

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132 -- 31 -- 010
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? _____

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Kemp & Kell L.P.
P.O. Box 82893
Phoenix, Arizona 85071

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

CH Retail Fund I/Tempe Playa Del Norte, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219

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

4. ADDRESS OF PROPERTY:

555 North Scottsdale Road
Tempe, Arizona 85281

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

CH Retail Fund I/Tempe Playa Del Norte, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219

(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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
n/a

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

Retail Building

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]
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21 day of Sept 2016

Notary Public [Signature]

Notary Expiration Date July 17, 2016

20
15
Ho:

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: \$ 7,100,000.00

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

12. DOWN PAYMENT \$ 7,100,000.00

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:

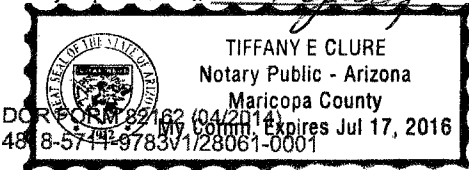
(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
If Yes, briefly describe the solar / energy efficient components: _____

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

Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204 (214) 855- 8888

18. LEGAL DESCRIPTION (attach copy if necessary):

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



[See Attached Signature Page]
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this ___ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

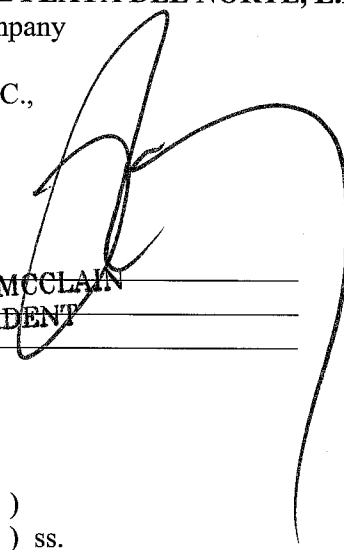
Signature Page to
Affidavit of Property Value

BUYER:

CH RETAIL FUND I/TEMPE PLAYA DEL NORTE, L.L.C.,
a Delaware limited liability company

By: Retail Managers I, L.L.C.,
its Manager

By: _____
Name: **ROBERT A. MCCLAIN**
Title: **VICE PRESIDENT**



STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 14 day of September, 2015, by Robert A. McClain, the Vice President of Retail Managers I, L.L.C., a Texas limited liability company, the Manager of ^{Unofficial Document} **CH RETAIL FUND I/TEMPE PLAYA DEL NORTE, L.L.C.**, a Delaware limited liability company, on behalf of said limited liability companies.

WITNESS my hand and official seal.

My commission expires: 01/22/2019

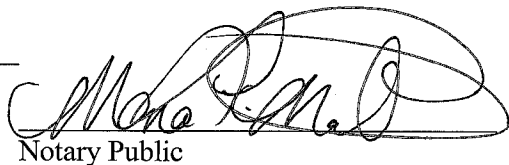
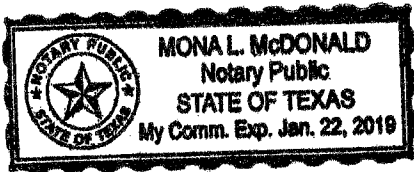

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

LOT 2, PLAYA DEL NORTE, ACCORDING TO BOOK 685 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

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