

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 134 28 376
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [X]

How many parcels, other than the Primary Parcel, are included in this sale? One (1)

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

(1) 134-28-379 (2)
(3) (4)

2. SELLER'S NAME AND ADDRESS:

MG Indian Springs, LLC and WG Indian Springs, LLC
10505 Sorrento Valley Road, Suite 300
San Diego, California 92121

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

LLG Stratford Mesa II, LLC
3790 Via de la Valle, Suite 311
Del Mar, California 92014

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

4. ADDRESS OF PROPERTY:

1030 and 1031 South Stewart Street
Mesa, Arizona 85202

5. MAIL TAX BILL TO:

Buyer at address above

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. [X] Apartment Building
f. [] Commercial or Industrial Use g. [] Agricultural h. [] Mobile or Manufactured Home i. [] Other Use; Specify:
Affixed [] Not Affixed []

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- [] To be used as a primary residence. [] Owner occupied, not a primary residence.
[] To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 460
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

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

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 _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

See attached Jurat

c1
sa

10. SALE PRICE: \$ 29,800,000 00

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

12. DOWN PAYMENT \$ 100,000 00

13. METHOD OF FINANCING:
a. [] Cash (100% of Sale Price) e. [X] New loan(s) from financial institution:
(1) [] Conventional
(2) [] VA
(3) [] FHA
b. [] Barter or trade
c. [] Assumption of existing loan(s)
d. [] Seller Loan (Carryback)
f. [X] 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 [X]
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 0 00 AND
briefly describe the Personal Property: N/A

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 [X]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Chicago Title Agency, Inc., Attn: Melissa Cocanower
2390 East Camelback Road, Suite 120
Phoenix, AZ 85016 Telephone: (602) 553-4806

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer (Agent)
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 29 day of July 2015
Notary Public Jane E. Hoppe
Notary Expiration Date 07-20-18



JANE E. HOPPE
Notary Public - Arizona
Maricopa County
Expires 07/20/2018

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Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of _____ 20__
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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Month / Year

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 - (2) VA
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2390 East Camelback Road, Suite 120
Phoenix, AZ 85016 Telephone: (602) 553-4806

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent [Signature]
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of _____ 20__
Notary Public _____
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]
 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

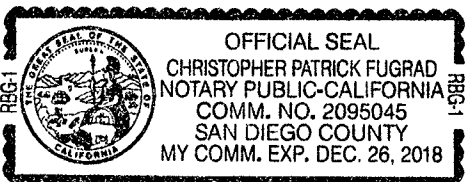
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Diego

Subscribed and sworn to (or affirmed) before me
 on this 24th day of July, 2015,
Unofficial Document
 by Jesse Wilson
 (1) _____

(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.



Signature *[Signature]*
 Signature of Notary Public

Seal
 Place Notary Seal Above

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: Affidavit of Property Value Document Date: 07.24.15
 Number of Pages: 3 Signer(s) Other Than Named Above: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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1 _____

2 _____

3 _____

4 _____

5 _____

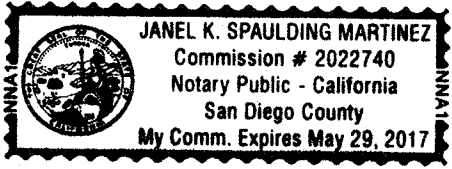
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 San Diego

Subscribed and sworn to (or affirmed) before me
Unofficial Document on this 27th day of July, 2015,
 by Mark Gleiberman
Date Month Year
 (1) _____
 (and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Janel K Martinez
Signature of Notary Public

Seal
Place Notary Seal Above

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: _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (Tax Parcel No. 134-28-376)

Tract B, DOBSON RANCH UNIT NINE, a subdivision recorded in Book 188 of Maps, page 30, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 134-28-379)

Tract E, DOBSON RANCH UNIT NINE, a subdivision recorded in Book 188 of Maps, page 30, records of Maricopa County, Arizona;

EXCEPT the East 10.00 feet of the South 320.20 feet thereof conveyed to the City of Mesa in Recording No. 88-150665.

Unofficial Document