

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 207-39-999
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:

Oakridge Gardens, LLC, a Delaware limited liability company
3330 W. Greenway Rd
Phoenix, AZ 85053

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

WWC Holdings, LLC. an Arizona limited liability company
6750 E. Camelback Rd, Suite 100
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

3330 West Greenway Road
Phoenix, AZ 85053

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

WWC Holdings, LLC. an Arizona limited liability company
7228 N. Dreamy Draw Dr.
PHX AZ 85020

(b) Next tax payment due 10/2015

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

- | | |
|--|---|
| <input type="checkbox"/> Vacant Land | <input type="checkbox"/> Commercial or Industrial Use |
| <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Condo or Townhouse | <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| <input type="checkbox"/> 2-4 Plex | <input type="checkbox"/> Other Use; Specify: _____ |
| <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: 282 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" 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: \$ 17,000,000.00

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

12. DOWN PAYMENT \$ 4,300,000.00

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: 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
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): BUYER AND SELLER HEREIN

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 10 day of AUGUST 2015

Notary Public _____

Notary Expiration Date 4/9/2016

Signature of Buyer / Agent

State of Arizona County of Maricopa
Subscribed and sworn to before me on this 11 day of Aug 2015

Notary Public _____

Notary Expiration Date 4/9/2016



EXHIBIT "A"
Legal Description

Parcel No. 1:

Lot 1, Oak Ridge Apartments Phase I, according to Book 260 of Maps, Page 46, records of Maricopa County, Arizona, being a parcel of land situated in the Southwest quarter of Section 2, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described by metes and bounds as follows:

Beginning at the Southwest corner of said Section 2;

Thence North 89 degrees 50 minutes 26 seconds East, along the South line of said Southwest quarter, 646.64 feet;

Thence North 00 degrees 09 minutes 34 seconds West, 68.00 feet to the true point of beginning;

Thence North 00 degrees 33 minutes 32 seconds East, parallel to the West line of said Southwest quarter, 943.18 feet;

Thence South 89 degrees 26 minutes 28 seconds East, 649.46 feet to a point having a radial bearing of North 86 degrees 07 minutes 28 seconds West;

Thence along the arc of a non tangent curve, concave Easterly, having a central angle of 17 degrees 43 minutes 03 seconds and a radius of 1130.00 feet, a distance of 349.43 feet to a point of tangency;

Thence South 13 degrees 50 minutes 31 seconds East, 21.78 feet;

Thence South 89 degrees 50 minutes 26 seconds West, parallel to said South line of the Southwest quarter, 361.43 feet;

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Thence South 00 degrees 09 minutes 34 seconds East, 584.21 feet to a point on the South line of that part of abandoned Greenway Road as abandoned by City of Phoenix Resolution No. 15458 recorded September 17, 1980 in Docket 14693, Page 660, records of Maricopa County, Arizona;

Thence South 89 degrees 59 minutes 26 seconds West, along said South line, 78.86 feet;

Thence North 84 degrees 49 minutes 38 seconds West, along said South line, 150.65 feet to a point on the North line of the South 65 feet;

Thence South 89 degrees 50 minutes 26 seconds West, parallel to said South line, 52.00 feet to a point being the Southeast corner of the property conveyed to the City of Phoenix, an Arizona municipal corporation as Parcel No. 2 in Quit-Claim Deed recorded June 13, 1980 in Docket 14480, Page 831, records of Maricopa County, Arizona;

Thence North 00 degrees 09 minutes 34 seconds West, along said East line, 3.00 feet;

Thence South 89 degrees 50 minutes 26 seconds West, along the North line of said property, 53.36 feet to the true point of beginning;

Except one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all uranium, thorium or any other material which is, or may be determined by the laws of the United States or of the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes and in Patents recorded October 6, 1976 in Docket 11888, Page 836 and recorded June 24, 1977 in Docket 12286, Page 15, records of Maricopa County, Arizona.

Parcel No. 2:

EXHIBIT "A"
(Continued)

That part of Greenway Road, as abandoned by City of Phoenix Resolution No. 17163, recorded December 16, 1987 in Recording No. 1987-743766, records of Maricopa County, Arizona, which lies Southerly of, and adjacent to, Lot 1, Oak Ridge Apartments Phase I, according to Book 260 of Maps, Page 46, records of Maricopa County, Arizona;

Except one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all uranium, thorium or any other material which is, or may be determined by the laws of the United States or of the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes and in Patents recorded October 6, 1976 in Docket 11888, Page 836 and recorded June 24, 1977 in Docket 12286, Page 15, records of Maricopa County, Arizona.

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