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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
   Primary Parcel: 503 - 66 - 781 - _____
   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? 0
   Please list the additional parcels below (attach list if necessary):
   (1) _____ (3) _____
   (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
   Surprise Ryu, LLC
   1900 The Alameda, Suite 510
   San Jose, California 95126

3. (a) BUYER'S NAME AND ADDRESS:
   Coxsura, LLC
   384 C. Corral de Tierra
   Corral de Tierra, California 93908
   (b) Are the Buyer and Seller related? Yes ☐ No ☑
   If Yes, state relationship:

4. ADDRESS OF PROPERTY:
   13255 West Foxfire Drive
   Surprise, Arizona

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
   Coxsura, LLC
   384 C. Corral de Tierra
   Corral de Tierra, California 93908
   (b) Next tax payment due 10/01/15

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

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:** $ 5,326,000 **00**

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

12. DOWN PAYMENT $ 1,896,000 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:
    $ _____ **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):
    John S. Anderson
    384 C. Corral de Tierra
    Corral de Tierra, CA 93908 (408) 452-7700

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

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 4th day of Sept 2015
Notary Public _____
Notary Expiration Date Jan 21, 2017

Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 4th day of Sept 2015
Notary Public _____
Notary Expiration Date Jan 21, 2017

DOR FORM 82162 (04/2014)

SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

EXHIBIT A

[Legal Description]

Parcel No. 1:

Lot 2, REPLAT OF LOT 5A OF SUN CITY WEST COMMERCE PARK, according to Book 1016 of maps, page 18, records of Maricopa County, Arizona.

Parcel No. 2:

A non-exclusive easement for vehicular and pedestrian ingress and egress as set forth in Declaration Regarding Access Easement, dated December 23, 2008, recorded December 23, 2008, at Recording No. 2008-1081847.

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