

### AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 201-08-183 -             
 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? 5

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

- (1) 201-08-184 (3) 201-08-185  
 (2) 201-08-186 (4) 201-08-187

**2. SELLER'S NAME AND ADDRESS:**

Cypress Lake Pleasant, LP  
8343 Douglas Avenue, Suite 200  
Dallas, TX 75225

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

Smith's Food and Drug Centers, Inc.  
c/o Fry's Food and Drug Stores, 500 South 99th Avenue  
Tolleson, AZ 85353

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

Approx. 20.157 acres  
Peoria, AZ

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

Smith's Food and Drug Centers, Inc.  
c/o Fry's Food and Drug Stores, 500 South 99th Avenue  
Tolleson, AZ 85353

(b) Next tax payment due 10/2016

**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  
      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. \_\_\_\_\_

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.

Shila Hunter  
 Signature of Seller (Agent)

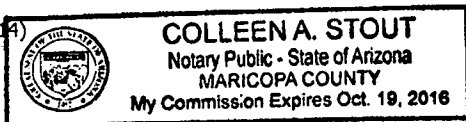
State of Arizona \_\_\_\_\_, County of Maricopa

Subscribed and sworn to before me on this 18<sup>th</sup> day of December 20 15

Notary Public Colleen A Stout

Notary Expiration Date 10-19-2016

15  
 DOR FORM 82162 (04/2014)



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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:** \$ 5,000,000.00 00

**11. DATE OF SALE (Numeric Digits):** 1 / 2 / 15 Month/Year

**12. DOWN PAYMENT:** \$ 5,000,000.00 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)  
 d.  Seller Loan (Carryback) 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:

\$                      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):**

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):**

See Exhibit "A" attached hereto

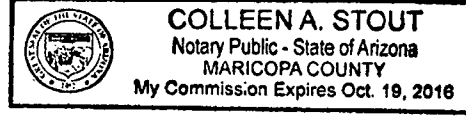
Shila Hunter  
 Signature of Buyer (Agent)

State of Arizona \_\_\_\_\_, County of Maricopa

Subscribed and sworn to before me on this 18<sup>th</sup> day of December 20 15

Notary Public Colleen A Stout

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**EXHIBIT "A"**

PARCELS 4 THROUGH 9, OF LAKE PLEASANT CROSSING, AS RECORDED IN BOOK 996 OF MAPS, PAGE 49, OF OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER, LYING WITHIN SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, IN THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS...

BEGINNING AT NE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 4 N81° 39' 28"W A DISTANCE OF 383.91 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE S76° 36' 20"W A DISTANCE OF 253.76 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE S50° 30' 45"W A DISTANCE OF 250.62 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE S66° 41' 58"W A DISTANCE OF 253.92' FEET TO THE NORTHEAST CORNER OF PARCEL 5 OF SAID SURVEY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 5 N87° 43' 47"W A DISTANCE OF 122.26 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE N69° 29' 48"W A DISTANCE OF 211.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 5, SAID CORNER ALSO LYING ON THE EASTERLY RIGHT OF WAY OF LAKE PLEASANT PARKWAY (WIDTH VARIES);

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 5 AND RIGHT OF WAY S25° 11' 46"W A DISTANCE OF 89.39 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE RIGHT OF WAY S17° 03' 58"W A DISTANCE OF 30.84 FEET TO THE NORTHWEST CORNER OF PARCEL 8 OF SAID <sup>Unofficial Document</sup> SURVEY, SAID CORNER ALSO LYING ON SAID RIGHT OF WAY;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 8 AND RIGHT OF WAY S17° 03' 58"W A DISTANCE OF 333.26 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 8 S73° 26' 57"E A DISTANCE OF 258.89 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 8 N17° 04' 33"E A DISTANCE OF 21.78 FEET TO SOUTHWEST CORNER OF PARCEL 9 OF SAID SURVEY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 9 S81° 27' 58"E A DISTANCE OF 53.13 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 9 S8° 37' 57"W A DISTANCE OF 73.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 9 S81° 34' 47"E A DISTANCE OF 195.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 9 N8° 22' 28"E A DISTANCE OF 64.23 FEET TO THE SOUTHWEST CORNER OF PARCEL 7 OF SAID SURVEY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 7 S81° 34' 47"E A DISTANCE OF 372.92 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N43° 47' 08"E A DISTANCE OF 90.93 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE S81° 34' 47"E A DISTANCE OF 477.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 7;

THENCE ALONG THE EASTERLY LINE OF SAID PARCELS 4 AND 7 N8° 28' 49"E A DISTANCE OF 778.87 TO THE POINT OF BEGINNING.