

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149 - 62 - 141 - 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? 2

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

(1) 149-16-233A (3) _____
(2) 149-16-337A (4) _____

2. SELLER'S NAME AND ADDRESS:

IAC One, LLC, a Nevada limited liability company
9801 Irvine Center Dr.
Irvine, CA 92618

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

Metro Center Apartments, LLC, a Delaware LLC
6405 South 3000 East, Suite 150
Salt Lake City, Utah 84121

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

4. ADDRESS OF PROPERTY:

9652 N. 31st Avenue, Phoenix, Arizona

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

c/o Covina Court
6405 South 3000 East, Suite 150, Salt Lake Cit
Utah 84121

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

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

- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input checked="" type="checkbox"/> 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: 290 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

Ft: _____
20: _____
15: _____
Yo: _____

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

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$ 19,000,000.00

11. DATE OF SALE (Numeric Digits): 08/15
Month / Year

12. DOWN PAYMENT \$ 4,166,000.00

13. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial Institution:
(1) <input checked="" type="checkbox"/> Conventional
(2) <input type="checkbox"/> VA
(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade | f. <input type="checkbox"/> Other financing; Specify: _____ |
| c. <input type="checkbox"/> Assumption of existing loan(s) | |
| d. <input type="checkbox"/> Seller Loan (Carryback) | |

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: NONE

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):

Jeffrey M. Ctvrtlik
5633 E. Sorrento Dr.
Long Beach, California 90803

18. LEGAL DESCRIPTION (attach copy if necessary): See Attached Exhibit A

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

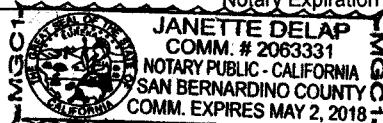
State of California, County of SAN BERNARDINO

Subscribed and sworn to before me on this 7th day of AUG 2015

Notary Public [Signature]

Notary Expiration Date 5/2/2018

DOR FORM 82162 (04/2014)



See Counterpart
Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Jeffrey M. Ctvrtlik
5633 E. Sorrento Dr.
Long Beach, California 90803

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached Exhibit A

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.

See Counter Part

Signature of Seller / Agent _____

State of California, County of Orange

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

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent [Signature]

State of California, County of Los Angeles

Subscribed and sworn to before me on this A day of August 2015

Notary Public see attache swab.

Notary Expiration Date 3/27/2017

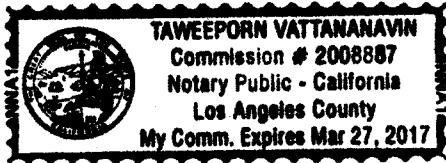
JURAT

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 LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 4th day of August, 2015, by Jeffrey M. Ctvrtlik proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(seal)

Signature

A handwritten signature in black ink, appearing to read "Jeffrey M. Ctvrtlik", written over a horizontal line.

Unofficial Document

Schedule 1

Legal Description

That certain real property is situated in the County of Maricopa, State of Arizona, described as follows:

Parcel No. 1:

Lot 6, Metro Village, according to Book 187 of Maps, page 21, records of Maricopa County, Arizona.

Parcel No. 2:

Lot 3, Metro Village, according to Book 187 of Maps, page 21, records of Maricopa County, Arizona.

Parcel No. 3:

Lots 4 and 7, Metro Village, according to Book 187 of Maps, page 21, records of Maricopa County, Arizona.

APN: 149-16-141A; 149-16-233A; and 149-16-377A

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