

Unofficial Document

FO 20

14 Pa

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 217 - 34 - 018 - K
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? 0

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

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

FSC Morningside Associates, LLC
9777 Wilshire Blvd, Suite 500
Beverly Hills, CA 90212

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

Sonoran Apache LLC and Quail Canyon LLC
2800 28th Street, Suite 338
Santa Monica, CA 90405

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

4. ADDRESS OF PROPERTY:

10455 E VIA LINDA ROAD
Scottsdale, AZ

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

2800 28th Street, Suite 338
Attn: Vickie Badger
Santa Monica, CA 90405

(b) Next tax payment due _____

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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: 160 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

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

10. SALE PRICE: \$ 28,000,000 00

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

12. DOWN PAYMENT \$ 11,717,000 00

13. METHOD OF FINANCING:

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

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 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):

Russell Dickson, Republic Title of Texas, Inc
2626 Howell Street, 10th Floor
Dallas, TX 75204 (214) 855-8888

18. LEGAL DESCRIPTION (attach copy if necessary): See attached.

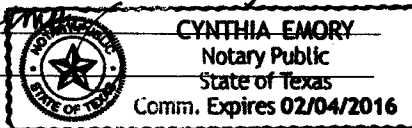
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

[Signature]
Signature of Seller / Agent

State of Texas, County of Dallas

Subscribed and sworn to before me on this 15th day of July, 2015

Notary Public [Signature]
Notary Expiration Date _____



[Signature]
Signature of Buyer / Agent

State of California, County of Los Angeles

Subscribed and sworn to before me on this 13th day of July, 2015

Notary Public SEE ATTACHER
Notary Expiration Date _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

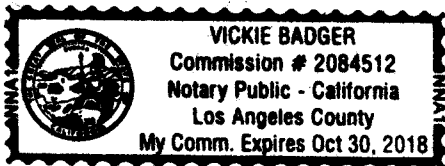
1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 13 day of July, 2015,
Unofficial Document by Arthur Burdon
Date Month Year
 (1) _____
 (2) _____
Name(s) of Signer(s)



Place Notary Seal Above

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.
 Signature Vickie Badger
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land lying East of 104th Street and North of Mountain View Road, as shown and delineated on the Amended Plat Map of Dedication of Right-of-Way for streets recorded in Book 212 of Maps, page 50, records of Maricopa County, Arizona, said plat map hereinafter referred to as SCOTTSDALE RANCH RIGHT-OF-WAY, said Parcel more particularly described as follows:

From the centerline of the intersection of North 104th Street and Mountain View Road measuring North 04 degrees 22 minutes 00 seconds West along the centerline of North 104th Street, a distance of 335.98 feet;

thence North 85 degrees 38 minutes 00 seconds East, 55.00 feet to the True Point of Beginning;

thence North 04 degrees 22 minutes 00 seconds West, 452.84 feet to the point marking the beginning of a tangent curve to the left having a central angle of 2 degrees 43 minutes 00 seconds and a radius of 3555.00 feet;

thence along the arc of said curve, an arc distance of 168.56 feet;

thence North 07 degrees 05 minutes 00 seconds West 59.24 feet to a point marking the beginning of a tangent curve to the right Unofficial Document having a central angle of 87 degrees 20 minutes 42 seconds and a radius of 30.00 feet;

thence along the arc of said curve, an arc distance of 45.73 feet to a point marking the beginning of a reverse curve to the left having a central angle of 20 degrees 24 minutes 12 seconds and a radius of 1805.00 feet;

thence along the arc of said curve, an arc distance of 642.77 feet;

thence South 30 degrees 08 minutes 30 seconds East 50.00 feet;

thence South 04 degrees 22 minutes 00 seconds East, 238.43 feet to a point marking the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 600.00 feet;

thence along the arc of said curve, an arc distance of 9.42.48 feet;

thence South 85 degrees 38 minutes 00 seconds West 58.00 feet to the True Point of Beginning.