

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 112 - 22 - 105 - A
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [x]

How many parcels, other than the Primary Parcel, are included
in this sale? 1

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

- (1) 112-24-216-A (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

HHLuhrs, LLC
631 West Katella Avenue, Fifth Floor
Anaheim, CA 92802

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

Luhr's Investor LLC
2001 Ross Avenue, Suite 3400
Dallas, TX 75201

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

4. ADDRESS OF PROPERTY:

11 & 45 West Jefferson Street
Phoenix, AZ 85003

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

Luhr's Investors, LLC
c/o Invesco Advisers, Inc.
2001 Ross Avenue, Suite 3400, Dallas, Texas 75201

(b) Next tax payment due 3-1-2016

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

- a. [] Vacant Land f. [x] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
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.

F1
C1
mo

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

- a. [] Warranty Deed d. [] Contract or Agreement
b. [x] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 44,000,000 00

11. DATE OF SALE (Numeric Digits): 12/15
Month / Year

12. DOWN PAYMENT \$ 500,000 00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [x] New loan(s) from
financial Institution:
b. [] Barter or trade (1) [x] Conventional
(2) [] VA
c. [] Assumption of existing loan(s) (3) [] FHA
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 [x]

(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 [x]

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

HHLuhrs, LLC
631 West Katella Avenue, Fifth Floor
Anaheim, CA 92802 (714) 399-0150

18. LEGAL DESCRIPTION (attach copy if necessary):
(attached)

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 CALIFORNIA County of ORANGE

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

Notary Public

Notary Expiration Date OCTOBER 24, 2018

Fredanck D. Brown Jr
Commission 2047435
California Orange County

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public

Notary Expiration Date

SEE BUYER'S SIGNATURE ATTACHED HERETO

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

Lot 1, LUHRS BLOCK, according to Book 1005 of Maps, page 26, records of Maricopa County, Arizona and the North half of that certain alley which was abandoned by City of Phoenix Resolution 21046, recorded May 7, 2012 in Recording No. 2012-383832, records of Maricopa County, Arizona;

Except all gold, silver, cinnabar, or copper which was reserved by the United States of America in the Patent to said land recorded June 23, 1874 in Book 1 of Deeds, page 129.

PARCEL NO. 2:

Intentionally Deleted

PARCEL NO. 3:

Lot 1, of LUHRS SOUTH, according to Book 1073 of Maps, page 27, records of Maricopa County, Arizona and that portion of the South half of that certain alley which was abandoned by City of Phoenix Resolution 21046, recorded May 7, 2012 in Recording No. 2012-383832, records of Maricopa County, Arizona lying between the Northerly prolongation of the West and East lines of said Lot 1;

Unofficial Document

Except all gold, silver, cinnabar, or copper which was reserved by the United States of America in the Patent to said land recorded June 23, 1874 in Book 1 of Deeds, page 129.

PARCEL NO. 4:

Intentionally Deleted

PARCEL NO. 5:

An Easement for parking as disclosed by Grant of Easement and Agreement Between Landowners, recorded September 26, 2014 in Recording No. 20140640328, records of Maricopa County, Arizona.

PARCEL NO. 6:

An Easement for garage roof overhang as disclosed by Grant of Easement and Agreement Between Landowners, recorded , November 25, 2015 in Recording No. 2015-0842808, records of Maricopa County, Arizona.

APN: 112-22-105A, 112-24-216A

