

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-47-459G
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) _____ (2) _____
(3) _____ (4) []

2. SELLER'S NAME AND ADDRESS:

BAMA RETAIL, L.L.C., an Arizona limited liability company
10645 NORTH TATUM BLVD., SUITE 200-258
PHOENIX, AZ 85028

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

FIESTA PLAZA TEMPE, LLC, a California limited liability company
280 SECOND STREET, SUITE 230
LOS ALTOS, CA 94022

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

4. ADDRESS OF PROPERTY:

7520 SOUTH RURAL ROAD
Tempe, AZ 85283

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

FIESTA PLAZA TEMPE, LLC, a California limited liability company, 280 SECOND STREET, SUITE 230
LOS ALTOS, CA 94022

(b) Next tax payment due 3/1/16

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.

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 [Signature]
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 21 day of Sept, 2015.
Notary Public [Signature]
Notary Expiration Date 5/23/2019

Signature of Buyer / Agent [Signature]
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 1ST day of October, 2015.
Notary Public [Signature]
Notary Expiration Date 9/30/18

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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: []

10. SALE PRICE: \$ 5,754,000.00

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

12. DOWN PAYMENT \$ 2,014,000.00

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) 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
(b) If Yes, provide the dollar amount of the Personal Property:
\$ [] 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):
American Title Service Agency, LLC
[2929 E. Camelback Road, Suite 218, Phoenix, AZ 85016]
(602) 424-7300

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

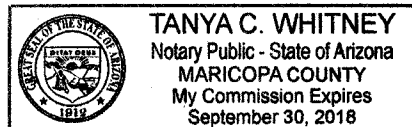
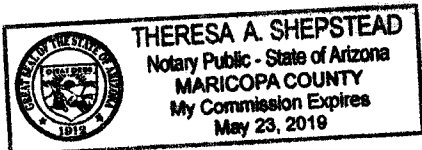


Exhibit A**PARCEL NO. 1:**

That part of the Southeast quarter of Section 10, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Section 10;

THENCE North 00 degrees 03 minutes 00 seconds West, along the East line of Section 10, a distance of 515.01 feet;

THENCE North 89 degrees 43 minutes 50 seconds West, 515.01 feet;

THENCE South 00 degrees 03 minutes 00 seconds East, 515.01 feet to a point on the South line of Section 10;

THENCE South 89 degrees 43 minutes 50 seconds East, along the South line of Section 10, 515.01 feet to the POINT OF BEGINNING;

EXCEPT the South 55 feet and the East 55 feet; and

EXCEPT that part of said Southeast ^{Unofficial Document}quarter of Section 10, described as follows:

BEGINNING at the Southeast corner of said Section 10;

THENCE North 00 degrees 03 minutes 00 seconds West, along the East line of Section 10, a distance of 225.00 feet;

THENCE North 89 degrees 43 minutes 50 seconds West, 265.00 feet;

THENCE South 00 degrees 03 minutes 00 seconds East, 225.00 feet to a point on the South line of Section 10;

THENCE South 89 degrees 43 minutes 50 seconds East, along the South line of Section 10, 265.00 feet to the POINT OF BEGINNING; and

EXCEPT that portion of the Southeast quarter of Section 10, Township 1 South, Range 4 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 10;

THENCE North 00 degrees 03 minutes 00 seconds West, along the East line of said Section 10, for a distance of 225.00 feet;

THENCE North 89 degrees 43 minutes 50 seconds West, for a distance of 55.00 feet to a point in the Westerly right-of-way line of Rural Road, also being the POINT OF BEGINNING;

THENCE continuing North 89 degrees 43 minutes 50 seconds West, for a distance of 188.00 feet;

THENCE North 00 degrees 03 minutes 00 seconds West, for a distance of 110.00 feet;

THENCE South 89 degrees 43 minutes 50 seconds East, for a distance of 188.00 feet;

THENCE South 00 degrees 03 minutes 00 seconds East, along the Westerly right-of-way line of Rural Road, said right-of-way being 55.00 feet West of the monument line, for a distance of 110.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

A non-exclusive easement and right of way as created in the Cross Parking Agreement recorded April 17, 1985, in Document No. 85-0168903 and the First Amendment to Cross Parking Agreement recorded September 4, 1985, in Document No. 85-0419915, records of Maricopa ^{Unofficial Document} County, Arizona.