

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 220-47-068
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? 6

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

(1) 220-47-070B (2) 220-47-070C (3) 220-47-071B
(4) 220-48-001D (5) 220-48-002A (6) 220-48-005

2. SELLER'S NAME AND ADDRESS:

Cherokee Home Community, L.L.C., a Delaware limited liability company

7835 E. Redfield Road # 106
Scottsdale, AZ 85260

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

TRICON/COB Cherokee LP, a Delaware limited partnership
17W220 22nd Street, Ste 220
Oakbrook Terrace, IL 60181

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

4. ADDRESS OF PROPERTY:

10540 E. Apache Trail
Apache Junction, AZ 85120

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

TRICON/COB Cherokee LP, a Delaware limited partnership
c/o Cobblestone Property Mgmt LLC
17W220 22nd Street, Ste 220
Oakbrook Terrace, IL 60181

(b) Next tax payment due 10/01/2016

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:

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: 411

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.

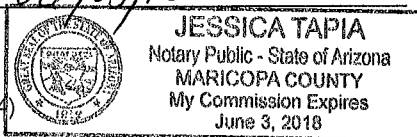
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 8 day of January 2016

Notary Public Jessica Tapia

Notary Expiration Date 06/03/18



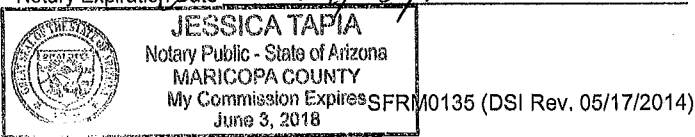
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 8 day of January 2016

Notary Public Jessica Tapia

Notary Expiration Date 06/03/18



Escrow No. 4504019B-045-RD
 Affidavit of Property Value...Continued

EXHIBIT "A" Legal Description

Parcel No. 1:

The East 248 feet of the West 748 feet of the Southwest quarter of the Northeast quarter of Section 23, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 2:

That part of the Northeast quarter of Section 23, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a point 748 feet East of the Southwest corner of the Northeast quarter of said Section 23;

Thence North, a distance of 315 feet to the TRUE POINT OF BEGINNING;

Thence North 35 feet;

Thence East 200 feet;

Thence South 35 feet;

Thence West 200 feet to the TRUE POINT OF BEGINNING.

Parcel No. 3:

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That part of the Northeast quarter of Section 23, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a point 748 feet East of the Southwest corner of the Northeast quarter of said Section 23;

Thence North a distance of 315 feet;

Thence East a distance of 200 feet;

Thence South a distance of 315 feet;

Thence West a distance of 200 feet to the POINT OF BEGINNING;

Except any portion lying within the Mesa-Florence Junction, Superior Junction Highway.

Parcel No. 4:

That part of the Northeast quarter of Section 23, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a point on the South line of said Northeast quarter which bears North 89 degrees 54 minutes East 748 feet from the Southwest corner of said Northeast quarter;

Thence North 350 feet, more or less, to a point 200 feet North of the North right-of-way line of the Mesa-Florence Junction Highway (as it existed on June 5, 1970) and the TRUE POINT OF BEGINNING;

Thence continuing North 970 feet to a point on the North line of the South half of said Northeast quarter;

EXHIBIT "A"
(Continued)

Thence North 89 degrees 54 minutes East along said North line 1073.96 feet to the Northwest corner of property described in Deed recorded in Book 562 of Deeds, Page 251, records of Maricopa County, Arizona;

Thence South along the West line of said property 1320 feet to the South line of said Northeast quarter;

Thence South 89 degrees 54 minutes West along said South line 874.26 feet to a point which bears North 89 degrees 54 minutes East 948 feet from the Southwest corner of said Northeast quarter;

Thence North 350 feet more or less, to a point 200 feet North of the North right-of-way line of the Mesa-Florence Junction Highway (as it existed on June 5, 1970);

Thence South 89 degrees 54 minutes West 200 feet to the TRUE POINT OF BEGINNING;

Except any portion thereof conveyed to the State of Arizona, by Deed recorded in Book 517 of Deeds, Page 559, records of Maricopa County, Arizona.

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