

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 128-49-002H 0
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? 1

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

(1) 128-49-235 9 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Scottsdale Executive Villas, L.L.C.
c/o Presson Corporation 2122 East Highland Avenue Suite 400
Phoenix, AZ 85016

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

WL Scottsdale Thomas Owner, LLC
c/o EverWest Real Estate Partners, 1099 18th Street, Suite 2900
Denver, CO 80202

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6200 6210 6220 6240 6300 6310, 6320, 6330, 6340, 6350, 6360,
6370,, 6380 and 6390 East Thomas Road
Scottsdale, AZ

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

WL Scottsdale Thomas Owner, LLC
c/o EverWest Real Estate Partners, 1099 18th Street, Suite 2900
Denver, CO 80202

(b) Next tax payment due _____

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- | | |
|---|--|
| a. <input type="checkbox"/> Vacant land | f. <input checked="" type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agriculture |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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: 1/1
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

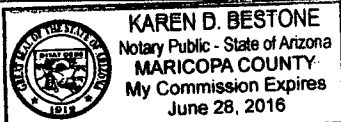
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of December 20 15

Notary Public Karen D. Bestone

Notary Expiration Date June 28, 2016

DOR FORM 82162 (04/2014)



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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$12,400,000.00 00

11. DATE OF SALE (Numeric Digits): 1 2 / 1 5
Month/Year

12. DOWN PAYMENT \$0.00 00

13. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from Financial institution:
(1) <input type="checkbox"/> Conventional
(2) <input type="checkbox"/> VA
(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade | f. <input type="checkbox"/> Other financing; Specify: _____ |
| c. <input type="checkbox"/> Assumption of existing loan(s) | |
| d. <input type="checkbox"/> 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:

\$0.00 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 attached Exhibit "A"

See attached for Buyer's Signature
Signature of Buyer / Agent (Signature)

State of Arizona, County of Maricopa

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

Notary Public _____

Notary Expiration Date _____

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WL Scottsdale Thomas Owner, LLC
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Denver, CO 80202

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

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6370,, 6380 and 6390 East Thomas Road
Scottsdale, AZ

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c/o EverWest Real Estate Partners, 1099 18th Street, Suite 2900
Denver, CO 80202

(b) Next tax payment due Unofficial Document

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. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify:

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- 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.

FOR RECORDER'S USE ONLY

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: \$12,400,000.00 00

11. DATE OF SALE (Numeric Digits): 1 2 / 1 5
Month/Year

12. DOWN PAYMENT: \$0.00 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: \$0.00 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):

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2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

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.

SEE ATTACHED FOR BUYER'S SIGNATURE

Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this day of 20
Notary Public
Notary Expiration Date

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

Exhibit "A "

PARCEL NO. 1:

THE NORTH 368.00 FEET OF THE SOUTH 408.00 FEET OF THE EAST 1,674.20 FEET OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 418.55 FEET.

PARCEL NO. 2:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOLDEN KEYS TWO, ACCORDING TO BOOK 105 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF 61ST PLACE AS SHOWN ON SAID GOLDEN KEYS TWO, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 328.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 01 MINUTE 36 SECONDS AN ARC DISTANCE OF 31.77 FEET TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 88 DEGREES 57 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE 397.50 FEET TO THE EAST LINE OF THE WEST 418.55 FEET OF THE EAST 1,675.20 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 05 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 349.07 FEET TO THE NORTH LINE OF THE SOUTH 404.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88 DEGREES 57 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE 418.52 FEET TO THE POINT OF BEGINNING.