

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215-53-036 2
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? 1

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

(1) 215-53-037 0 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

JDA Software Group, Inc.
14400 North 87th Street
Scottsdale, AZ 85260

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

CH Realty VII-WPC O Scottsdale Northsight, L.L.C.
2701 East Camelback Road, Suite 185
Phoenix, AZ 85016

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

14400 North 87th Street
Scottsdale, AZ 85260

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

CH Realty VII-WPC O Scottsdale Northsight, L.L.C.
2701 East Camelback Road, Suite 185
Phoenix, AZ 85016

(b) Next tax payment due 10/2015

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. Agriculture
- 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: N / A
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

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this _____ day of August 20 15

Notary Public _____

Notary Expiration Date _____

15
DOR FORM 82162 (04/2014)

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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: \$ 22,040,000.00 00

11. DATE OF SALE (Numeric Digits): 08 / 2015
Month/Year

12. DOWN PAYMENT \$ 22,040,000.00 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:

\$ 0.00 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):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

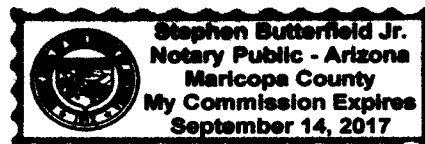
[Signature]
Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this _____ day of August 20 15

Notary Public [Signature]

Notary Expiration Date September 14, 2017



AFFIDAVIT OF PROPERTY VALUE

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Signature of Seller / Agent

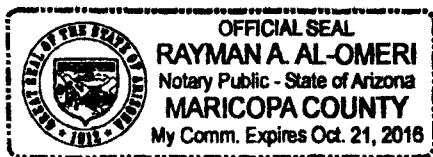
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13th day of August 20 15

Notary Public _____

Notary Expiration Date Oct 21, 2016

15
DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

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:

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Month/Year

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First American Title Insurance Company National Commercial Services

2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this _____ day of August 20 15

Notary Public _____

Notary Expiration Date _____

EXHIBIT "A"

PARCEL NO. 1:

PARCEL 3, AS SHOWN ON THE MAP OF DEDICATION FOR NORTHSIGHT II, ACCORDING TO BOOK 669 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF PARCEL 2 OF THE MAP OF DEDICATION FOR NORTHSIGHT PER BOOK 302 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS AND ALSO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST, ALONG THE MONUMENT LINE OF RAINTREE DRIVE, AS SHOWN ON SAID MAP OF DEDICATION FOR NORTHSIGHT, ACCORDING TO BOOK 302 OF MAPS, PAGE 11 AND AFFIDAVIT OF CORRECTION RECORDED AS 87-0478660, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 660.08 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG THE MONUMENT LINE OF 87TH STREET, AS SHOWN ON SAID MAP OF DEDICATION FOR NORTHSIGHT A DISTANCE OF 661.93 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 87TH STREET AND ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 52 MINUTES 51 SECONDS WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 770.93 FEET;

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THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS WEST, A DISTANCE OF 272.42 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 51 SECONDS EAST, A DISTANCE OF 772.60 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY OF 87TH STREET;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 272.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH IN EASEMENT AGREEMENT RECORDED SEPTEMBER 6, 2000 IN 2000-687539.

PARCEL NO. 3:

PARCEL 2, AS SHOWN ON THE MAP OF DEDICATION FOR NORTHSIGHT II, ACCORDING TO BOOK 669 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF PARCEL 2 OF THE MAP OF DEDICATION FOR NORTHSIGHT PER BOOK 302 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS AND ALSO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST, ALONG THE MONUMENT LINE OF RAINTREE DRIVE, A DISTANCE OF 660.08 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG THE MONUMENT LINE OF 87TH STREET, A DISTANCE OF 661.93 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 87TH STREET AND ALSO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.03 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 955.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 46 MINUTES 21 SECONDS, 379.57 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 67 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 105.37 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 98.42 FEET;

THENCE NORTH 44 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 352.47 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 129.25 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 51 SECONDS EAST, A DISTANCE OF 420.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

PARCEL NO. 4:

EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS FOR SCOTTSDALE NORTHSIGHT DATED JANUARY 6, 2004 RECORDED JANUARY 6, 2004 AS DOCUMENT NO. 2004-0012154, ASSIGNMENT OF DECLARANT'S RIGHTS AND FIRST AMENDMENT DATED FEBRUARY 5, 2004, RECORDED FEBRUARY 5, 2004 AS DOCUMENT NO. 2004-0118229 AND ASSIGNMENT OF DECLARANT'S RIGHTS DATED * , RECORDED * AS DOCUMENT NO. ** OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA. Unofficial Document

* August 14, 2015
** Recorded Concurrently herewith