

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 144-24-631 4
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:

PHOENIX MARKET CENTER, LLC
c/o Sarofim Realty Advisors Co. 8115 Preston Road, Suite 400
Dallas, TX 75225

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

67TH AVENUE AND CAMELBACK PRO'S REAL ESTATE, LLC; HOBREV-DELAWARE, LLC; 1640 HOSPITAL DRIVE, LLC
c/o Branch Family Holdings, LLC, 201 West Montecito Street
Santa Barbara, CA 93101

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6710-6762 W. Camelback Rd & 5102-5124 North 67th Avenue
Glendale, AZ

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

Grandbridge Real Estate Capital LLC/Attn: Servicing Dept
200 South College Street, Suite 2100
Charlotte, NC 28202

(b) Next tax payment due March 1, 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. Agriculture
- 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: \$ 15,779,700.58 00

11. DATE OF SALE (Numeric Digits): 1 0 / 1 5
Month/Year

12. DOWN PAYMENT \$ 2,526,619.90 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: \$ None 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: 72.5%

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):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

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 _____, County of _____
Subscribed and sworn to before me on this 29th day of October 2015
Notary Public _____
Notary Expiration Date 10-14-2016

DOR FORM 82162 (04/2014)



Signature of Buyer / Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 29th day of October 2015
Notary Public _____
Notary Expiration Date 10-14-2016

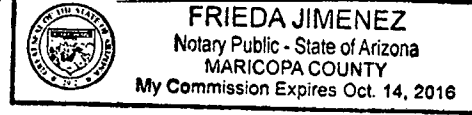


Exhibit "A"**Legal Description**

Real property in the City of Glendale, County of Maricopa, State of Arizona, described as follows:

PARCEL NO. 1:

THAT PORTION OF THE SOUTH 693.00 FEET OF THE EAST 693.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 13, SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 693.29 FEET (693.00 FEET RECORD);

THENCE LEAVING SAID SOUTHERLY LINE NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST (NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST RECORD), A DISTANCE OF 55.02 FEET TO A POINT ON THE GENERAL NORTHERLY LINE OF THAT CERTAIN STRIP OF LAND 22.00 FEET WIDE AS RECORDED IN DOCKET 6342, PAGE 404, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID LINE BEING PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID SECTION 13, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST (NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST RECORD), A DISTANCE OF 637.99 FEET ALONG THE EAST LINE OF THE WEST CAMELBACK VILLAGE SUBDIVISION RECORDED Unofficial Document 148 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF 643.27 FEET (637.97 FEET RECORD) ALONG THE SOUTH LINE OF SAID WEST CAMELBACK VILLAGE SUBDIVISION TO A POINT ON THE WEST 50 FOOT RIGHT-OF-WAY LINE OF 67TH AVENUE;

THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS EAST (SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST RECORD), A DISTANCE OF 467.27 FEET (466.98 FEET RECORD) ALONG SAID RIGHT-OF-WAY LINE OF 67TH AVENUE;

THENCE SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 164.95 FEET (160.00 FEET RECORD);

THENCE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 171.00 FEET, TO A POINT ON THE SAID GENERAL NORTHERLY LINE OF THE SAID CERTAIN STRIP OF LAND 22 FEET WIDE AND BEING PARALLEL WITH A DISTANCE OF 55.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID SECTION 13;

THENCE SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 148.28 FEET (147.98 FEET RECORD), ALONG SAID GENERAL NORTHERLY LINE;

THENCE NORTH 01 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 51.99 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.09 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF 260.61 FEET RECORDED, 260.56 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 109.53 FEET, TO A POINT ON THE SAID GENERAL NORTHERLY LINE;

THENCE SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 16.01 FEET ALONG THE SAID GENERAL NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE SOUTH 693.00 FEET OF THE EAST 693.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 13 SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 693.29 FEET (693.00 FEET RECORD);

THENCE LEAVING SAID SOUTHERLY LINE NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST (NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST RECORD), A DISTANCE OF 55.02 FEET TO A POINT IN THE GENERAL NORTHERLY LINE OF THAT CERTAIN STRIP OF LAND 22.00 FEET WIDE AS RECORDED IN DOCKET 6342, PAGE 404 RECORDS OF MARICOPA COUNTY, ARIZONA, SAID LINE BEING PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID SECTION 13;

THENCE ALONG SAID GENERAL NORTHERLY LINE NORTH 88 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF 16.01 FEET, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

Unofficial Document

THENCE LEAVING SAID GENERAL NORTHERLY LINE NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 109.53 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 260.61 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 58.09 FEET;

THENCE NORTH 88 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF 51.99 FEET;

THENCE SOUTH 1 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 44.00 FEET, TO A POINT ON SAID GENERAL NORTHERLY LINE;

THENCE ALONG SAID GENERAL NORTHERLY LINE SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 313.99 FEET, TO THE TRUE POINT OF BEGINNING.

APN: 144-24-633C and 144-24-633B and 144-24-633A and 144-24-634 and 144-24-632