

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 162 - 35 - 001 -
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? 5

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

(1) LIST ATTACHED (2)
(3) (4)

2. SELLER'S NAME AND ADDRESS:

WDP 7th Street LLC
11411 North Tatum Boulevard
Phoenix, Arizona 85028-2399

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

CH Retail Fund I/Phoenix The Yard, L.L.C.
c/o Retail Managers I, L.L.C. Attn Sam Peck
3819 Maple Ave, Dallas, Texas 75218

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

611 East Montebello Avenue
Phoenix, Arizona 85012

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

CH Retail Fund I/Phoenix The Yard, L.L.C.
c/o Retail Managers I, L.L.C. Attn Sam Peck
3819 Maple Ave, Dallas, Texas 75218

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

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 used as a vacation home or secondary residence.
c. ☐ To be rented to someone other than a "family member."

See reverse side for definitions 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:
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

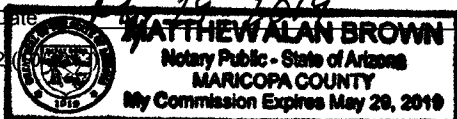
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 9th day of September 20 15

Notary Public

Notary Expiration Date

DOR FORM 82162



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: \$ 6,850,000 00

11. DATE OF SALE (Numeric Digits): 09/15
Month / Year

12. DOWN PAYMENT \$ 200,000 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
(3) ☐ FHA
f. ☐ Other financing; Specify:
d. ☐ 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:

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):

Quarles & Brady LLP
2 N Central Avenue
Phoenix Arizona 85004-2391 Phone: (602) 229-5200

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT B ATTACHED

Signed in counterpart

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this day of 20 15

Notary Public

Notary Expiration Date

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 162 - 35 - 001 -
BOOK MAP PARCEL SPLIT

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If Yes, state relationship:

4. ADDRESS OF PROPERTY:611 East Montebello AvenuePhoenix, Arizona 85012**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**CH Retail Fund I/Phoenix The Yard, L.L.C.c/o Retail Managers I, L.L.C. Attn Sam Peck3819 Maple Ave, Dallas, Texas 75218(b) Next tax payment due 10/01/15**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

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Signature of Seller / Agent

State of Arizona, County of MaricopaSubscribed and sworn to before me on this _____ day of _____ 20 15

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (10/2013)

FOR RECORDER'S USE ONLY**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

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Month / Year**12. DOWN PAYMENT** \$ 200,000 00**13. METHOD OF FINANCING:**

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):Quarles & Brady LLP2 N Central AvenuePhoenix Arizona 85004-2391 Phone: (602) 229-5200**18. LEGAL DESCRIPTION (attach copy if necessary):**
SEE EXHIBIT B ATTACHEDSEE ATTACHED PAGE

Signature of Buyer / Agent

State of Texas, County of DallasSubscribed and sworn to before me on this _____ day of _____ 20 15

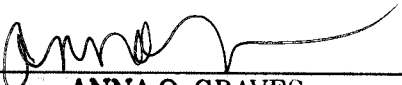
Notary Public _____

Notary Expiration Date _____

BUYER:

CH RETAIL FUND I/PHOENIX THE YARD, L.L.C.,
a Delaware limited liability company


By: **Retail Managers I, L.L.C.,**
a Texas limited liability company,
its manager

By: 
Name: **ANNA O. GRAVES**
Title: **VICE PRESIDENT**

STATE OF TEXAS

COUNTY OF DALLAS

Subscribed to and sworn before me on this 9th day of September, 2015.


Signature of Notary Public



(SEAL)

Exhibit A

List of Additional Parcel Numbers

162-35-004A

162-35-005

162-35-006

162-35-002

162-35-003A

Exhibit BLegal Description

PARCEL NO. 1:

LOTS 2 AND 3, CAMEL SQUARE, ACCORDING TO BOOK 41 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART OF LOT 2 IN CAMEL SQUARE DEEDED TO THE CITY OF PHOENIX IN WARRANTY DEED RECORDED IN DOCKET 5446, PAGE 29, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 2 WHICH BEARS EASTERLY A DISTANCE OF 126.83 FEET FROM THE NORTHWEST CORNER, THEREOF;

THENCE SOUTHERLY PARALLEL WITH AND 126.83 FEET EAST OF THE WEST LINE OF LOT 2, A DISTANCE OF 10 FEET;

THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 2, WHICH BEARS NORTHERLY A DISTANCE OF 12.48 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 10 FEET;

THENCE TO THE LEFT, ALONG THE PERIMETER OF SAID CURVE, A DISTANCE OF 15.63 FEET TO THE POINT OF TANGENCY WITH THE NORTH LINE OF LOT 2 AND THE POINT OF BEGINNING,

ALSO EXCEPTING THEREFROM THE FOLLOWING ^{Unofficial Document} AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 05, 2013 IN INSTRUMENT NO. 2013-0713898 TO WIT:

"THAT CERTAIN APPROXIMATELY FOURTEEN FOOT (14') BY FORTY-EIGHT FOOT (48') BILLBOARD STRUCTURE AND SIGN LOCATED ON THE PROPERTY"

PARCEL NO. 2:

LOTS 1, 4, 5, 6 AND 7, OF CAMEL SQUARE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED AS BOOK 41 OF MAPS, PAGE 20.

PARCEL NO. 3:

THE 20 FOOT WIDE ALLEY RIGHT OF WAY LYING IMMEDIATELY EAST OF AND ADJOINING THE EAST LINE OF LOT 1, AS SHOWN ON CAMEL SQUARE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 41 OF MAPS AT PAGE 20, BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 1, AND ON THE SOUTH BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 1, AS ABANDONED BY RESOLUTION 21182 RECORDED DECEMBER 09, 2013 AS 2013-1045695 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.