

AFFIDAVIT OF PROPERTY VALUE

**Unofficial
F20 Document**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-17-151
BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

**15
he:**

2. SELLER'S NAME AND ADDRESS:

**T & D Adler Creek Equity, LLC, et. al.
c/o Bean Investment Real Estate
1800 SW First Avenue, Suite 620
Portland, OR 97201**

10. SALE PRICE: \$20,875,000.00

11. DATE OF SALE (Numeric Digits): 06 / 15
Month / Year

3. BUYER'S NAME AND ADDRESS:

2800 Sahuaro Associates LP, a Pennsylvania limited partnership

**c/o Jevan Capital, PLLC
1928 E Highland Ave., Ste. F104-514
Phoenix, AZ 85016**

12. DOWN PAYMENT: \$3,132,000.00

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

4. ADDRESS OF PROPERTY:

**2800 W. Sahuaro Drive
Phoenix, AZ 85029**

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 second page for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

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% or more? Yes No
- If Yes, briefly describe the solar / energy efficient components:

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:

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

See second page for definition of a "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 387

For Apartmentx, 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:

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

**THOMAS TITLE & ESCROW, LLC
7150 E. Camelback Rd., Suite 195, Scottsdale, AZ 85251
Phone (480) 222-1116**

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof

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.

See Below

Signature of Seller/Agent
State of Oregon, County of Multnomah
Subscribed and sworn to before me on this 1st day of October 2015
Notary Public Shari A. Williams
Notary Expiration Date May 6, 2016

Signature of Buyer/Agent
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20__
Notary Public _____
Notary Expiration Date _____

T & D Alder Creek Equity, LLC,
an Oregon limited liability company
Tenant in Common



By: Bean Timbertree Equity, LLC,
an Oregon limited liability company
its Manager

By: [Signature]
Terrence P. Bean, Manager

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 _____

[Handwritten Signature]

Signature of Buyer/Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5th day of Oct 2015

Notary Public *[Handwritten Signature]*

Notary Expiration Date May 17, 2019



EXHIBIT A

PARCEL NO. 1:

LOT 13, LAKE BILTMORE VILLAGE, ACCORDING TO BOOK 166 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO.2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND FOR INSTALLING, REPLACING, REPAIRING AND MAINTENANCE OF ALL UTILITY AND SERVICE LINES AND SYSTEMS AND PEDESTRIAN ACCESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE BILTMORE VILLAGE RECORDED IN DOCKET 10309, PAGE 118, AMENDMENT RECORDED IN DOCKET 10402, PAGE 1241, SECOND AMENDMENT RECORDED DOCKET 11307, PAGE 693, THIRD AMENDMENT RECORDED IN DOCKET 12141, PAGE 1205 AND FOURTH AMENDMENT RECORDED IN DOCKET 12339, PAGE 889.