

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 124-39-004H
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? -1-

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

(1) _____ (2) 124-39-055
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Phoenix Investors #7 Limited Partnership
440 W. First Street, Suite 201
Tusin, CA 92780

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

Development Services of America, Inc.
16100 N. 71st Street, Suite 520
Scottsdale, AZ 85254

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

4. ADDRESS OF PROPERTY:

2114 W. 7th Street
Tempe, AZ

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

Buyer No. 3 above

(b) Next tax payment due October 2015

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

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.

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71
sa.

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: \$ 7,187,500.00

11. DATE OF SALE (Numeric Digits): 08 / 2015
Month / Year

12. DOWN PAYMENT \$ 7,187,500.00

13. METHOD OF FINANCING:

a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____
b. Barter or trade
c. Assumption of existing loan(s)
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:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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):
Buyer No. 3 above

Phone: _____

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.

Christine J. Dwyer
Signature of Seller / Agent
State of AZ, County of Maricopa

Subscribed and sworn to before me on this 12 day of October 2015

Notary Public [Signature]
Notary Expiration Date 1-31-16

Development Services of America, Inc.
By [Signature] MES/CEO
Signature of Buyer / Agent
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 12 day of October 2015

Notary Public Breann Uno
Notary Expiration Date April 2, 2017



JOELL MONTEMAYOR
Notary Public - Arizona
Maricopa County
Expires 01/31/2016



BREANN UNO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
April 2, 2017

Escrow No. 71002760-071-CH1
 Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lot 25, UNIVERSITY INDUSTRIAL PARK, according to Book 177 of Maps, page 3, records of Maricopa County, Arizona.

PARCEL NO. 2:

That part of the exception to the UNIVERSITY INDUSTRIAL PARK, a portion of the Southwest quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, recorded in Book 177 of Maps, page 3, records of Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Southwest quarter of Section 17;

Thence South 88 degrees 52 minutes 43 seconds West, along the South line of said Southwest quarter of Section 17, a distance of 33.00 feet;

Thence North 01 degrees 29 minutes 13 seconds West, parallel to and 33.00 feet Westerly from the East line of the said Southwest quarter of Section 17, a distance of 455.00 feet to the TRUE POINT OF BEGINNING;

Thence South 88 degrees 52 minutes 43 seconds West, parallel to the South line of the said Southwest quarter of Section 17, a distance of 250.00 feet;

Thence North 01 degrees 29 minutes 13 seconds West, 430.00 feet;

Thence North 88 degrees 52 minutes 43 seconds East, ^{Unofficial Document} 250.00 feet to a point 33.00 feet Westerly from the said East line of the Southwest quarter of Section 17;

Thence South 01 degree 29 minutes 13 seconds East, 430.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT the South 270.00 feet of the East 185.00 feet; and also

EXCEPT the South 82.69 feet of the West 65.00 feet.