

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215-26-034A
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes [] No [x]

How many parcels, other than the Primary Parcel, are included in this sale? 2

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

- (1) 215-26-035B (3) 215-26-037
(2) (4)

2. SELLER'S NAME AND ADDRESS:

Greenway Property, LLC
5230 East Shangri-La Road
Scottsdale, AZ 85254

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

40th & Greenway Partners, LLC etal
c/o Oak Realty Partners, Inc., 5975 S. Quebec Street, Ste. 141
Greenwood Village, CO 80111

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

approx. 3.9 acres, NEC of 40th St. & E. Greenway Rd.
Phoenix, AZ 85032

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

40th & Greenway Partners, LLC etal
c/o Oak Realty Partners, Inc., 5975 S. Quebec Street, Ste. 141
Greenwood Village, CO 80111

(b) Next tax payment due

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

- a. [] Vacant land f. [x] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agriculture
c. [] Condo or Townhouse h. [] Mobile or manufactured Home
[] Affixed [] Not Affixed
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:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

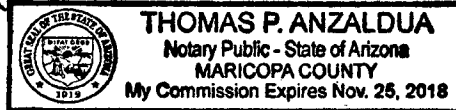
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5 day of Jan 20 16

Notary Public
Notary Expiration Date 11/25/18

DOR FORM 82162 (04/2014)



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

- a. [] Warranty Deed d. [] Contract or Agreement
b. [x] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$5,950,000.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 1 6 Month/Year

12. DOWN PAYMENT \$2,871,750.00 00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [x] New loan(s) from Financial institution:
(1) [x] Conventional
(2) [] VA
(3) [] FHA
f. [] Other financing; Specify:
b. [] Barter or trade
c. [] Assumption of existing loan(s)
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 [x]
(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 [x]

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"

Signature of Buyer / Agent
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 8 day of Jan 20 16

Notary Public
Notary Expiration Date 11/25/18

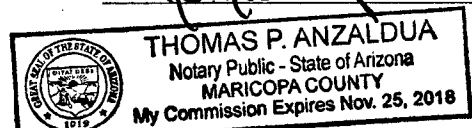


Exhibit "A "

PARCEL NO. 1:

LOT 1, WALTANN 34, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 400 OF MAPS, PAGE 12;

EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT 1:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 45° 02' 35" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 24.38 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00° 51' 19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 7.00 FEET TO AN ANGLE POINT OF SAID WESTERLY LINE;

THENCE NORTH 07° 16' 33" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 70.70 FEET TO AN ANGLE POINT OF SAID WESTERLY LINE;

THENCE NORTH 00° 51' 19" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 21.39 FEET;

THENCE SOUTH 89° 40' 35" EAST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 120.42 FEET;

THENCE SOUTH 00° 46' 10" WEST, 116.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89° 13' 50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 110.14 FEET TO THE POINT OF BEGINNING.

Unofficial Document

PARCEL NO. 2:

THAT PORTION OF LOT 1, WALTANN 34, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 400 OF MAPS, PAGE 12, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 45° 02' 35" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 24.38 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00° 51' 19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 7.00 FEET TO AN ANGLE POINT OF SAID WESTERLY LINE;

THENCE NORTH 07° 16' 33" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 70.70 FEET TO AN ANGLE POINT OF SAID WESTERLY LINE;

THENCE NORTH 00° 51' 19" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 21.39 FEET;

THENCE SOUTH 89° 40' 35" EAST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 120.42 FEET;

THENCE SOUTH 00° 46' 10" WEST, 116.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89° 13' 50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 110.14 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

RIGHTS, EASEMENTS, TERMS AND PROVISIONS FOR THE BENEFIT OF PARCEL NOS. 1 AND 2, AS CONTAINED IN THE DOCUMENT ENTITLED "JOINT ACCESS EASEMENT AND PARKING AGREEMENT AND USE RESTRICTION" RECORDED AUGUST 15, 2003 AS 2003-1117723 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

LOT 3, WALTANN 34, ACCORDING TO BOOK 400 OF MAPS, PAGE 12, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.