

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 134 - 26 - 411 - A
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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

NSHE Adley Lake, LLC c/o Verde Fiesta I, LLC
1720 W. Rio Salado Pkwy
Tempe, AZ 85281

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

Verde Fiesta I, LLC
1720 W. Rio Salado Pkwy
Tempe, AZ 85281

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

4. ADDRESS OF PROPERTY:

1455 W. Southern Ave.
Mesa, AZ 85202

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

Verde Fiesta I, LLC
1720 W. Rio Salado Pkwy
Tempe, AZ 85281

(b) Next tax payment due 3/1/16

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
 Affixed Not Affixed
- 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 used as a vacation home or secondary residence.
- c. To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: NA
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: \$ 5,692,158 00

11. DATE OF SALE (Numeric Digits): 01/16
Month / Year

12. DOWN PAYMENT \$ 0 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 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: NA

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):

Verde Fiesta I, LLC
1720 W. Rio Salado Pkwy, Tempe, AZ 85281
Phone: (602) 778-5003

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit A

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.

Ameshia Bell
Signature of Seller / Agent

State of ILLINOIS Arizona, County of Maricopa COOK

Subscribed and sworn to before me on this 6 day of January, 20 16

Notary Public Pierre W Priestley
OFFICIAL SEAL
PIERRE W PRIESTLEY
Notary Public - State of Illinois
My Commission Expires Aug 11, 2018

DOR FORM 82162 (10/2013)

Stewart
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 6 day of January, 20 16

Notary Public Mary E. Reiner
MARY E. REINER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
December 18, 2016

EXHIBIT A
TO
AFFIDAVIT OF VALUE
LEGAL DESCRIPTION

Parcel No. 1:

That part of the Northeast quarter of Section 32, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 32;

Thence South 00 degrees 00 minutes 05 seconds West, along the East line of said Section 32, 1,840.00 feet;

Thence North 89 degrees 59 minutes 55 seconds West, 67.00 feet to a point on the West right-of-way line of South Alma School Road and the point of beginning;

Thence continuing North 89 degrees 59 minutes 55 seconds West, 113.00 feet to the point of curvature of a curve;

Thence along said curve to the right, having a radius of 271.00 feet and a central angle of 32 degrees 17 minutes 45 seconds, an arc distance of 152.75 feet to the point of reverse curvature of said curve;

Thence along said curve to the left, having a radius of 15.00 feet, a central angle of 77 degrees 20 minutes 56 seconds, an arc distance of 20.25 feet to the Unofficial Document point of reverse curvature of said curve;

Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 19 degrees 06 minutes 05 seconds, an arc distance of 175.03 feet to the point of tangency of said curve;

Thence South 64 degrees 02 minutes 59 seconds West, 130.00 feet;

Thence South 25 degrees 57 minutes 01 second East, 44.41 feet;

Thence North 88 degrees 57 minutes 53 seconds East, 515.79 feet to a point on the West right-of-way line of South Alma School Road;

Thence South 00 degrees 00 minutes 05 seconds West, along said West right-of-way line, as same is described in instrument recorded in Docket 11445, page 506, Maricopa County Records, 98.07 feet;

Thence South 04 degrees 45 minutes 33 seconds West, along the West right-of-way line of the Superstition Freeway, 132.62 feet;

Thence South 88 degrees 57 minutes 53 seconds West, along the North right-of-way line of the Superstition Freeway, 603.23 feet;

Thence South 82 degrees 43 minutes 07 seconds West, along said North right-of-way line, 20.65 feet;

Thence North 25 degrees 57 minutes 01 second West, 129.18 feet;

Thence South 64 degrees 02 minutes 59 seconds West, 153.62 feet;

Thence North 25 degrees 57 minutes 01 second West, 74.00 feet;

Thence North 64 degrees 02 minutes 59 seconds East, 8.75 feet;

Thence North 25 degrees 57 minutes 01 second West, 66.48 feet;

Thence North 00 degrees 00 minutes 05 seconds East, 366.54 feet;

Thence North 44 degrees 59 minutes 55 seconds West, 86.98 feet;

Thence North 00 degrees 00 minutes 05 seconds East, 60.28 feet;

Thence North 45 degrees 00 minutes 05 seconds East, 104.45 feet (measured) 104.51 feet (record);

Thence North 44 degrees 59 minutes 55 seconds West, 35.00 feet;

Thence North 45 degrees 00 minutes 05 seconds East, 263.73 feet;

Thence North 70 degrees 00 minutes 05 seconds East, 41.28 feet;

Thence South 67 degrees 29 minutes 55 seconds East, 588.11 feet to a point on a curve;

Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 26 degrees 09 minutes 27 seconds, a tangent bearing of South 06 degrees 45 minutes 33 seconds West, and an arc distance of 239.68 feet;

Thence South 57 degrees 05 minutes 00 seconds East, 19.22 feet;

Unofficial Document

Thence South 89 degrees 59 minutes 55 seconds East, 191.14 feet to a point on the West right-of-way line of South Alma School Road;

Thence South 00 degrees 00 minutes 05 seconds West, along said West right-of-way line as same is described in instrument recorded in Docket 11445, page 506, Maricopa County Records, 115.00 feet to the point of beginning;

Except that portion which lies East of that certain line described following, as conveyed to the State of Arizona in Order for Immediate Possession recorded in Document No. 2001-398086 and Amended Order of Immediate Possession recorded in Document No. 2001-894532, Maricopa County Records:

Line Description:

Commencing at a brass cap in a hand hole marking the Northeast corner of said Section 32, from which a 1-inch iron pipe marking the East quarter corner of said Section 32 bears South 00 degrees 57 minutes 21 seconds West, 2,642.68 feet;

Thence South 00 degrees 57 minutes 21 seconds West, along the East line of said Section 32, 1,859.78 feet;

Thence North 89 degrees 02 minutes 39 seconds West, 67.00 feet to a point on the existing West right-of-way line of Alma School Road and the point of beginning of said line;

Thence South 03 degrees 02 minutes 02 seconds West, 359.65 feet to the point of juncture of said existing West right-of-way line of Alma School Road and the existing North right-of-way line of US Highway 60 (Superstition Freeway) and the terminus of said line; and

Except that portion conveyed to the City of Mesa, an Arizona municipal corporation, in Quit-Claim Deed recorded in Document No. 1986-666165, described as follows:

Commencing at the Northeast corner of said Section 32;

Thence South 00 degrees 00 minutes 05 seconds West, along the East line of said Section 32, 1,840.00 feet;

Thence North 89 degrees 59 minutes 55 seconds West, 67.00 feet;

Thence North 00 degrees 00 minutes 05 seconds East, 40.26 feet to the point of beginning;

Thence continuing North 00 degrees 00 minutes 05 seconds East, 74.82 feet;

Thence North 89 degrees 59 minutes 55 seconds West, 12.00 feet;

Thence South 00 degrees 00 minutes 05 seconds West, 74.82 feet;

Thence South 89 degrees 59 minutes 55 seconds East, 12.00 feet to the point of beginning.

Parcel No. 2:

Non-exclusive easements for vehicular and pedestrian ingress and egress, parking, utilities, construction, reconstruction, development, erection, removal and maintenance as created and set forth in Construction, Operation and Reciprocal Easement Agreement recorded in Docket 13697, page 73, and as amended in Docket 16519, page 444 and in Document No. 1993-847325 and in Document No. 1994-248688, and as assigned and assumed in Document No. 1993-862789 and Document No. 1996-0090200 and Document No. 1999-660320, and thereafter assignment in Deed recorded in Document No. 2001-958075, and Assignment of Operating Agreement in Document No. 2006-1005780, Assignment of Operating Agreement in Document No. 2007-0180309, Maricopa County Records.

APN 134-26-411A