AFFIDAVIT OF PROPERTY VALUE	²⁰ Document			
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)				
Primary Parcel:16235001				
BOOK MAP PARCEL SPLIT Does this sale include any parcels that are being split / divided? Check one: Yes No 🗸	15:			
How many parcels, other than the Primary Parcel, are included	sa:			
in this sale? 5				
Please list the additional parcels below (attach list if necessary):				
(1) LIST ATTACHED (2)				
(3) (4)	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):			
2. SELLER'S NAME AND ADDRESS:	a. Warranty Deed d. Contract or Agreement			
WDP 7th Street LLC	b. ☑ Special Warranty Deed e. ☐ Quit Claim Deed c. ☐ Joint Tenancy Deed f. ☐ Other:			
11411 North Tatum Boulevard	·			
Phoenix, Arizona 85028-2399	10. SALE PRICE: \$ 6,850,000 00			
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits): 09/15			
CH Retail Fund I/Phoenix The Yard, L.L.C.	Month / Year			
c/o Retail Managers I, L.L.C. Attn Sam Peck	12. DOWN PAYMENT \$ 200,000 00			
3819 Maple Ave, Dallas, Texas 75218	13. METHOD OF FINANCING:			
(b) Are the Buyer and Seller related? Yes ☐ No ✓	a. ☐ Cash (100% of Sale Price) e. ☑ New loan(s) from financial Institution:			
If Yes, state relationship:	b. ☐ Barter or trade (1) ☑ Conventional			
ADDRESS OF PROPERTY: 611 East Montebello Avenue	(2) ☐ VA c. ☐Assumption of existing loan(s) (3) ☐ FHA			
Phoenix, Arizona 85012	f. Other financing; Specify:			
Prioenix, Anzona 63012	d. Seller Loan (Carryback)			
E (c) MAIL TAY DILL TO (Tayon due aven Marchille action)	14. PERSONAL PROPERTY (see reverse side for definition):(a) Did the Sale Price in Item 10 include Personal Property that			
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	impacted the Sale Price by 5 percent or more? Yes No			
CH Retail Fund I/Phoenix The Yard, L.L.C.	(b) If Yes, provide the dollar amount of the Personal Property:			
c/o Retail Managers I, L.L.C. Attn Sam Peck	\$ 00 AND			
3819 Maple Ave, Dallas, Texas 75218	briefly describe the Personal Property:			
(b) Next tax payment due 10/01/15	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,			
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	briefly describe the partial interest:			
a. Vacant Land f. Commercial or Industrial Use	16. SOLAR / ENERGY EFFICIENT COMPONENTS:			
b. Single Family Residence g. Agricultural	(a) Did the Sale Price in Item 10 include solar energy devices, energy			
c. Condo or Townhouse h. Mobile or Manufactured Home	efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by			
Affixed □ Not Affixed	5 percent or more? Yes No 🗸			
d2-4 Plex iOther Use; Specify:	If Yes, briefly describe the solar / energy efficient components:			
e. Apartment Building				
 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.	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):			
 b. To be used as a vacation home or secondary residence. c. To be rented to someone other than a "family member." 	Quarles & Brady LLP			
See reverse side for definitions of a "primary residence, secondary	2 N Central Avenue			
residence" or "family member."	Phoenix Arizona 85004-2391 Phone: (602) 229-5200			
8. If you checked e or f in Item 6 above, indicate the number of units: For Apartments, Motals / Hotels, Mobile Home / RV Parks, etc.	LEGAL DESCRIPTION (attach copy if necessary): SEE EXHIBIT B ATTACHED			
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE F	OREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE			
FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PE	ROPERTY.			
	Signed in counterpart			
Signature of Seller / Agent	Signature of Buyer / Agent			
State of Arizona County of Maricopa	State of Arizona, County of Maricopa			
Subscribed and sworn to before me on this 24 day of September 20 15	Subscribed and swom to before me on thisday of20 15			
Notary Public	Notary Public			
Notary Expiration Late KATTHEWALAN BROWN	Notary Expiration Date			
DOR FORM 82162 (FULL) Notary Public - State of Arizona				
MARICOPA COUNTY My Commission Expires May 29, 2019				

Unofficial

	FOR RECORDER'S	SUSFONIY
<u>AFFIDAVIT OF PROPERTY VALUE</u>		0 002 0:12.
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)	9. TYPE OF DEED OR INSTRUMENT (C	Check Only One Box1:
2. SELLER'S NAME AND ADDRESS:	a. Warranty Deed	d. Contract or Agreement
WDP 7th Street LLC	b. Special Warranty Deed	e. Quit Claim Deed
11411 North Tatum Boulevard	c	f. Other:
Phoenix, Arizona 85028-2399	10. SALE PRICE:	\$ 6,850,000 00
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits):	09/15
CH Retail Fund I/Phoenix The Yard, L.L.C.	· · · · · · · · · · · · · · · · · · ·	nth / Year
Attn Sam Peck	12. DOWN PAYMENT	\$ 200,000 00
3819 Maple Ave, Dallas, Texas 75218	13. METHOD OF FINANCING:	
	a. Cash (100% of Sale Price)	e. New loan(s) from
(b) Are the Buyer and Seller related? Yes ☐ No ☑ If Yes, state relationship:	b. Barter or trade	financial Institution:
4. ADDRESS OF PROPERTY:	<u> </u>	(1) ☐ Conventional (2) ☐ VA
611 East Montebello Avenue	c. Assumption of existing loan(s)	(3) ☐ FHA f. ☐ Other financing; Specify:
Phoenix, Arizona 85012	d. Seiler Loan (Carryback)	
	14. PERSONAL PROPERTY (see reverse	e side for definition):
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	(a) Did the Sale Price in Item 10 inclu	
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DOR FORM 82162 (10/2013)

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

MELISSA FRISHKEY
Notary Public, State of Texas
My Commission Expires
March 29, 2016

(SEAL)

20150653662

Exhibit A

<u>List of Additional Parcel Numbers</u>

1	12	1	_	Λ	\sim	4	A
1	62.	٠,	Э.	-U	U	42	А

162-35-005

162-35-006

162-35-002

162-35-003A

Unofficial Document

Exhibit B

Legal 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 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.