

### AFFIDAVIT OF PROPERTY VALUE

#### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-36-901 - 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:

Surprise Pointe, LLC  
1020 Prospect Street, Suite 425  
La Jolla, CA 92037

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

Spirit Master Funding X, LLC  
c/o Spirit SPE Manager, LLC, 16767 N. Perimeter Dr., Ste 210  
Scottsdale, AZ 85260-1042

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

If Yes, state relationship:

#### 4. ADDRESS OF PROPERTY:

13649 N. Litchfield Rd.  
Surprise, AZ 85379

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

Spirit Master Funding X, LLC  
c/o Spirit SPE Manager, LLC, 16767 N. Perimeter Dr., Ste 210  
Scottsdale, AZ 85260-1042

(b) Next tax payment due March 1, 2016

#### 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☒ Commercial or Industrial Use  
b. ☐ Single Family Residence g. ☐ Agriculture  
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home  
i. ☐ 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.

#### 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: \$11,100,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 1 / 15  
Month/Year

12. DOWN PAYMENT \$11,100,000 00

#### 13. METHOD OF FINANCING:

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

\$0.00 00 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):

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):

Please 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 Arizona County of Maricopa

Subscribed and sworn to before me on this 9 day of November 20 15

Notary Public

Notary Expiration Date Sept. 14, 2019

DOR FORM 82162 (04/2014)



Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 9 day of November 20 15

Notary Public

Notary Expiration Date Sept. 14, 2019



**EXHIBIT "A"**

PARCEL NO. 1:

LOT 5 OF AMENDED FINAL PLAT SURPRISE POINTE NORTH, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 20150721616, AND IN BOOK 1245 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

AN EASEMENT FOR ACCESS, PARKING, STORM DRAINAGE, RETENTION BASIN AND UTILITY PURPOSES BY OR PURSUANT TO THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SURPRISE PLAZA RETAIL CENTER RECORDED IN DOCUMENT NO. 20080873916 AND IN FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2010-0044178, RECORDS OF MARICOPA COUNTY, ARIZONA.