

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104 - 20 - 055 - 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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

EP 640 South Avenue Investments, LLC; DEH Airways II, LLC; KHB Airways II LLC; Oceanview Properties
1715 State St., Santa Barbara, CA 93101

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

Bixby Land Company
2211 Michelson Dr., Ste. 500
Irvine, CA 92612

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

640 S. 51st Avenue, Phoenix, AZ

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

Bixby Land Company
2211 Michelson Dr., Ste. 500
Irvine, CA 92612

(b) Next tax payment due 10/01/15

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

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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: \$ 8,100,000 00

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

12. DOWN PAYMENT \$ 0 00

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
d. Seller Loan (Carryback) (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):

EP 640 South Avenue Investments, LLC
1715 State Street, Santa Barbara, CA 93101
(805) 966-2440

18. LEGAL DESCRIPTION (attach copy if necessary):

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 California, County of Santa Barbara

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

Notary Public _____

Notary Expiration Date 6/28/16

Signature of Buyer / Agent Matthew O'Neil

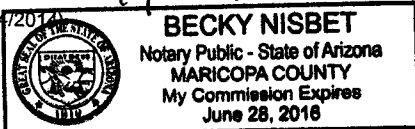
State of California, County of Orange

Subscribed and sworn to before me on this 9 day of July, 2015

Notary Public Kristen L Wolcott

Notary Expiration Date 4/26/19

DOR FORM 82162 (04/2014)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

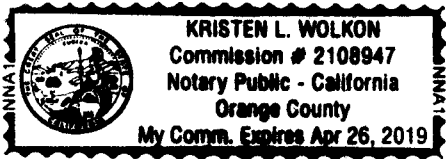
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On July 9, 2015, before me, Kristen L. Wolkon, Notary Public, personally appeared Martin T. O’Hea, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Kristen L. Wolkon
Signature of Notary Public

(SEAL)

Exhibit A

Legal Description

Lot 1, LOTS 42 AND 43-FREEPORT CENTER EAST, a subdivision recorded in Book 614 of maps, page 13, records of Maricopa County, Arizona;

EXCEPT the following described property:

That part of Lot 1, LOTS 42 AND 43-FREEPORT CENTER EAST, a subdivision recorded in Book 614 of maps, page 13, records of Maricopa County, Arizona, that lies within the parcel of land described as follows:

BEGINNING at the intersection of the west line of the East 50 feet of the Southeast quarter of Section 8, Township 1 north, range 2 East, Gila and Salt River base and Meridian, and the line that is parallel with and 30 feet northerly of the monument line of Hadley Street as shown on said plat of LOTS 42 AND 43-FREEPORT CENTER EAST;

Thence Westerly along said parallel line, a distance of 25 feet;

Thence Northeasterly to the point in said West line that is a distance of 25 feet northerly of the POINT OF BEGINNING;

Thence Easterly, at right angles to said west line, to the west line of the East 40 feet of said Southeast quarter, being also the East ^{Unofficial Document} line of said Lot 1;

Thence Southerly, along last said west line, to said parallel line;

Thence Westerly, along said parallel line, to the POINT OF BEGINNING.