

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 212 - 34 - 956 - 3
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? 2

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

- (1) 212-34-957A 0 (3) _____
- (2) 212-34-958A 7 (4) _____

2. SELLER'S NAME AND ADDRESS:

Elan Desert Ridge, LLC c/o Greystar
17885 Von Karman Avenue, Suite 450
Irvine, California 92614

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

See attached

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

4. ADDRESS OF PROPERTY:

21155 North 56th Street
Phoenix, Arizona 85054

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

CNS Parklake PCHCN, LLC
14 Corporate Plaza Drive, Suite 210
Newport Beach, California 92660

(b) Next tax payment due 03/01/16

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: 370
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**Unofficial
20 Document**

14
he:

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: \$ 77,500,000 00

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

12. DOWN PAYMENT \$ 27,520,000 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: _____

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):

MARY ELLEN BARLOW
14 CORPORATE PLAZA DR., # 210
NEWPORT BEACH, CA 92660

18. LEGAL DESCRIPTION (attach copy if necessary):

See 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 AZ County of Maricopa

Subscribed and sworn to before me on this 8th day of December 2015

Notary Public

Notary Expiration Date

DOR FORM 82162 (04/2014)

Signature of Buyer / Agent

State of California County of Orange

Subscribed and sworn to before me on this _____ day of _____ 2015

Notary Public

Notary Expiration Date



See Attached California Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 the document.

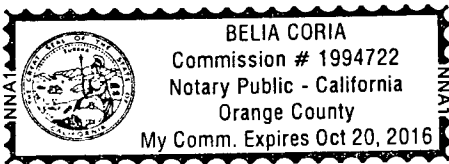
State of California }
County of Orange }

On December 4, 2015 before me, Belia Coria, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mary Ellen Barlow
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Unofficial Document



WITNESS my hand and official seal.

Signature *Belia Coria*
Signature of Notary Public

Place Notary Seal Above

**ATTACHMENT TO
AFFIDAVIT OF PROPERTY VALUE**

ASSESSOR'S PARCEL IDENTIFICATION NUMBERS:

**212-34-956-3
212-34-957A 0
212-34-958A 7**

3. (a) Buyer's Name and Address

CWS Parklake SAF V, LLC
CWS Parklake WV, LLC
CWS Parklake PCHCN, LLC
CWS Parklake PCLM, LLC
CWS Parklake PCHCM, LLC
CWS Parklake PM, LLC
CWS Desert Ridge, L.P.
Ava NPH 2 LLC
Jantz Ava, LLC

14 Corporate Plaza Drive, Suite 210
Newport Beach, California 92660 Unofficial Document

**ATTACHMENT TO
AFFIDAVIT OF PROPERTY VALUE**

ASSESSOR'S PARCEL IDENTIFICATION NUMBERS:

212-34-956-3
212-34-957A 0
212-34-958A 7

18. 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 2 OF VALLEY CLUB – DESERT RIDGE, ACCORDING TO BOOK 1118, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED BY LAW OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, Unofficial Document WHETHER OR NOT OF COMMERCIAL VALUE AND THE EXCLUSIVE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED NO. 2007-1260334.

PARCEL NO. 2:

THAT PORTION OF TRACT “A”, VALLEY CLUB – DESERT RIDGE, ACCORDING TO BOOK 1118, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT WEST QUARTER CORNER OF SAID SECTION 21, BEING 1/2 INCH REBAR, FROM WHICH THE SOUTHWEST CORNER THEREOF, BEING A BRASS CAP FLUSH, BEARS SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 2,639.35 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 653.73 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 135.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 56TH STREET AS DESCRIBED IN BOOK 376, PAGE 26, RECORDS OF MARICOPA COUNTY,

ARIZONA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS SOUTH 75 DEGREES 14 MINUTES 59 SECONDS EAST, A RADIAL DISTANCE OF 1,930.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 19 MINUTES 10 SECONDS, A DISTANCE OF 785.51 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 38 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 69.94 FEET;

THENCE SOUTH 60 DEGREES 55 MINUTES 52 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE NORTH PROPERTY LINE OF THE NORTH PARCEL, A DISTANCE OF 12.15 FEET;

THENCE SOUTH 38 DEGREES 04 MINUTES 11 SECONDS WEST, DEPARTING FROM THE NORTH PROPERTY LINE, A DISTANCE OF 71.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,918.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23 DEGREES 19 MINUTES 50 SECONDS, A DISTANCE OF 781.00 FEET;

THENCE NORTH 73 DEGREES 29 MINUTES 58 SECONDS WEST ALONG THE SOUTH PROPERTY LINE OF THE NORTH PARCEL, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED Unofficial Document

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED BY LAW OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AND THE EXCLUSIVE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED NO. 2007-1260334.

PARCEL NO. 3:

THAT PORTION OF TRACT "B", VALLEY CLUB – DESERT RIDGE, ACCORDING TO BOOK 1118, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT WEST QUARTER CORNER OF SAID SECTION 21, BEING 1/2 INCH REBAR, FROM WHICH THE SOUTHWEST CORNER THEREOF, BEING A BRASS CAP FLUSH, BEARS SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 2,639.35 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 653.73 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 135.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 56TH STREET AS DESCRIBED IN BOOK 376, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS SOUTH 75 DEGREES 14 MINUTES 59 SECONDS EAST, A RADIAL DISTANCE OF 1930.00 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 19 MINUTES 10 SECONDS, A DISTANCE OF 785.51 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 38 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 69.94 FEET;

THENCE SOUTH 60 DEGREES 55 MINUTES 52 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE NORTH PROPERTY LINE OF THE NORTH PARCEL, A DISTANCE OF 523.73 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PARCEL SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 72 DEGREES 08 MINUTES 53 SECONDS EAST, A RADIAL DISTANCE OF 314.73 FEET;

THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 34 DEGREES 17 MINUTES 01 SECONDS, A DISTANCE OF Unofficial Document 117;

THENCE SOUTH 16 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 48.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 251.22 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15 DEGREES 46 MINUTES 49 SECONDS, A DISTANCE OF 69.19 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 09 SECONDS EAST, A DISTANCE OF 68.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 608.57 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18 DEGREES 27 MINUTES 58 SECONDS, A DISTANCE OF 196.14 FEET;

THENCE SOUTH 19 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 22.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.97 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09 DEGREES 39 MINUTES 49 SECONDS, A DISTANCE OF 91.24 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS SOUTH 80 DEGREES 32 MINUTES 43 SECONDS WEST, A RADIAL DISTANCE OF 31.69 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 39 MINUTES 51 SECONDS, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 50 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 91.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 244.62 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 49 MINUTES 13 SECONDS, A DISTANCE OF 16.31 FEET;

THENCE NORTH 44 DEGREES 42 MINUTES 19 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS SOUTH 43 DEGREES 41 MINUTES 33 SECONDS EAST, A RADIAL DISTANCE OF 264.62 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 54 MINUTES 11 SECONDS, A DISTANCE OF 18.03 FEET;

THENCE NORTH 50 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 91.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS BEARS NORTH 39 DEGREES 47 MINUTES 26 SECONDS WEST, A RADIAL DISTANCE OF 11.69 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 39 MINUTES 51 SECONDS, A DISTANCE OF 12.17 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS BEARS SOUTH 80 DEGREES 32 MINUTES 43 SECONDS WEST, A RADIAL DISTANCE OF 520.97 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 39 MINUTES 49 SECONDS, A DISTANCE OF 87.87 FEET;

THENCE NORTH 19 DEGREES 07 MINUTES 06 SECONDS WEST, A DISTANCE OF 22.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS NORTH 70 DEGREES 52 MINUTES 53 SECONDS EAST, A RADIAL DISTANCE OF 628.57 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 27 MINUTES 58 SECONDS, A DISTANCE OF 202.59 FEET;

THENCE NORTH 00 DEGREES 39 MINUTES 09 SECONDS WEST, A DISTANCE OF 68.70 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS BEARS SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 231.22 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 46 MINUTES 49 SECONDS, A DISTANCE OF 63.68 FEET;

THENCE NORTH 16 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 48.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 334.73 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34 DEGREES 57 MINUTES 42 SECONDS, A DISTANCE OF 204.25 FEET;

THENCE SOUTH 60 DEGREES 55 MINUTES 52 SECONDS EAST, A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED BY LAW OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AND THE EXCLUSIVE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED NO. 2007-1260334.

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