

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **123 - 51 - 003G**
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? None

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

(1) n/a (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS: Green Leaf Tempe LP, a DE limited partnership; c/o Green Leaf Partners Management, Inc.

Green Leaf Tempe LP, a Delaware limited partnership
c/o Green Leaf Partners Management, Inc.
588 San Ramon Valley Blvd., Suite 200
Danville, CA 94526

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

Capital Real Estate—Sienna, LLC, a Colorado limited liability company
1800 Larimer Street, Suite 1700
Denver, CO 80202

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

4. ADDRESS OF PROPERTY:

4839 S. Darrow Drive
Tempe, AZ

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

Capital Real Estate—Sienna, LLC
c/o Capital Real Estate Mgmt, LLC, Attn: D. Levin
1800 Larimer Street, Suite 1700, Denver, CO 80202

(b) Next tax payment due 1st 1/2 2015

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
d. ☐ 2-4 Plex i. ☐ Other Use; Specify:
e. ☒ 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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 272

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

c1
ch.

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:

10. SALE PRICE: \$ 23,200,000.00

11. DATE OF SALE (Numeric Digits): 09/2015
Month / Year

12. DOWN PAYMENT \$ 5,978,000.00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller Loan (Carryback) (3) ☐ FHA
f. ☒ Other financing; Specify: Loan from FHLMC

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: 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):

Chicago Title Insurance Company
455 Market Street, Ste. 2100, San Francisco, CA 94105
Phone: (415) 291-5123

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.

SIGNED IN COUNTERPART

Signature of Seller / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent

State of Colorado, County of Denver

Subscribed and sworn to before me on this 27 day of August, 2015

Notary Public Corinne Echevarria

Notary Expiration Date 4/3/2019

CORINNE ECHEVARRIA
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20154013580
My Commission Expires 4/3/2019

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

FOR RECORDER'S USE ONLY

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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.

SIGNED IN COUNTERPART

Signature of Seller / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

See attached

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.

Attachment to: AFFIDAVIT OF PROPERTY VALUE – PARCEL 123-51-003G

GREEN LEAF TEMPE, L.P.,
a Delaware limited partnership

By: GREEN LEAF FUND I, L.P.,
a Delaware limited partnership,
its General Partner

By: GREEN LEAF PARTNERS, LLC,
a Delaware limited liability company,
its General Partner

By: 
Tom Hall, its Manager

CERTIFICATE OF ACKNOWLEDGEMENT

Unofficial Document

State of California

County of Contra Costa

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ss.

On this 26th day of August 2015, before me, Cristin Kiper Sanchez, personally appeared Thomas Hall, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEAL:




Cristin Kiper Sanchez, Notary Public

My commission expires: June 15, 2017

EXHIBIT "A" **Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

That portion of the Southwest quarter of the Southwest quarter of Section 33, Township 1 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 33;

Thence North 01 degrees 46 minutes 08 seconds East along the West line of said Southwest quarter a distance of 791.00 feet;

Thence South 89 degrees 58 minutes 17 seconds East a distance of 33.01 feet to the POINT OF BEGINNING;

Thence North 01 degrees 46 minutes 08 seconds East, parallel and 33.00 feet East of the West line of said Southwest quarter of the Southwest quarter, a distance of 354.34 feet to a point on a curve concave to the Northwest, having a radius of 752.36 feet, and a central angle of 13 degrees 22 minutes 33 seconds;

Thence Northeast along said curve a distance of 175.64 feet to a point on the South line of the North 10.00 feet of Farm Unit "B" of said Section 33;

Thence South 89 degrees 57 minutes 05 seconds East, along said South line of the North 10.00 feet of Farm Unit "B", a distance of 870.48 feet to a point on the East line of the West 8.2 acres of the East half of said Farm Unit "B";

Thence South 01 degrees 40 minutes 15 seconds West, along said East line of the West 8.2 acres of the East half of Farm Unit "B", a distance of 1268.44 feet to a point which is 55.00 feet North of the Arizona Highway Department Construction Center Line of Baseline Road;

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Thence North 89 degrees 38 minutes 41 seconds West, parallel and 55.00 feet North of said Construction Center Line, a distance of 177.64 feet;

Thence North 01 degrees 46 minutes 08 seconds East, parallel to the West line of said Southwest quarter, a distance of 472.27 feet;

Thence North 57 degrees 22 minutes 16 seconds West a distance of 497.19 feet;

Thence North 89 degrees 58 minutes 17 seconds West, parallel to the South line of said Southwest quarter of the Southwest quarter, a distance of 289.99 feet to the POINT OF BEGINNING.