

14 Pa

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-63-288A - 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? N/A

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

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

2. SELLER'S NAME AND ADDRESS:

11459 North 28th Drive Holdings, LLC, a Maryland limited liability company
c/o CWCapital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West
Bethesda, MD 20814

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

Biltmore Waterfront, LLC, an Arizona limited liability company
631 S Olive St, Suite 860
Los Angeles, CA 90014

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

11459 North 28th Street
Phoenix, AZ 85029

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

Biltmore Waterfront, LLC
631 S Olive St, Suite 860
Los Angeles, CA 90014

(b) Next tax payment due _____

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: 2 8 8 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: \$10,000,000.00 00

11. DATE OF SALE (Numeric Digits): 0 8 / 1 5
Month/Year

12. DOWN PAYMENT \$1,200,000.00 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
1825 Eye Street NW, Suite 302
Washington, DC 20006
Phone (202)530-1200

18. LEGAL DESCRIPTION (attach copy if necessary): See attached

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.

PERRY
Signature of Seller / Agent
State of Arizona The District of Columbia, County of Maricopa
Subscribed and sworn to before me on this 24 day of August 20 1 5
Notary Public Michelle L. Perry
Notary Expiration Date 11/15/18
MICHELLE L. PERRY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 15, 2018

PERRY
Signature of Buyer / Agent
State of Arizona The District of Columbia, County of Maricopa
Subscribed and sworn to before me on this 24 day of August 20 1 5
Notary Public Michelle L. Perry
Notary Expiration Date 11/15/18
MICHELLE L. PERRY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 15, 2018

EXHIBIT A
LEGAL DESCRIPTION

PARCEL NO. 1:

ALL OF LOT 5, LAKE BILTMORE VILLAGE, A SUBDIVISION RECORDED IN BOOK 166 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION OF LOT 4, LAKE BILTMORE VILLAGE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5;

THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 75 DEGREES 28 MINUTES 31 SECONDS WEST A DISTANCE OF 463.55 FEET RADIAL TO A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1115.00 FEET;

THENCE ALONG SAID CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 04 DEGREES 30 MINUTES 27 SECONDS, AN ARC LENGTH OF 87.72 FEET TO A NON-TANGENT LINE BEARING NORTH 75 DEGREES 48 MINUTES 57 SECONDS EAST A RADIAL LINE TO SAID CURVE AT LAST SAID POINT BEARS NORTH 70 DEGREES 48 MINUTES 04 SECONDS EAST, RECORD (NORTH 70 DEGREES 58 MINUTES 04 SECONDS EAST, CALCULATED);

THENCE ALONG SAID NON-TANGENT LINE NORTH 75 DEGREES 48 MINUTES 57 SECONDS EAST A DISTANCE OF 489.17 FEET, RECORD (486.84 FEET, MEASURED), TO THE EAST LINE OF SAID LOT 4;

Unofficial Document

THENCE SOUTH 04 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 31.92 FEET, RECORD (31.29 FEET, MEASURED);

THENCE SOUTH 00 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;

TOGETHER WITH THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS PURSUANT TO CONDOMINIUM DECLARATION, MARINER'S POINTE CONDOMINIUM ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING AND GOVERNING MARINER'S POINTE CONDOMINIUM, RECORDED IN DOCKET 14214, PAGE 917 AND SHOWN ON PLAT RECORDED IN BOOK 220, PAGE 38.

PARCEL NO. 2:

EASEMENTS AND RESTRICTIONS, AND RECIPROCAL RIGHTS REGARDING INGRESS, EGRESS, LAKES, DRIVEWAYS, PARKING, WALK AREAS, RECREATIONAL ACCESS, FACILITIES AND UTILITIES RECORDED IN DOCKET 10309, PAGE 118, DOCKET 10402, PAGE 1241, DOCKET 11307, PAGE 693, DOCKET 12141, PAGE 1205 AND IN DOCKET 12339, PAGE 889.