

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149 - 26 - 006 L -
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? 4

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

- (1) 149-26-006H 4 (3) 149-26-006K 9
(2) 149-26-006J 0 (4) 149-26-006L 8

2. SELLER'S NAME AND ADDRESS:

Deer Valley Center Ltd. c/o Tad Winans
3874 Highway 49
Angel's Camp, CA 95222

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

Deer Valley Center LLC c/o Warren Kellogg & Assoc
31 Sankaty Circle, Henderson NV 89052-6670
Attention: Warren K. Kellogg

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

4. ADDRESS OF PROPERTY:

4025-4259 W Thunderbird Rd
Phoenix, Arizona 85053

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

same as 3 above

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- 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.

Signature of Seller / Agent *D. Barrett McKinley*
State of California, County of Orange
Subscribed and sworn to before me on this 23rd day of November 2015
Notary Public Lena Henry
Notary Expiration Date 12/23/2016

F
20
14
ch.

Unofficial Document

- 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: \$ 14,226,145 **00**

11. DATE OF SALE (Numeric Digits): 08/15
Month / Year

12. DOWN PAYMENT \$ 0 **00**

- 13. METHOD OF FINANCING:**
a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
f. Other financing; Specify: _____
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:
\$ 00 **00** AND
briefly describe the Personal Property: N/A

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:
N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Berens, Kozub, Kloberdanz & Blonstein, PLC
7047 E. Greenway Parkway, Suite 140
Scottsdale, AZ 85254

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT A ATTACHED HERETO

Signature of Buyer / Agent *[Signature]*
State of CA, County of Contra Costa
Subscribed and sworn to before me on this 25th day of November 2015
Notary Public C.J. Wilson
Notary Expiration Date 12/21/2015

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

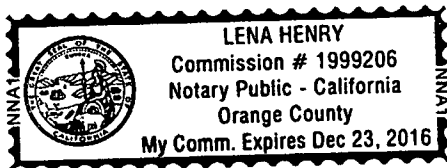
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Orange

Subscribed and sworn to (or affirmed) before me
Unofficial Document
 on this 23rd day of November, 2015,
 by D. Barrett Watkins
 (1) _____



(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____


JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 25th day of November, 2015, by Tina Hendrix, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: 
[Seal]

Unofficial Document

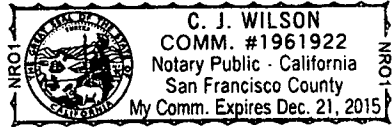


Exhibit A
Legal Description of Property

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 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 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 89°44'18" EAST ALONG THE NORTH LINE OF SAID SECTION 15, 475.00 FEET;

THENCE SOUTH 00°15'42" EAST 72.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°15'42" EAST 155.00 FEET;

THENCE NORTH 89°44'18" EAST 41.70 FEET;

THENCE SOUTH 00°15'42" EAST 244.03 FEET;

THENCE SOUTH 89°44'18" WEST 21.70 FEET;

THENCE SOUTH 00°15'42" EAST 122.88 FEET;

THENCE NORTH 89°44'18" EAST 185.00 FEET;

THENCE SOUTH 00°15'42" EAST 184.50 FEET;

THENCE NORTH 44°44'18" EAST 103.72 FEET;

THENCE NORTH 89°44'18" EAST 165.00 FEET;

THENCE NORTH 44°44'18" EAST 90.00 FEET;

THENCE NORTH 89°44'18" EAST 332.01 FEET;

THENCE NORTH 00°35'42" EAST 388.50 FEET;

THENCE SOUTH 89°44'18" WEST 20.00 FEET;

THENCE NORTH 00°35'42" EAST 192.99 FEET;

THENCE SOUTH 89°44'18" WEST 563.55 FEET;

THENCE SOUTH 00°15'42" EAST 12.00 FEET;

THENCE SOUTH 89°44'18" WEST 264.13 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 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 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 74.95 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 72.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST A DISTANCE OF 58.68 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 3.00 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST A DISTANCE OF 33.00 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 42 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST A DISTANCE OF 35.32 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 26 SECONDS WEST A DISTANCE OF 171.10 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS WEST A DISTANCE OF 148.00 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 26 SECONDS EAST A DISTANCE OF 150.10 FEET;

THENCE NORTH 45 DEGREES 09 MINUTES 22 SECONDS EAST A DISTANCE OF 29.91 FEET TO

THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

EASEMENT RIGHTS APPURTENANT TO PARCEL NOS. 1 AND 2, AS SET FORTH IN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RUNNING WITH THE LAND RECORDED IN DOCKET 13179, PAGE 268, AND AMENDMENTS RECORDED IN DOCKET 14695, PAGE 336, DOCUMENT NO. 83-022176, AND DOCUMENT NO. 89-524313, RECORDS OF MARICOPA COUNTY, ARIZONA.