

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103-25-001M
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? _____

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

V.D.S. Limited Partnership, a Limited partnership
c/o Harvey Property Management Company, Inc., 6931 Arlington Road, Suite 500
Bethesda, MD 20814

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

Sonoma Sol, LLLP, an Arizona limited liability limited partnership
15169 North Scottsdale Road, Suite 340
Scottsdale, AZ 85254

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

4. ADDRESS OF PROPERTY:

6231 W. McDowell Road
Phoenix, AZ 85035

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

Sonoma Sol, LLLP, an Arizona limited liability limited partnership
Same as No. 3

(b) Next tax payment due 03/2016

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 definitions 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: 320

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 _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

20
71
ch

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: \$ 12,200,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2015
Month / Year 3,059,000.00

12. DOWN PAYMENT \$ 1,865,000.00

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:

\$ 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):

Pioneer Title Agency, Inc.
14850 North Scottsdale Rd., Suite 160, Scottsdale, AZ 85254
Phone: (480) 368-1500

18. LEGAL DESCRIPTION (attach copy if necessary):

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

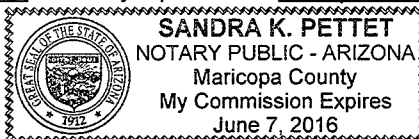
Craig Baker
Signature of Buyer/Agent

State of Az, County of Maricopa

Subscribed and sworn to before me on this 30th day of Nov. 2015

Notary Public Sandra K Pettet

Notary Expiration Date 6-7-2016



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 _____ Unofficial Document
Same as No. 3

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8. If you checked e or f in Item 6 above, indicate the number of units: 320
 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 _____
 State of Maryland, County of Montgomery
 Subscribed and sworn to before me on this 25 day of November 2015
 Notary Public Shayle Custer Kirk
 Notary Expiration Date 8/21/2016

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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- b. Special Warranty Deed
- c. Joint Tenancy Deed
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 Month / Year 3,050,000

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- If Yes, briefly describe the solar / energy efficient components: _____

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 Phone: (480) 368-1500

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

EXHIBIT "A"
Legal Description

That part of Lot 2, Section 6, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 2;

THENCE South 00°02'33" West, along the West line of said Lot 2, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00°02'33" West, along said West line, 728.15 feet;

THENCE North 89°25'25" East 636.24 feet;

THENCE North 00°23'50" East, along a line parallel to and 2015.73 feet West of the East line of said Section 6, a distance of 726.69 feet to a point 40.00 feet South of, as measured at right angles, the North line of Lot 2;

THENCE South 89°33'35" West, along a line parallel to and 40.00 feet South of said North line, 639.72 feet to the TRUE POINT OF BEGINNING;

EXCEPT any portion lying South of the North right of way line of Interstate 10 Highway as described in instrument recorded in Docket 15649, page 662, records of Maricopa County, Arizona; and

Unofficial Document

EXCEPT BEGINNING at the Northwest corner of said Lot 2;

THENCE South 0°02'33" West, along the West line of said Lot 2, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 0°02'33" West, along said West line, a distance of 728.15 feet;

THENCE North 89°25'25" East to the East line of the West 30 feet of said Lot 2;

THENCE North 0°02'33" East, along said East line, to a point that is 18 feet, as measured along said East line, Southerly from the South line of the North 40 feet of said Lot 2;

THENCE Northeasterly to a point in said South line that is 18 feet, as measured along said South line, Easterly from said East line;

THENCE South 89°33'35" West, along said South line, to the TRUE POINT OF BEGINNING; and

EXCEPT BEGINNING at a point on the East line of the West 30 feet of said Lot 2 which is 18 feet Southerly of the South line of the North 40 feet of said Lot, as measured along said East line;

THENCE Northeasterly to a point on said South line which is 18 feet Easterly from said East line, as measured along said South line;

THENCE Easterly along said South line to the East line of the West 248 feet of said Lot 2;

THENCE Southerly along last said East line to the South line of the North 50 feet of said Lot;

Escrow No. 71900702-019-SPK
Affidavit of Property Value...Continued
Page 3 of 3

EXHIBIT "A"
(Continued)

THENCE Westerly along last said South line to a point which is 21 feet Easterly from the East line of the West 30 feet of said Lot 2, as measured along last said South line;

THENCE Southwesterly to a point on last said East line which is 21 feet Southerly from last said South line, as measured along last said East line;

THENCE Northerly along last said East line to the POINT OF BEGINNING.

Unofficial Document