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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **See attached list**
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? -9-

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

(1) _____ (2) _____

(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Apache Partners 4, LLC
201 W. Guadalupe Rd, Suite 308
Gilbert, AZ 85233

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

Eastline Land Ventures LLC
7600 E.Doubletree RanchRoad, #300
Scottsdale, AZ 85258-2137

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

4. ADDRESS OF PROPERTY:

Vacant
Tempe, AZ

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

Eastline Land Ventures LLC Above

(b) Next tax payment due October 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" 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
b. ☑ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other: _____

10. **SALE PRICE:** $ **7,906,264.00**

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

12. DOWN PAYMENT $ **3,906,264.00**

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: private lender

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 devises, 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.

Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 24 day of November 20 15

Notary Public _____

Notary Expiration Date 1-31-16

JOEL MONTEMAYOR
Notary Public — Arizona
Maricopa County
Expires 01/31/2016

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 24 day of November 20 15

Notary Public _____

Notary Expiration Date 1-31-16

JOEL MONTEMAYOR
Notary Public — Arizona
Maricopa County
Expires 01/31/2016

Parcel List

133-02-035A
133-02-036A
133-02-037
133-02-038
133-02-039
133-02-040
133-02-042
133-02-043A
133-02-044A
133-02-045E

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EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lot 16, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona;

EXCEPT that portion which was conveyed to the City of Tempe, an Arizona municipal corporation in Warranty Deed recorded October 19, 2004 in Recording No. 20050943333, records of Maricopa County, Arizona, described as follows:

COMMENCING at the intersection of Apache Boulevard and River Drive;

Thence South 89 degrees 56 minutes 15 seconds West, a distance of 342.03 feet;

Thence South 00 degrees 06 minutes 40 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

Thence continuing South 00 degrees 06 minutes 40 seconds West, a distance of 7.69 feet;

Thence North 87 degrees 45 minutes 04 seconds West, a distance of 104.08 feet;

Thence North 00 degrees 06 minutes 40 seconds East, a distance of 3.49 feet;

Thence North 89 degrees 56 minutes I5 seconds East, a distance of 104.01 feet to the POINT OF BEGINNING.
(APN: 133-02-035A)

PARCEL NO. 2:

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Lot 17, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona;

EXCEPT that portion which was conveyed to the City of Tempe, an Arizona municipal corporation in Warranty Deed recorded October 19, 2004 in Recording No. 20041221066, records of Maricopa County, Arizona, described as follows:

COMMENCING at the intersection of Apache Boulevard and River Drive;

Thence South 89 degrees 56 minutes 15 seconds West, 446.03 feet;

Thence South 00 degrees 06 minutes 40 seconds West, 50.00 feet to the POINT OF BEGINNING;

Thence continuing South 00 degrees 06 minutes 40 seconds West, 3.49 feet;

Thence North 87 degrees 45 minutes 04 seconds West, 49.36 feet;

Thence South 89 degrees 51 minutes 34 seconds West, 10.72 feet;

Thence North 00 degrees 10 minutes 36 seconds West, 1.51 feet;

Thence North 89 degrees 56 minutes 15 seconds East, 60.06 feet to the POINT OF BEGINNING.
(133-02-036A)

PARCEL NO. 3:

Lot 18, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona.
(133-02-037)

EXHIBIT "A"
(Continued)

PARCEL NO. 4:

Lot 19, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona.
(133-02-038)

PARCEL NO. 5:

The East 52 feet of Lot 20, BUENA PARK PLAT NO. 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona.
(133-02-039)

PARCEL NO. 6:

Lot 20, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona;

EXCEPT the East 52 feet thereof.
(133-02-040)

PARCEL NO. 7:

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PARCEL NO. 8:

Lot 21, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona;

EXCEPT the East 55 feet.
(133-02-042)

PARCEL NO. 9:

Lot 22, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona.

EXCEPT any portion that may be within the right of way of U.S. Highway 80; and also

EXCEPT a part of Lot 22, Buena Park Plat 2, according to Book 33 of Maps, page 38, being located in the Southeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as conveyed to the City of Tempe in Recording No. 20050076616, described as follows:

COMMENCING at the intersection of Apache Boulevard and Smith Road, said point being the Center of said Section 24;

Thence North 89 degrees 56 minutes 15 seconds East, a distance of 238.86 feet;

Thence South 00 degrees 06 minutes 40 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

Thence North 89 degrees 56 minutes 15 seconds East, a distance of 26.80 feet;

Thence South 45 degrees 00 minutes 45 seconds West, a distance of 9.93 feet;

EXHIBIT "A"
(Continued)

Thence South 89 degrees 54 minutes 40 seconds West, a distance of 19.79 feet;

Thence North 00 degrees 06 minutes 40 seconds East, a distance of 7.02 feet to the POINT OF BEGINNING. (133-02-043A)

PARCEL NO. 10:

Lot 23, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona;

EXCEPT that part of Lot 23, Buena Park Plat 2, according to Book 33 of Maps, page 38, and located in the Southeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as conveyed to the City of Tempe in Recording No. 20050119506, described as follows:

COMMENCING at the intersection of Apache Boulevard and Smith Road, said point being the center of said Section 24;

Thence North 89 degrees 56 minutes 15 seconds East, a distance of 134.85 feet;

Thence South 00 degrees 06 minutes 40 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

Thence North 89 degrees 56 minutes 15 seconds East, a distance of 104.01 feet;

Thence South 00 degrees 06 minutes 40 seconds West, a distance of 7.02 feet;

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Thence South 89 degrees 54 minutes 40 seconds West, a distance of 104.01 feet;

Thence North 00 degrees 06 minutes 40 seconds East, a distance of 7.07 feet to the POINT OF BEGINNING. (133-02-044A)

PARCEL NO. 11A:

Lot 24, BUENA PARK PLAT 2, according to Book 33 of Maps, page 38, records of Maricopa County, Arizona;

EXCEPT the following described property:

BEGINNING at the Northeast corner of said Lot 24;

Thence South 200 feet;

Thence West 60 feet; Thence North 200 feet;

Thence East 60 feet to the POINT OF BEGINNING; and

EXCEPT a part of Lot 24, Buena Park Plat 2, according to Book 33 of Maps, page 38 and located in the Southeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as conveyed to the City of Tempe in Recording No. 20050943309, described as follows;

COMMENCING at the intersection of Apache Boulevard and Smith Road, said point being the center of said Section 24;

Thence South 00 degrees 07 minutes 34 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

EXHIBIT "A"
(Continued)

Thence North 89 degrees 56 minutes 15 seconds East, a distance of 74.86 feet;

Thence South 00 degrees 06 minutes 40 seconds West, a distance of 7.10;

Thence south 89 degrees 54 minutes 40 seconds West, a distance of 52.84 feet;

Thence South 89 degrees 53 minutes 14 seconds West, a distance of 22.02 feet;

Thence North 00 degrees 07 minutes 34 seconds East, a distance of 7.14 feet to the POINT OF BEGINNING.
(portion of 133-02-045E)

PARCEL NO. 11B:

Intentionally Deleted.

PARCEL NO. 12:

Intentionally Deleted.

PARCEL NO. 13:

Intentionally Deleted.

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PARCEL NO. 14:

Intentionally Deleted.