

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 124-75-044M  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

Gelt Broadway Holdings, LLC  
5567 Reseda Boulevard, Suite 330  
Tarzana, CA 91356

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

WWC VIII, LLLP  
6750 East Camelback Rd. Ste. 100  
Scottsdale, AZ 85251

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

1330 West Broadway Road  
Tempe, AZ

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

WWC VIII, LLLP c/o Allison Shelton  
2850 E. Camelback Rd, #300  
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:

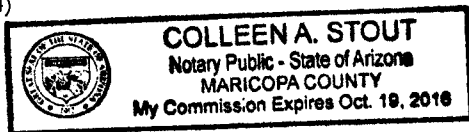
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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: 2 4 0  
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 Mhila Hunter  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 28<sup>th</sup> day of August 20 15  
Notary Public Colleen A. Stout  
Notary Expiration Date 10-19-2016



**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:** \$19,500,000.00 00

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

**12. DOWN PAYMENT:** \$4,000,000.00 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: N/A

**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 of Buyer / Agent Mhila Hunter  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 28<sup>th</sup> day of August 20 15  
Notary Public Colleen A. Stout  
Notary Expiration Date 10-19-2016



**EXHIBIT "A"**

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 592.65 FEET; AND

EXCEPT THE SOUTH 250 FEET OF THE WEST 250 FEET OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND

EXCEPT THE SOUTH 30 FEET OF THE NORTH 622.65 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND

EXCEPT THE SOUTH 50 FEET; AND

EXCEPT THE WEST 50 FEET OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND

EXCEPT THE FOLLOWING THREE PARCELS CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED DECEMBER 21, 1970 IN DOCKET 8451, PAGE 79, AND RE-RECORDED IN DOCKET 15412, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA:

**PARCEL A:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

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BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 50 FEET OF THE NORTH 622.65 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID INTERSECTION BEING 20 FEET SOUTH OF THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 50 FEET OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 20.0 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 50 FEET OF THE NORTH 622.65 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 15.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID INTERSECTION BEING 15 FEET SOUTH OF THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 50 FEET OF THE SOUTH 50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 15.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID INTERSECTION BEING 15 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.