

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 163-14-072
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Camelback 2929 Owner, LLC, c/o Andelle, Inc.,
245 North Beverly Drive, Suite 300, Beverly Hills, CA 90210

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

2929 CAMELBACK, LLC, a California limited liability company
c/o West Valley Properties, Inc., 280 Second Street, Suite 230
Los Altos, CA 94022

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2929 EAST CAMELBACK ROAD
Phoenix, AZ 85016

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

2929 CAMELBACK, LLC
c/o West Valley Properties, Inc., 280 Second Street, Suite 230
Palo Alto, CA 94022

(b) Next tax payment due October 1, 2015

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: OFFICE 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, 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 By: [Signature]

State of California, County of Los Angeles

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

Notary Public Andrei Magana

Notary Expiration Date Oct. 15, 2017

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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: \$ 11,800,000.00

11. DATE OF SALE (Numeric Digits): 5 / 2015
Month / Year

12. DOWN PAYMENT \$ 4,300,000.00

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: N/A

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):

American Title Service Agency, LLC
2929 E. Camelback Road, Suite 218, Phoenix, AZ 85016
(602) 424-7300

18. LEGAL DESCRIPTION (attach copy if necessary):

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

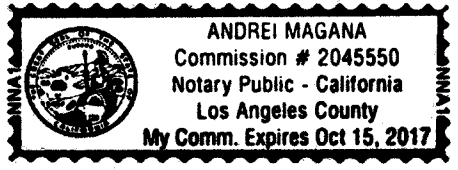
Signature of Buyer / Agent Signed in Counterpart

State of California, County of _____

Subscribed and sworn to before me on this _____ day of _____, 2015.

Notary Public _____

Notary Expiration Date _____



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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 *Signed in Court*
State of California, County of _____
Subscribed and sworn to before me on this _____ day of _____, 2015.
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
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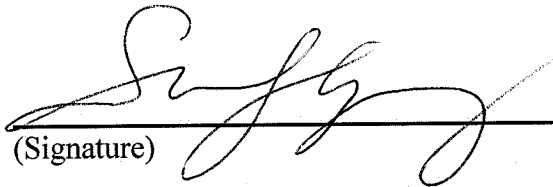
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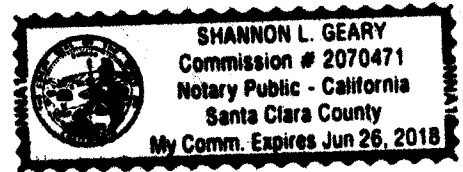
Signature of Buyer / Agent *[Signature]*
State of California, County of SEE ATTACHED
Subscribed and sworn to before me on this _____ day of _____, 2015.
Notary Public _____
Notary Expiration Date _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

Subscribed and sworn to (or affirmed) before me this **6th** day of **JULY 2015**, by **JONATHAN. M. RAYDEN**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

 (Signature) _____ (Seal)
Unofficial Document



My Commission Expires: **June 26, 2018**

Notary Name: **Shannon L. Geary** Notary Phone: **650-559-8484**
Notary Registration Number: **2070471** County of Principal Place of Business: **Santa Clara**

Escrow No. 00067720-051-TAS
Affidavit of Property Value...Continued
Page 2 of 2

EXHIBIT "A"
Legal Description

Lot 5, of ROYAL BILTMORE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 233 of Maps, Page 36;

EXCEPT any part lying within the most Easterly 6 feet of Lot 38, of GIBRALTAR ESTATES PLAT 4, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 48 of Maps, Page 47, records of Maricopa County, Arizona..

Unofficial Document