

AFFIDAVIT OF PROPERTY VALUE

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1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **215-57-002M**
BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

215-57-002N 215-57-002P
215-57-002Q 215-57-002S

2. SELLER'S NAME AND ADDRESS:

IX CW EAST THUNDERBIRD SQUARE, L.P., a Delaware limited partnership
c/o Starwood Capital Group
1255 23rd Street NW, Suite 675
Washington, DC 20037

3. BUYER'S NAME AND ADDRESS:

Thunderbird Scottsdale LLC, a California limited liability company
c/o West Valley Properties, Inc.
280 Second Street, Suite 230
Los Altos, CA 94022

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

4. ADDRESS OF PROPERTY:

14202-14418 N. Scottsdale Road
Scottsdale, AZ 85254

5. MAIL TAX BILL TO:
same as #3

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
 - i. Other Use; Specify:
- Affixed Not Affixed

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To Be used as a primary residence
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence

See second page for definition of a "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.

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: **\$39,100,000.00**

{00020654.RTF:2 } DOR FORM 82162 (01/2012)

11. DATE OF SALE (Numeric Digits): 12 / 2015

Month / Year

12. DOWN PAYMENT:

\$1,000,000.00

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 second page for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

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% or more? Yes No

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

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

THOMAS TITLE & ESCROW, LLC
7150 E. Camelback Rd., Suite 195, Scottsdale, AZ 85251
Phone (480) 222-1116

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof

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.

IX CW EAST THUNDERBIRD SQUARE, L.P., a Delaware limited partnership

THUNDERBIRD SCOTTSDALE LLC, a California limited liability company

By: IX East Thunderbird Square GP, L.L.C., a Delaware limited liability company, its General Partner

By: WVP Thunderbird, LLC, a California limited liability company, its Manager

By: West Valley Properties, Inc., a California corporation, its Manager

Signature of Seller/Agent _____

Signature of Buyer/Agent _____

State of District of Columbia, County of _____

State of _____, County of _____

Subscribed and sworn to before me on this 23 day of December 2015

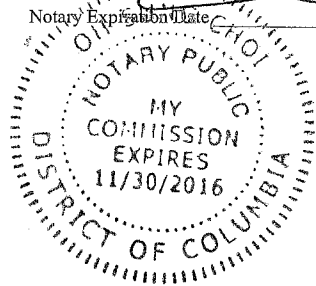
Subscribed and sworn to before me on this ____ day of December 2015

Notary Public _____

Notary Public _____

Notary Expiration Date _____

Notary Expiration Date _____



Unofficial Document

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.

IX CW EAST THUNDERBIRD SQUARE, L.P., a Delaware limited partnership

THUNDERBIRD SCOTTSDALE LLC, a California limited liability company

By: IX East Thunderbird Square GP, L.L.C., a Delaware limited liability company, its General Partner

By: WVP Thunderbird, LLC, a California limited liability company, its Manager

By: West Valley Properties, Inc., a California corporation, its Manager

Signature of Seller/Agent

Signature of Buyer/Agent

State of _____, County of _____

State of _____, County of _____

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

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

Notary Public _____

Notary Public _____

Notary Expiration Date _____

Notary Expiration Date _____

ATTACHED

Unofficial Document

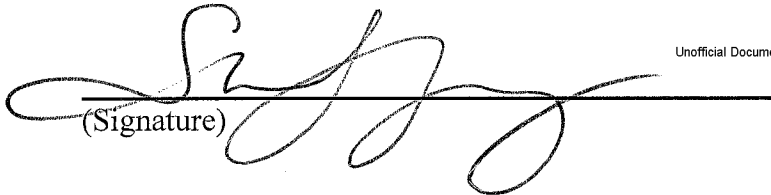
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

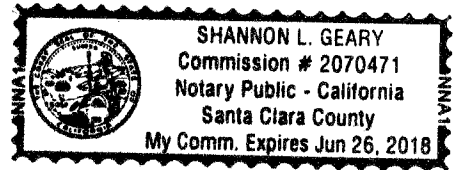
STATE OF CALIFORNIA)SS
COUNTY OF SANTA CLARA)

On **DECEMBER 22, 2015**, before me, **SHANNON L. GEARY**, Notary Public, personally appeared **JONATHAN M. RAYDEN**, 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.

WITNESS my hand and official seal.


(Signature) Unofficial Document (Seal)



My Commission Expires: **June 26, 2018**

Notary Name: **Shannon L. Geary**
Notary Registration Number: **2070471**

Notary Phone: **650-559-8484**
County of Principal Place of Business: **Santa Clara**

EXHIBIT A

PARCEL NO. 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 10 THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 222.10 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD PER DOCKET 13248, PAGE 1450, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT- OF-WAY LINE, A DISTANCE OF 708.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 194.81 FEET;

THENCE WEST, A DISTANCE OF 207.00 FEET; THENCE NORTH 194.78 FEET;

THENCE EAST, A DISTANCE OF 203.74 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE AND TO THE TRUE POINT OF BEGINNING.

Unofficial Document

PARCEL NO .2:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 222.10 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD PER DOCKET 13248, PAGE 1450, RECORDS OF MARICOPA COUNTY. ARIZONA;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 438.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 189.53 FEET;

THENCE WEST, A DISTANCE OF 193,55 FEET;

THENCE NORTH, A DISTANCE OF 189.50 FEET;

THENCE EAST, A DISTANCE OF 190.38 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 222.10 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD PER DOCKET 13248, PAGE 1450, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 319.50 FEET (R) 319.53 FEET (M);

THENCE WEST, A DISTANCE OF 177.99 FEET;

THENCE NORTH, A DISTANCE OF 308.77 FEET (R) 308.76 FEET (M);

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE ACOMA DRIVE AS RECORDED IN BOOK 353 OF MAPS, PAGE 43, RECORDS OF SAID MARICOPA COUNTY. ARIZONA;

THENCE NORTH 80 DEGREES 32 MINUTES 30 SECONDS EAST, A DISTANCE OF 68.15 FEET (R) 68.16 (M) FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY WHICH HAS A RADIUS OF 713.00 FEET;

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THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 31 MINUTES 19 SECONDS (R) 7 DEGREES 31 MINUTES 20 SECONDS (M), AN ARC DISTANCE OF 93.60 FEET (R) 93.61 FEET (M) TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 01 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF 10.00 FEET (R) 9.97 FEET (M);

THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 222.10 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD PER DOCKET 13248, PAGE 1450, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A

DISTANCE OF 319.50 FEET (R) 319.53 (M) TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 119.07 FEET:

THENCE WEST, A DISTANCE OF 190.38 FEET;

THENCE SOUTH, A DISTANCE OF 189.50 FEET;

THENCE EAST, A DISTANCE OF 193.55 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 80.27 FEET;

THENCE WEST, A DISTANCE OF 203.74 FEET;

THENCE SOUTH, A DISTANCE OF 194.78 FEET;

THENCE EAST, A DISTANCE OF 207.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 142.93 FEET (R) 142.73 FEET (M) TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH WESTERLY WHICH HAS A RADIUS OF 19.91 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 16 MINUTES 06 SECONDS, AN ARC DISTANCE OF 31.36 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ABANDONED HEARN ROAD PER DOCKET 13248, PAGE 1450, RECORDS OF SAID MARICOPA COUNTY ARIZONA;

THENCE SOUTH 89 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 539.54 FEET (R) 538.93 FEET (M);

THENCE NORTH 00 DEGREES 57 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF "DESERT PARADISE ESTATES. A SUBDIVISION RECORDED IN BOOK 352 OF MAPS, PAGE 6, RECORDS OF SAID MARICOPA COUNTY, ARIZONA, A DISTANCE OF 520.87 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 36 SECONDS WEST (R) SOUTH 89 DEGREES 08 MINUTES 52 SECONDS WEST (M), ALONG A NORTH LINE OF SAID "DESERT PARADISE ESTATES", A DISTANCE OF 87.22 FEET (R) 86.83 FEET (M) TO THE SOUTHEAST CORNER OF A MAP OF DEDICATION FOR "APARTMENTS AT 7009 E. ACOMA," AS RECORDED IN BOOK 371 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 57 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID APARTMENT SITE, A DISTANCE OF 525.86 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH THE RADIUS BEARS NORTH 08 DEGREES 59 MINUTES 05 SECONDS EAST., A DISTANCE OF 537.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ACOMA DRIVE AS RECORDED IN BOOK 353 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 31 SECONDS AN ARC DISTANCE OF 90.21 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 202.45 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY WHICH HAS A RADIUS OF 787.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 49 MINUTES 04 SECONDS, AN ARC DISTANCE OF 121.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 80 DEGREES 32 MINUTES 30 SECONDS EAST, A DISTANCE OF 61.76 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 308.77 FEET (R) 308.76 FEET (M);

THENCE EAST, A DISTANCE OF 177.99 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY. ARIZONA, DESCRIBED AS FOLLOWS:

THE BASIS FOR THE BEARINGS USED IN THIS DESCRIPTION ARE FROM THE MAP OF DEDICATION FOR ACOMA DRIVE AS RECORDED IN BOOK 353 OF MAPS. PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;

FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, 222.10 FEET TO A CORNER OF THE SAID MAP OF DEDICATION;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, 65.00 FEET TO A CORNER OF THE SAID MAP OF DEDICATION AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, 12.00 FEET;

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THENCE NORTH 01 DEGREES 56 MINUTES 11 SECONDS WEST, 10.00 FEET (R) 9.97 FEET (M) TO A POINT 2.00 FEET SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF THE SAID ACOMA DRIVE, THIS POINT BEING ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 01 DEGREES 56 MINUTES 11 SECONDS EAST, 713.00 FEET;

THENCE ALONG A LINE THAT IS PARALLEL TO AND 2.00 FEET SOUTHERLY FROM THE SAID SOUTH RIGHT-OF-WAY LINE AS FOLLOWS;

WESTERLY 93.60 FEET (R) 93.61 FEET (M) ALONG THE ARC OF THIS CURVE THROUGH 07 DEGREES 31 MINUTES 19 SECONDS (R) 7 DEGREES 31 MINUTES 20 SECONDS (M) OF CENTRAL ANGLE;

THENCE SOUTH 80 DEGREES 32 MINUTES 30 SECONDS WEST, 129.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 09 DEGREES 27 MINUTES 30 SECONDS WEST, 787.00 FEET;

THENCE WESTERLY 121.12 FEET ALONG THE ARC OF THIS CURVE THROUGH 08 DEGREES 49 MINUTES 04 SECONDS OF CENTRAL ANGLE;

THENCE SOUTH 89 DEGREES 21 MINUTES 34 SECONDS WEST, 202.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 00 DEGREES 38 MINUTES 26 SECONDS WEST, 537.00 FEET;

THENCE WESTERLY 90.21 FEET ALONG THE ARC OF THIS CURVE THROUGH 09 DEGREES 37 MINUTES 31 SECONDS OF CENTRAL ANGLE;

THENCE LEAVING THE SAID LINE THAT IS 2.00 FEET SOUTHERLY FROM THE SOUTH LINE NORTH 00 DEGREES 57 MINUTES 30 SECONDS WEST, 2.03 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE

OF ACOMA DRIVE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ACOMA DRIVE AS FOLLOWS;

THIS LAST DESCRIBED POINT LIES ON A CURVE CONCENTRIC TO THE LAST DESCRIBED CURVE AND HAS A RADIUS POINT BEARING NORTH 09 DEGREES 01 MINUTES 20 SECONDS EAST, 535.00 FEET;

THENCE EASTERLY 90.23 FEET ALONG THE ARC OF THIS CURVE THROUGH 09 DEGREES 39 MINUTES 46 SECONDS OF CENTRAL ANGLE;

THENCE NORTH 89 DEGREES 21 MINUTES 34 SECONDS EAST, 202.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING NORTH 00 DEGREES 38 MINUTES 26 SECONDS WEST, 785.00 FEET;

THENCE EASTERLY 120.81 FEET ALONG THE ARC OF THIS CURVE THROUGH 08 DEGREES 49 MINUTES 04 SECONDS OF CENTRAL ANGLE;

THENCE NORTH 80 DEGREES 32 MINUTES 30 SECONDS EAST, 129.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 09 DEGREES 27 MINUTES 30 SECONDS EAST, 715.00 FEET;

THENCE EASTERLY 93.87 FEET ALONG THE ARC OF THIS CURVE THROUGH 07 DEGREES 31 MINUTES 19 SECONDS OF CENTRAL ANGLE TO A POINT OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 01 DEGREES 56 MINUTES 11 SECONDS EAST. 12.00 FEET;

THENCE SOUTHEASTERLY 19.05 FEET ALONG THE ARC OF THIS CURVE THROUGH 90 DEGREES 58 MINUTES 41 SECONDS OF CENTRAL ANGLE TO THE POINT OF BEGINNING,

PARCEL NO. 6:

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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 222.10 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST 65.00 FEET TO A POINT ON A LINE PARALLEL TO THE 65 FEET WEST OF SAID EAST LINE OF SECTION 10;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, 1046.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE. SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST 53.00 FEET TO A POINT ON THE CENTER LINE OF ABANDONED HEARN ROAD;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID CENTER LINE, SOUTH 89 DEGREES 19 MINUTES 36 SECONDS WEST (R) 89 DEGREES 18 MINUTES 36 SECONDS WEST (M) 559.93 FEET TO A POINT ON A LINE PARALLEL TO AND 33 EAST OF THE MONUMENTED CENTER LINE OF 71ST STREET;

THENCE LEAVING SAID CENTER LINE OF HEARN ROAD AND ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 57 MINUTES 30 SECONDS WEST, 33.00 FEET;

THENCE LEAVING SAID PARALLEL LINE AND ALONG THE ABANDONED NORTH 33 FOOT RIGHT OF WAY LINE

OF HEARN ROAD, NORTH 89 DEGREES 18 MINUTES 36 SECONDS EAST. 539.93 FEET (M) 539.54 FEET (R) TO A POINT ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 19.91 FEET;

THENCE ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 16 MINUTES 06 SECONDS, ALONG AN ARC LENGTH OF 31.37 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 7:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC. TO AND FROM THE COMMON AREAS AND PUBLIC STREETS OR RIGHTS-OF-WAY. VEHICULAR PARKING, FACILITIES INSTALLED IN THE COMMON AREAS AND UTILITIES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 12, 1987 IN DOCUMENT NO. 87-375292 AND IN DOCUMENT NO. 2002-1356348 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 8:

A PERPETUAL, NON-EXCLUSIVE BASEMENT FOR ACCESS BETWEEN THE SHOPPING CENTERS AND THE SUBDIVISIONS VIA THE ACCESS GATE AND INGRESS AND EGRESS BY (I) VEHICULAR TRAFFIC UPON, OVER AND ACROSS A DRIVEWAY LOCATED ON A PORTION OF THE SHOPPING CENTERS, INCLUDING THE ABANDONED HEARN ROAD RIGHT-OF-WAY AND (II) PEDESTRIAN TRAFFIC UPON, OVER AND ACROSS SIDEWALKS AND/OR WALKWAYS LOCATED ON A PORTION OF THE SHOPPING CENTER AND/OR THE ABANDONED HEARN ROAD RIGHT-OF-WAY, AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN THE SUBDIVISIONS AND THE SHOPPING CENTERS, AS USED HEREIN, THE TERM "DRIVEWAY" MEANS AN OPEN PAVED AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC EXTENDING ACROSS A PORTION OF SHOPPING CENTERS, INCLUDING THE ABANDONED HEARN RIGHT-OF-WAY. THE DRIVEWAY, SIDEWALKS AND WALKWAYS REFERRED TO ABOVE MAY BE RELOCATED BY ETS AND ETS-NORTH-1, THEIR SUCCESSORS AND ASSIGNS, ^{Unofficial Document} FROM TIME TO TIME, AS RECORDED IN A DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ACCESS EASEMENT". RECORDED DECEMBER 17, 2002 IN DOCUMENT NO. 2002-1356155, MARICOPA COUNTY RECORDS, ARIZONA.