

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 166-12-018F  
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? 2

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

(1) 166-12-033 (2) 166-12-032  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

Paradise Shadows Phoenix Limited Partnership  
1420 E Missouri Avenue, Suite 100  
Phoenix, AZ 85014

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

Copper Palms Apartments LLC, a Delaware limited liability company  
c/o Jupiter Capital Group LLC, 462 Stevens Ave, Ste 304  
Solana Beach, CA 92075

(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: N/A

### 4. ADDRESS OF PROPERTY:

12810 North Cave Creek Road, Copper Palms Apartments  
Phoenix, AZ 85022

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

Copper Palms Apartments LLC, a Delaware limited liability company  
See 3 (a) above

(b) Next tax payment due 03/2016

### 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.  Agricultural
- 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: 206

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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

20  
14  
ch.

### 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: \$ 13,900,000.00

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

12. DOWN PAYMENT \$ 3,475,000.00

### 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 AND

briefly describe the Personal Property: n/a

### 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:  
n/a

### 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Fidelity National Title  
1 E. Washington St., Ste 450, Phoenix AZ 85004  
Phone: 602.343.7550

### 18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent \_\_\_\_\_  
State of California, County of San Diego  
Subscribed and sworn to before me on this 15 day of September 2015  
Notary Public Marcie Mary McKee  
Notary Expiration Date May 17, 2019

**AFFIDAVIT OF PROPERTY VALUE**

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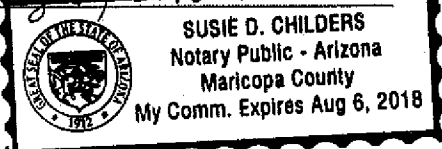
Signature of Seller / Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 11<sup>th</sup> day of September 2015

Notary Public Susie Childers

Notary Expiration Date August 2018



Signature of Buyer / Agent

State of \_\_\_\_\_ County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

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Fidelity National Title  
1 E. Washington St., Ste 450, Phoenix AZ 85004  
Phone: 602.343.7550

**18. LEGAL DESCRIPTION (attach copy if necessary):**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**EXHIBIT "A"**  
**Legal Description**

PARCEL NO. 1:

The South 600 feet of the North 630 feet as measured along the West line of Tract "A" , CACTUS, according to Book 31 of Maps, Page 7, records of Maricopa County, Arizona;

EXCEPT the East 150 feet in width as measured parallel to the East line thereof; and

EXCEPT that part of the South 600 feet of the North 630 feet as measured along the West line of Tract "A", CACTUS, according to Book 31 of Maps, Page 7, records of Maricopa County, Arizona, described as follows:

Beginning at the intersection of the North line of said South 600 feet with the West line of said Tract "A";

Thence Southerly along said West line to the South line of said North 630 feet;

Thence Easterly along said South line to the East line of the West 25 feet of said Tract "A";

Thence Northerly along said East line to the South line of the North 33 feet of said Tract "A";

Thence Northeasterly to the intersection of the East line of the West 28 feet of said Tract "A" with the South line of the North 30 feet thereof;

Thence Westerly along said North line to the Point of Beginning; and

EXCEPT that portion of Tract "A" described as follows:Unofficial Document

Commencing at the Northwest corner of the East 150 feet of said Tract "A" proceed South 06 degrees 30 minutes 30 seconds West along the West line of the East 150 feet a distance of 30.15 feet to the Southwest corner of the North 30 feet of the East 150 feet of said Tract "A" and the True Point of Beginning;

Thence North 89 degrees 18 minutes 10 seconds West, parallel to and 30 feet South of the North line of said Tract "A", a distance of 257.00 feet;

Thence South 00 degrees 41 minutes 50 seconds West (recorded) South 00 degrees 41 minutes 50 seconds West (measured), a distance of 290.00 feet (recorded 290.20 feet (measured));

Thence South 89 degrees 18 minutes 10 seconds East (recorded) South 88 degrees 52 minutes 56 seconds East (measured), a distance of 227.49 feet (recorded 227.70 feet (measured) to the West line of the East 150 feet of said Tract "A";

Thence North 06 degrees 30 minutes 30 seconds East (recorded) North 06 degrees 56 minutes 46 seconds East (measured), a distance of 291.50 feet to the True Point of Beginning.

PARCEL NO. 2:

Tracts "W" and "X", CACTUS GARDENS UNIT 4, according to Book 97 of Maps, Page 42 records of Maricopa County, Arizona.

PARCEL NO. 3:

That portion of the abandoned alley, as set forth in Resolution No. 15866, recorded at Docket 15914, Page 589, adjacent to and immediately West of said Tracts, and lying between the prolongations Westerly of the South line of said Tract "W" and the North line of said Tract "X".