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AFFIDAVIT OF PROPERTY VALUE

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FOR
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1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: **301-87-990B**
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? 0

Please list the additional parcels below (no more than four):

2. SELLER'S NAME AND ADDRESS:
Auerbach Laguna Village, L.L.C., a Delaware limited liability company
Boas Laguna Village, L.L.C., a Delaware limited liability company
c/o Ernest Auerbach Co.
2416 Wilshire Boulevard
Santa Monica, CA 90403

3. BUYER'S NAME AND ADDRESS:
Laguna Village Parcel B, LLC, a Delaware limited liability company

Attn: Zach Bonsall
25 Taylor Street
San Francisco, CA 94102

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

4. ADDRESS OF PROPERTY:
Walgreens Parcel - SEC Ray & Kyrene
Chandler, AZ

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
Affixed ☐ Not Affixed
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:

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

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 Apartmentx, 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: $7,500,000.00

11. DATE OF SALE (Numeric Digits): 10 / 15
Month / Year

12. DOWN PAYMENT:	$7,500,000.00

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.

Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of Jan 2016

Notary Public

Notary Expiration Date 5/17/19

LEAH MARTIN
Notary Public, State of Arizona
Maricopa County
My Commission Expires
May 17, 2019

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of Jan 2016

Notary Public

Notary Expiration Date 5/17/19

LEAH MARTIN
Notary Public, State of Arizona
Maricopa County
My Commission Expires
May 17, 2019

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PARCEL NO. 1:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, A BRASS CAP FLUSH, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, A BRASS CAP FLUSH, BEARS NORTH 88 DEGREES 56 MINUTES 07 SECONDS EAST (BASIS OF BEARING) A DISTANCE OF 2653.65 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 88 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 101.29 FEET;

THENCE LEAVING SAID NORTHERLY LINE SOUTH 01 DEGREES 03 MINUTES 53 SECONDS EAST, A DISTANCE OF 114.50 FEET, TO THE POINT OF BEGINNING;

THENCE 114.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, NORTH 88 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 299.23 FEET;

THENCE LEAVING SAID PARALLEL LINE SOUTH 06 DEGREES 35 MINUTES 59 SECONDS EAST, A DISTANCE OF 53.72 FEET;

THENCE SOUTH 01 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 171.02 FEET;

THENCE NORTH 85 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 180.45 FEET;

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THENCE NORTH 85 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.19 FEET;

THENCE NORTH 88 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF 75.31 FEET;

THENCE NORTH 01 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 198.44 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

RECIPROCAL EASEMENTS FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS SET FORTHIN IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 19, 2007 AS 2007-1138540, OF OFFICIAL RECORDS.