

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132-60-011F

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? 5 - See Exhibit "B"

Attached

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

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Cabana McClintock Apartments, LLP
8135 E. Indian Bend Road, Suite 101
Scottsdale, AZ 85250

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

Capital Real Estate - Omnia McClintock, LLC
1800 Larimer Street, Suite 1700
Denver, CO 80202

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1701 East Don Carlos Avenue
Tempe, Arizona 85281

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

Capital Real Estate - Omnia McClintock, LLC
1800 Larimer Street, Suite 1700
Denver, CO 80202

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

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

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agriculture
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: 181
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

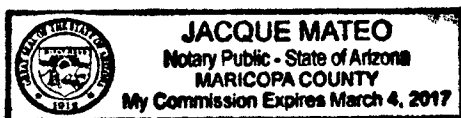
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 18 day of December 20 15

Notary Public

Notary Expiration Date

15
DOR FORM 82162 (04/2014)



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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: \$16,600,000.00 00

11. DATE OF SALE (Numeric 1 0 / 1 5
Digits): Month/Year

12. DOWN PAYMENT \$3,965,000 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 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):

Capital Real Estate - Omnia McClintock, LLC
1800 Larimer Street, Suite 1700
Denver, CO 80202

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" Attached

Signature of Buyer / Agent

State of Colorado, County of Denver

Subscribed and sworn to before me on this 16 day of December 20 15

Notary Public

Notary Expiration Date

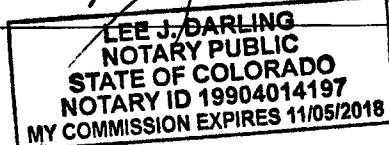


EXHIBIT "A "

Escrow No. 229-5741148 (JYM)

PARCEL NO. 1:

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 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 INTERSECTION OF MCCLINTOCK DRIVE AND DON CARLOS AVENUE AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 102 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, SAID POINT BEING A BRASS CAP FLUSH;

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE MONUMENT LINE OF SAID DON CARLOS AVENUE 40.00 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE RIGHT OF WAY LINE OF MCCLINTOCK DRIVE AS SHOWN ON SAID MAP OF DEDICATION 203.15 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST 152.04 FEET TO A POINT ON THE EAST LINE OF A DEDICATED ALLEY PER SAID MAP OF DEDICATION;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 201.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID DON CARLOS AVENUE;

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THENCE NORTH 89 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE 152.06 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 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 INTERSECTION OF MCCLINTOCK DRIVE AND DON CARLOS AVENUE AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 102 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, SAID POINT BEING A BRASS CAP FLUSH;

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE MONUMENT LINE OF SAID DON CARLOS AVENUE 200.02 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SAID DON CARLOS AVENUE;

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY, LINE 180.44 FEET TO A POINT ON THE EAST LINE OF A DEDICATED ALLEY PER SAID MAP OF DEDICATION;

THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 293.33 FEET TO A POINT ON THE SOUTH LINE OF SAID ALLEY;

THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE 180.78 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY;

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THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 290.69 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 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 INTERSECTION OF MCCLINTOCK DRIVE AND DON CARLOS AVENUE AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 102 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, SAID POINT BEING A BRASS CAP FLUSH;

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE MONUMENT LINE OF SAID DON CARLOS AVENUE 212.07 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF A DEDICATED ALLEY PER SAID MAP OF DEDICATION 290.85 FEET TO A POINT ON THE NORTH LINE OF SAID ALLEY;

THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE 201.49 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY;

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THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 288.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID DON CARLOS AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 04 DEGREES 22 MINUTES 51 SECONDS EAST 108.71 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 40 MINUTES 50 SECONDS AN ARC DISTANCE OF 12.68 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 18 MINUTES 38 SECONDS EAST 188.85 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 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 INTERSECTION OF MCCLINTOCK DRIVE AND DON CARLOS AVENUE AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 102 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, SAID POINT BEING A BRASS CAP FLUSH;

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE MONUMENT LINE OF SAID DON CARLOS AVENUE 400.15 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 133.71 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 25 MINUTES 38 SECONDS AN ARC DISTANCE OF 33.67 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 25.74 FEET TO THE POINT OF BEGINNING;

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THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF A DEDICATED ALLEY PER SAID MAP OF DEDICATION 284.66 FEET TO A POINT ON THE NORTH LINE OF SAID ALLEY;

THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE 209.50 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY;

THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 144.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DON CARLOS AVENUE, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 03 DEGREES 31 MINUTES 45 SECONDS WEST 179.97 FEET;

THENCE ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 15 MINUTES 35 SECONDS, AN ARC DISTANCE OF 176.72 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 108.71 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 54 MINUTES 20 SECONDS, AN ARC DISTANCE OF 85.20 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING Unofficial Document PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF MCCLINTOCK DRIVE AND DON CARLOS AVENUE AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 102 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, SAID POINT BEING A BRASS CAP FLUSH;

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE MONUMENT LINE OF SAID DON CARLOS AVENUE 400.15 FEET;

THENCE NORTH 00 DEGREES 41 MINUTES 22 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF DON CARLOS AVENUE AND VE ELLA CIRCLE, AS SHOWN ON SAID MAP OF DEDICATION THE FOLLOWING 8 COURSES AND DISTANCES:

THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST 7.08 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 158.71 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 24 SECONDS, AN ARC DISTANCE OF 40.14 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 104 DEGREES 42 MINUTES 13 SECONDS, AN ARC DISTANCE OF 73.10 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST 151.04 FEET TO A POINT MARKING THE BEGINNING OF A NON TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 38 DEGREES 23 MINUTES 53 SECONDS WEST 40.00 FEET;

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THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 282 DEGREES 38 MINUTES 08 SECONDS, AN ARC DISTANCE OF 197.32 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST 258.29 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 14 MINUTES 52 SECONDS, AN ARC DISTANCE OF 28.80 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 129.97 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 27 MINUTES 32 SECONDS, AN ARC DISTANCE OF 98.58 FEET TO A POINT ON THE EAST LINE OF A DEDICATED ALLEY PER SAID MAP OF DEDICATION;

THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 437.45 FEET TO A POINT ON THE SOUTH LINE OF SAID ALLEY;

THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, ALONG SAID SOUTH LINE 242.99 FEET TO THE WEST LINE OF SAID ALLEY;

THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 293.63 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:

BEING A PORTION OF TRACT "A" HALF ACRES, AS Unofficial Document IN BOOK 16 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 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 NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 89 DEGREES 50 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MCCLINTOCK AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 56 SECONDS WEST ALONG SAID NORTH LINE 617.29 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST 19.39 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST 617.34 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 20.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" to Affidavit of Property Value

All Parcel Numbers

1701 East Don Carlos Avenue, Tempe, AZ 85281

132-61-122B 0

132-61-122D 8

132-61-122C 9

132-61-122E 7

132-61-122F 6

132-61-122F 2

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