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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-58-010S
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:

Beutler Exchange Group, LLC, an Oregon limited liability company as Qualified Intermediary for Vista Woods, LLC, an Arizona limited liability company
2800 28th St., #338
Santa Monica, CA 90405

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

FSC Vista Sureno Associates, LLC, an Arizona limited liability company
9777 Wilshire Blvd. #500
Beverly Hills, CA 90212

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

4. ADDRESS OF PROPERTY:

4727 E. Warner Rd.
Phoenix, AZ 85044

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

FSC Vista Sureno Associates, LLC, an Arizona limited liability company
9777 Wilshire Blvd. #500
Beverly Hills, CA 90212

(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. 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.

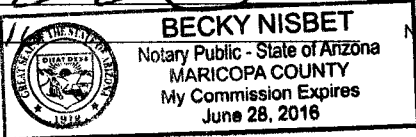
See reverse side for definition of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 186
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.

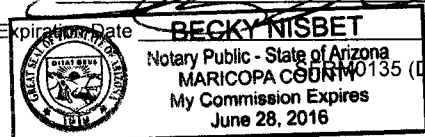
Signature of Seller / Agent: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 15 day of Nov 2015
Notary Public: [Signature]

Notary Expiration Date: 01/28/16
DOR FORM 82162 (04/2014)



Signature of Buyer / Agent: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 15 day of Nov 2015
Notary Public: [Signature]

Notary Expiration Date: 01/28/16



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: \$ 17,400,000.00

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

12. DOWN PAYMENT \$ 3,300,000.00

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:

\$ _____ AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: None

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):

Beutler Exchange Group, LLC, an Oregon limited liability company as Qualified Intermediary for Vista Woods, LLC, an Arizona limited liability company
2800 28th St., #338 Santa Monica, CA 90405
Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

EXHIBIT "A"
Legal Description

That part of the Northeast quarter of Section 19, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the center of said Section 19;

Thence the following bearings and distances along the monument line of 44th Street;

North 00 degrees 27 minutes 59 seconds East, 487.82 feet to the beginning of the curve concave Southeasterly and having a radius of 740.00 feet;

Thence Northeasterly along said curve through a central angle of 38 degrees 58 minutes 01 seconds, a distance of 503.28 feet;

Thence North 39 degrees 26 minutes 00 seconds East, 363.98 feet to the beginning of the curve concave Northwesterly and having a radius of 1,000.00 feet;

Thence Northeasterly along said curve through a central angle of 16 degrees 05 minutes 14 seconds, a distance of 280.77 feet;

Thence North 23 degrees 20 minutes 47 seconds East, 189.02 feet to a point on the centerline of Warner Road as shown on Easement Agreement for Highway Purposes recorded in Docket 10423, Pages 1001 through 1003, in the office of the County Recorder of said County, and the beginning of a non-tangent curve concave Northerly, and having a radius of 3,620.00 feet, a radial to said beginning bears North 23 degrees 27 minutes 00 seconds East;

Thence Easterly along said curve, and the monument line of said Warner Road, through a central angle of 18 degrees 25 minutes 35 seconds, a distance of 1,164.20 feet to the True Point of Beginning;

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Thence continuing Easterly along the last described curve, and the monument line of said Warner Road through a central angle of 05 degrees 38 minutes 22 seconds a distance of 356.31 feet;

Thence North 89 degrees 23 minutes 14 seconds East, 34.48 feet to the beginning of a curve concave to the North and having a radius of 1,847.04 feet;

Thence Easterly along said curve through a central angle of 03 degrees 14 minutes 56 seconds, a distance of 104.73 feet;

Thence leaving said monument line of Warner Road, South 16 degrees 15 minutes 41 seconds East, 269.64 feet;

Thence North 73 degrees 44 minutes 19 seconds East, 230.00 feet to a point on the monument line of 48th Street as recorded in Book 179 of Maps, Page 28;

Thence along the monument line of said 48th Street, South 16 degrees 15 minutes 41 seconds East, 150.09 feet to the beginning of a curve concave to the West and having a radius of 1,000.00 feet;

Thence Southerly along said curve through a central angle of 10 degrees 09 minutes 57 seconds, a distance of 177.43 feet;

Thence leaving the monument line of said 48th Street, South 74 degrees 27 minutes 52 seconds West, 436.09 feet, to the beginning of a curve concave Northeasterly and having a radius of 122.55 feet;

Thence Northwesterly along said curve through a central angle of 111 degrees 08 minutes 10 seconds, a distance of 237.70 feet;

Thence North 05 degrees 36 minutes 02 seconds East, 143.53 feet to the beginning of a curve concave Southwesterly and having a radius of 42.36 feet;

Thence Northwesterly along said curve through a central angle of 91 degrees 55 minutes 41 seconds, a distance of 67.96 feet;

Thence North 86 degrees 19 minutes 39 seconds West, 259.03 feet;

Thence South 80 degrees 49 minutes 34 seconds West, 128.20 feet;

Thence North 20 degrees 01 minutes 50 seconds East, 343.76 feet to the True Point of Beginning.

Except that portion lying within South 48th Street as shown in Map of Dedication recorded in Book 179 of Maps, Page 28.

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