

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-06-002F 0 - SPLIT  
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? 1

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

- (1) 149-06-002G 9 (2) 149-06-002F 0
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

WDOP SUB I LP, c/o The Milestone Group  
5429 LBJ Freeway #800, Dallas, TX 75240

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

Cave Creek Apartments LLC  
c/o Weldner Investment Services, Inc.  
9757 NE Juanita Drive #300  
Kirkland, Washington 98034

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

4. ADDRESS OF PROPERTY:

2529 W. Cactus Road  
Phoenix, AZ

5. MAIL TAX BILL TO:

Cave Creek Apartments LLC c/o Weldner Investment Services, Inc.  
9757 NE Juanita Drive #300  
Kirkland, Washington 98034

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land f.  Commercial or Industrial Use
- b.  Single Family Residence g.  Agriculture
- c.  Condo or Townhouse h.  Mobile or manufactured Home  
 Affixed  Not Affixed
- 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:

- To be used as a primary residence.  Owner occupied, not a primary residence.
- To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "family member."

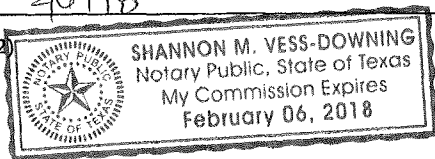
8. If you checked e or f in item 6 above, indicate the number of units: \_\_\_\_\_  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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:

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: \_\_\_\_\_  
State of Texas, County of Dallas  
Subscribed and sworn to before me on this 15<sup>th</sup> day of September 20 15  
Notary Public: Shannon M. Vess-Downing  
Notary Expiration Date: 2/6/18



14  
he

10. SALE PRICE: \$ 43,150,000 00

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

12. DOWN PAYMENT \$ 3,000,000.00 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial Institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback) 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: N/A

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

Gwen Behrens  
Republic Title of Texas, Inc.  
2626 Howell Street, 10<sup>th</sup> Floor  
Dallas, Texas 75204  
214-754-7774

18. LEGAL DESCRIPTION (attach copy if necessary):  
See Exhibit "A" attached hereto.

Signed in counterpart

Signature of Buyer: \_\_\_\_\_  
State of Washington, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of September 20 15  
Notary Public: \_\_\_\_\_  
Notary Expiration Date: \_\_\_\_\_

**AFFIDAVIT OF PROPERTY VALUE**

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

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c/o Weidner investment Services, Inc.  
9757 NE Juanita Drive #300  
Kirkland, Washington 98034

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

**4. ADDRESS OF PROPERTY:**

2529 W. Cactus Road  
Phoenix, Arizona 85029

**5. MAIL TAX BILL TO:**

Cave Creek Apartments LLC c/o Weidner investment Services, Inc.  
9757 NE Juanita Drive #300  
Kirkland, Washington 98034

Unofficial Document

**6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box**

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 To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "family member."

**8. If you checked e or f in item 6 above, indicate the number of units: 696**  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**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:

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 \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 15  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (01/2012)

**FOR RECORDER'S USE ONLY**

**10. SALE PRICE:** \$ 43,150,000 00

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

**12. DOWN PAYMENT** \$ 3,000,000.00 00

**13. METHOD OF FINANCING:**

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
 b.  Barter or trade (1)  Conventional  
 (2)  VA  
 c.  Assumption of existing loan(s) (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   
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 \$ 0.00 00 AND  
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- (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):**

Gwen Behrens  
Republic Title of Texas, Inc.  
2626 Howell Street, 10<sup>th</sup> Floor  
Dallas, Texas 75204  
(214) 855-8888

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

See Exhibit "A" attached hereto.

Signature of Buyer [Signature]  
 State of Washington, County of King  
 Subscribed and sworn to before me on this 9 day of Sept 20 15  
 Notary Public Linda A Dammer  
 Notary Expiration Date 7/27/16

Notary Public  
 State of Washington  
 LINDA A DAMMER  
 My Appointment Expires Jul 27, 2016

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

PARCEL NO. 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 14 DEGREES 31 MINUTES 48 SECONDS WEST ALONG A DIAGONAL LINE CONNECTING SAID NORTHWEST CORNER WITH THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 41.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 14 DEGREES 31 MINUTES 48 SECONDS WEST ALONG SAID DIAGONAL LINE, A DISTANCE OF 1314.34 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 07 DEGREES 31 MINUTES 35 SECONDS WEST ALONG A LINE CONNECTING SAID SOUTHWEST CORNER WITH A POINT LYING A DISTANCE OF 825.00 FEET WESTERLY OF THE SOUTHWEST CORNER OF THE Unofficial Document ~~WEST~~ HALF OF SAID NORTHWEST QUARTER AS MEASURED ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 66.92 FEET;

THENCE NORTH 82 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 21.50 FEET;

THENCE SOUTH 07 DEGREES 31 MINUTES 35 SECONDS WEST, A DISTANCE OF 12.07 FEET;

THENCE NORTH 75 DEGREES 28 MINUTES 12 SECONDS WEST, A DISTANCE OF 539.96 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 40 SECONDS WEST, A DISTANCE OF 18.27 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 92.00 FEET OF SAID NORTHWEST QUARTER AND THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 17, AS DESCRIBED IN DOCKET 5280, PAGE 183, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 00 DEGREES 27 MINUTES 40 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 67.78 FEET;

THENCE NORTH 05 DEGREES 41 MINUTES 44 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1131.67 FEET;

THENCE NORTH 86 DEGREES 50 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 658.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 127.96 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENTS DATED AUGUST 11, 1999, RECORDED NOVEMBER 03, 2000 AS 2000-848094 OF OFFICIAL RECORDS AND 2000-848096 OF OFFICIAL RECORDS.

BEING THE SAME PROPERTY CONVEYED TO WDOP SUB I LP BY SPECIAL WARRANTY DEED FILED MARCH 30, 2005 AS 20050394211 OF OFFICIAL RECORDS.