X) registered under the 1933 Act, and any applicable state securities laws or (Y) the undersigned represents that such securities may be sold in reliance on an exemption from such registration requirements. The undersigned acknowledges that the Company is under no duty to register the Notes or comply with any exemption in connection with any attempt by me to sell, transfer or other disposition of the Note by me. The undersigned understands that in the event the undersigned desires to sell, assign, transfer, hypothecate or in any way alienate or encumber my Note in the future, the President of the Company can require that the undersigned provides, at the undersigned's own expense, an opinion of counsel satisfactory to the President to the effect that such action will not result in a violation of applicable federal or state securities laws and regulations or other applicable federal or state laws and regulations.

(k) The undersigned is an accredited investor, as defined in Rule 501(a) of Regulation D promulgated pursuant to the Securities Act, by virtue of the facts set forth in the attached Purchaser Questionnaire.

(l) The investment in the Company has been privately proposed to the undersigned without the use of general solicitation or advertising. The solicitation of an offer to purchase the Note was directly communicated to me. At no time was the undersigned presented with or solicited by or through any leaflet, public promotional meeting, circular, newspaper or

magazine article, radio or television advertisement or any other form of general advertising in connection with such communicated offer.

(m) The undersigned recognizes that an investment in the Company involves certain risks and I (and my Purchaser Representative) have taken full cognizance of and understand all of the risk factors related to the business objectives of the Company and the purchase of the Note, including the risk factors for speculative investments as described in the POM.

(n) No federal or state agency, including the Securities and Exchange Commission or the securities regulatory agency of any state, has approved or disapproved the Notes, passed upon or endorsed the merits of such investment, or made any finding or determination as to the fairness of a Note for private investment.

(o) The investment is being made in reliance on specific exemptions from the registration requirements of federal and state securities laws, and the Company is relying upon the truth and accuracy of the representations, warranties, agreements, acknowledgments and understandings set forth herein in order to establish such exemptions.

(p) All information that the undersigned has provided in the Purchaser Questionnaire, including, without limitation, information concerning myself, my financial position and my knowledge of financial and business matters and that of my Purchaser Representative, is correct and complete as of the date hereof, and if there should be any material change in such information prior to the acceptance of this Subscription Agreement, the undersigned will immediately provide the Company with such information.

(q) If the Subscriber is a corporation, partnership, trust, unincorporated association or other entity, it is authorized and otherwise duly qualified to purchase and hold the Note subscribed hereunder; such entity has not been formed for the specific purpose of acquiring a Note from the Company. If the Subscriber is a trustee and is acquiring the Note for the trust of which he is a trustee, he has sought the advice of counsel regarding whether the purchase of the Note is an authorized trust investment and has been advised by counsel that after reviewing the applicable state law and the terms of the trust instrument, such counsel is of the opinion that the undersigned has the authority to purchase the Note for the trust.

3. **Non-Transferability of Note.** The undersigned agrees to the non-transferability of the Note, except with the prior written consent of the Company, which may be withheld in its sole discretion for several reasons, including compliance with any applicable federal and/or state securities laws and any applicable exemptions.

4. **Indemnification.** The undersigned acknowledges and understands the meaning and legal consequences of the representations and warranties contained herein and agrees to indemnify and hold harmless the Company, its directors, officers, agents, employees and attorneys from and against any and all claims, loss, damage liability, cost or expense including attorneys' fees and courts costs due to or arising out of or connected directly or indirectly to any untrue statement made herein or any breach of any such representation or warranty made by the undersigned.

5. **Miscellaneous.**

(a) The undersigned agrees that the undersigned may not cancel, terminate or revoke this Subscription Agreement or any covenant hereunder and that this Subscription Agreement shall be binding upon and shall inure to the benefit of the parties hereto and to the successors and assigns of the Company. Further, the undersigned agrees that this Subscription Agreement and the representations, warranties and covenants contained herein shall survive my death or disability and shall be binding upon my heirs, executors, administrators, successors and assigns.

(b) This Subscription Agreement shall be enforced, governed and construed in all respects in accordance with the laws of the State of Arizona, without regard to principles of conflicts of law provisions.

(c) Within five days after receipt of a written request from the Company, the undersigned agrees to provide such information and to execute and deliver such documents as may reasonably be necessary to comply with any and all laws and ordinances to which the Company is subject.

(d) This Subscription Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned has executed this Subscription Agreement.

7  
**DATED:** \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Investor

Dupper Living Trust, Russ H Dupper, Trustee  
Print Name of Investor

Address: \_\_\_\_\_  
6133 W Victoria Place  
Chandler, AZ 85226

SSN (or EIN): ON FILE

By: \_\_\_\_\_  
Signature of Co-Investor (if any)

\_\_\_\_\_  
Print Name of Co-Investor (if any)

Address: \_\_\_\_\_  
\_\_\_\_\_

SSN (or EIN): \_\_\_\_\_

Agreed to and accepted by DenSco Investment  
Corporation as of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Name: Denny J. Chittick

Title: President



# DenSco Investment Corporation

6132 W. Victoria Place Chandler, AZ 85226  
Cell: 602-469-3001 Home: 480-636-1180 Fax: 602-532-7737  
DenScoInvestment.com dcmoney@yahoo.com

Dupper  
EXH. NO. 718  
2-20-19  
Kelly S. Oglesby CR 50178

## STATEMENT June 2016

### INVESTOR

Name Russ Dupper  
Address 6133 W Victoria Pl  
Chandler, AZ 85226  
Phone 480-897-6629

### CURRENT INVESTMENT BALANCE

**\$800,000.00**

### INVESTMENT ACCOUNTS

#### Accrual Account

Interest

Sub Total

**Quarterly Account \$816,080.00**

Interest \$8,160.80

Interest Paid \$24,240.80

Sub Total \$800,000.00

#### Monthly Account

Interest

Interest Paid

Sub Total

**Total Balance \$800,000.00**

### INVESTMENT HISTORY

Investment	Date	Maturity
\$800,000.00	09/13/13	09/13/17

**Total Investment \$800,000.00**

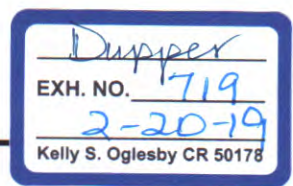
### INTEREST EARNED

Year	Earnings
2013	\$29,040.80
2014	\$96,963.20
2015	\$96,963.20
2016	\$48,481.60

**Total Earnings \$271,448.80**

Thank you for investing with DenSco!





Message

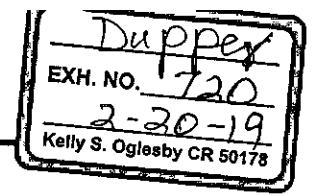
**From:** Denny Chittick [dcmoney@yahoo.com]  
**Sent:** 9/30/2013 11:08:37 AM  
**To:** wka@caribbeanpoolsaz.com; rbrinkman@yahoo.com; trovita@gmail.com; steve@bunger.me; burdett.anthony@gmail.com; kenneni@yahoo.com; wbush1120@comcast.net; butlerv@yahoo.com; thomasbryne11@gmail.com; kayell121@cs.com; epcarrick@gmail.com; carricks3@ak.net; acatejr@gmail.com; artnina@hotmail.com; quelalively@yahoo.com; hcohen3@cox.net; glenbo@cox.net; jackdds@myway.com; sdetota99@yahoo.com; amydirks@hotmail.com; bdirks5@cox.net; rdupper@rhdupper.com; switchback62@hotmail.com; kirkjfisher@yahoo.com; tpsmith99@me.com; dariosdad@gmail.com; rgriswold3@stny.rr.com; anthjen@yahoo.com; nihad@yahoo.com; hahnaz2@cox.net; hey.ralph01@gmail.com; hikthestik@aol.com; greeraz@gmail.com; dhowze@cox.net; jbhok@yahoo.com; bji@cox.net; jkjetto@yahoo.com; ljones@dakotacom.net; ralph@kaisertile.net; mbencekent@yahoo.com; Paul\_a\_kent@yahoo.com; rzkoehler@yahoo.com; jemmakopel@hotmail.com; lkopel22@hotmail.com; robertflawson@gmail.com; uaflyor767@gmail.com; terryleeAZ@comcast.net; mlminvestor@gmail.com; bjlocke64@yahoo.com; JimM@ABDC-AZ.com; jamccoy32@gmail.com; patsmiller21@gmail.com; mminchuk@cox.net; kaylenemoss@cox.net; vince.muscat@cox.net; davedubay@gmail.com; bjodenthal@frontier.com; jwalker113@cox.net; valeriepaxton@gmail.com; pearces@mailhaven.com; Doriann@cox.net; Jphalen00@aol.com; princevillegroup@yahoo.com; dave@prestoncpa.biz; karenq@mac.com; Peter.Rzonca@Avnet.com; stewart.sherriff@cox.net; lanka2000@yahoo.com; smschloz@msn.com; mscroggin@me.com; jgsiegford@yahoo.com; gsiegford@msn.com; Aztonysmith@aol.com; don-cindy@cableone.net; nswirtz@me.com; wjswirtz@me.com; thompscg2@cox.net; jimmy@flytrapproductions.com; steve@taser.com; wadeunderwood@hotmail.com; laurie@weiskopfdesigns.com; mrsbeasley68@verizon.net; mark.wenig@gmail.com; czj528@hotmail.com; brian.wenig@honeywell.com  
**Subject:** Newsletter

it's now up, sorry  
<http://denscoinvestment.com/newsletter.html>

dc

DenSco Investment Corp  
[www.denscoinvestment.com/](http://www.denscoinvestment.com/)  
602-469-3001  
602-532-7737 f





Message

**From:** Denny Chittick [dcmoney@yahoo.com]  
**Sent:** 4/23/2014 10:55:08 PM  
**To:** Mo Sam Chittick [quelalively@yahoo.com]; Mike Gumbert [anthjen@yahoo.com]; Robert Hahn [hahnaz2@cox.net]; Terry Lee [ArizonaLil@comcast.net]; Terry Lee [terryleeAZ@comcast.net]; Jeff Phalen [jphalen00@aol.com]; Judy Gary Siegford [jgsiegford@yahoo.com]; Mark Wenig [mark.wenig@gmail.com]; Tom Deanna Smith [tpsmith99@me.com]; Marv Pat Miller [patsmiller21@gmail.com]; Jimmy Trainor [jimmy@flytrapproductions.com]; Kirk J Fischer [kirkjfischer@yahoo.com]; Herb Cohen [hcohen3@cox.net]; Van Butler [butlerv@yahoo.com]; Nihad Hafiz [nihad@yahoo.com]; Vince Muscat [vimuscat@gmail.com]; Tony Saundra Smith [Aztonymsmith@aol.com]; Larry Minchuck [larryminchuck@hotmail.com]; Caro McDowell [kayell121@cs.com]; Bill Jean Locke [bjlocke64@yahoo.com]; Todd Einck [switchback62@hotmail.com]; Dale Hickman [hikthestik@aol.com]; Stewart Sherriff [stewart.sherriff@gmail.com]; Craig Hood [greeraz@gmail.com]; Smalerie Todd Paxton [valeriepaxton@gmail.com]; Tom Byrne [thomasbyrne11@gmail.com]; Ralph Hey [hey.ralph01@gmail.com]; Russ Dupper [rdupper@rhdupper.com]; Stan Ricks [stan@sundancecg.com]; Doris Howze [dhowze@cox.net]; Bill Swirtz [wjswirtz@me.com]; Craig Tomie Brown [trovita@gmail.com]; Bill & Judy Hughes [jbhok@yahoo.com]; Jim McArdle [JimM@ABDC-AZ.com]; Michael Zones [czj528@hotmail.com]; Les Jones [ljones@dakotacom.net]; Steven Bunger [steve@bunger.me]; Averill Cate Jr [acatejr@gmail.com]; Brian Dawn Imdieke [BJI@cox.net]; Paul Kent [paul\_a\_kent@yahoo.com]; James McCoy [jamccoy32@gmail.com]; Dave DuBay [davedubay@gmail.com]; Dave Preston [dave@prestoncpa.biz]; Jack Davis [jackdds@myway.com]; Mike Carol Wellman [mikewellman1@comcast.net]; Warren Bush [wbush1120@comcast.net]; Wayne Ledet [uaflyor767@gmail.com]; William Alber [wka@caribbeanpoolsaz.com]; Stan Grethen Erin Carrick [carricks3@ak.net]; Mike Scroggin [mscroggin@me.com]; Russ Griswold [rgriswold3@stny.rr.com]; Don Sterling [don-cindy@cableone.net]; Erin Carrick [epcarrick@gmail.com]  
**Subject:** Monthly and Quarterly payments

You have received or will receive either an email from BofA or your bank for the transfer that i'm setting up to deposit in your acct. you may also see .01 deposit hit your account. The reason for this is that all the info to which i have used for years to make your deposits were completely removed from my bank profile on BofA's web site.

Thus i'm having to re-enter all of these. I'm emailing you to warn you that as you can see from the quantity in the email header, there are a lot! I might have made a mistake and made a typo, which will delay your deposit. I know that you have received timely payments from me in all the time that you've been an investor, i don't want to break my streak! however, this was out of my control.

I've done everything i can to ensure that this does not happen. Please if you are due a payment this next week, 4/30, if you don't get an email or a deposit let me know.

You may ask what happened? This is rather a trying tale. Two

7  
weeks ago i was unable to login to my account. I started calling my client manager and the 800's. all i got was i needed to call this other 800 in the risk department. once i spoke to them, i found out that BofA closed my account for "multiple high dollar consistent transactions to repeated like accounts". A red flag went off because i wire money to the same entities over and over again and they seem to wire me money over and over again. ie, wholesales, borrowers, and title co's. the bank decided to rescind 3 days worth of wires and suspend all my deposits and close my accounts.

When this happens, no one is to talk to me. no one at the branch, i tried, they asked me to leave the building. my client manager, she wouldn't talk to me or answer calls or emails. The Risk Manager Sandra, told me to write a letter, submit it via fax, and it would be reviewed within 48 hours and i would receive written notification as to the status of my accounts. Now you can imagine i now know many people at BofA on a first name basis! By 1pm, i had created such a stink that my client managers boss called me explaining that he was breaking all the rules by talking to me. i explained to him what i did , how i work , i had him call some borrowers, banks, escrow co's and with in 2 hours he understood everything agreed that the bank had made a mistake and they would reverse this whole process. However it would take minimum over night to do. i will save you the longer story of the chaos this created with some borrowers & title co's. it's suffice to say that because of my long standing reputation and relationships i was able to granted 24 hours to fix the issue. By the next morning, after many more repeated phone calls i was able to get access to my account (under a completly new login/acct, they had whipped me out of the system) and by 3pm i had everything fixed. i had multiple apoligies from many of my new friends at BofA. i was told by two long term employees at BofA, that theyhad never seen anyone get their accounts back after they had been flagged like mine were. Let alone in 24 hours!

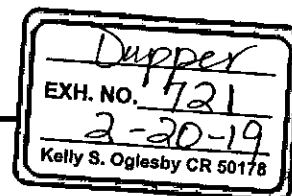
so last night i logged in to enter all your payments and those are whipped out. i made some calls and emails and found out there is no way to restore them, so i'm re-entering them. this is exceedingly time consuming and tedious.

Now you know my long story. please let me know if anything doesn't go as smoothly as you have come to expect.

thx

dc

DenSco Investment Corp  
[www.denscoinvestment.com](http://www.denscoinvestment.com)  
602-469-3001 C  
602-532-7737 f



Message

**From:** Beauchamp, David G. [/O=CLARKHILL/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=DBEAUCHAMP]  
**Sent:** 8/4/2016 4:06:31 PM  
**To:** Russ Dupper [rdupper@rhdupper.com]  
**Subject:** RE: DenSco Investor

Russ:

Thank you for your email and for volunteering to serve on the Advisory Board. We will get back to you as soon as we have some more information.

Best regards, David

**David G. Beauchamp**

CLARK HILL PLC

14850 N Scottsdale Rd | Suite 500 | Phoenix, Arizona 85254  
480.684.1126 (direct) | 480.684.1166 (fax) | 602.319.5602 (cell)  
[dbeauchamp@clarkhill.com](mailto:dbeauchamp@clarkhill.com) | [www.clarkhill.com](http://www.clarkhill.com)

**From:** Russ Dupper [mailto:rdupper@rhdupper.com]  
**Sent:** Thursday, August 04, 2016 2:42 PM  
**To:** Beauchamp, David G.  
**Cc:** pldupper@gmail.com  
**Subject:** DenSco Investor

David,

I am both an investor in DenSco and a neighbor, living across the street from Denny, for the last eight years. My wife and I have known Denny and his family since we moved into the neighborhood. He and his family have not only been our neighbors but also our friends. We are saddened by Denny's unfortunate and untimely passing and want to help his family in any way that we can.

I appreciate the comprehensive update you sent this morning regarding the current status, and the future action plan you outlined to resolve the issues with DenSco. I am in agreement with your course of action and your emphasis on making every effort to keep DenSco out of a protracted bankruptcy or contentious Receivership proceeding. Please consider me as a potential Advisory Board member. I have the desire, availability and willingness to participate in the necessary meetings. I have a great concern for ensuring that the best is done for both Denny's family and the investors in DenSco.

I appreciate your considering me as a potential Advisory Board Member.

Thank you,

**Russ H. Dupper**

480.365.0801 (Direct)  
602.768.8515 (Cell)  
480.893.6846 (Fax)

  
rdupper@rhdupper.com