

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-23-037A, 38A  
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? Total of 9 parcels

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

- (1) 506-29-027A, 16A, 15D, 26B (2)
- 506-29-027E, 027F
- (3) 506-29-016K (4)

### 2. SELLER'S NAME AND ADDRESS:

W Harquahala, LLC, an Arizona limited liability company  
1121 W. Warner #109  
Tempe, AZ 85284

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

WPI-HD2 Farm AZ, LLC, a Delaware limited liability company  
509 MADISON AVE SUITE 804  
NEW YORK, NY 10022

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

### 4. ADDRESS OF PROPERTY:

Maricopa County Parcels 506-23-037A, 506-23-038A, 506-29-027A, 506-29-016A, 506-29-015D, 506-29-026B, 506-29-027E, 506-29-027F and 506-29-016K  
, AZ

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

WPI-HD2 Farm AZ, LLC, a Delaware limited liability company  
509 Madison Ave. Suite 804  
New York, New York 10022

(b) Next tax payment due 10/1/2016

### 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  
 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 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.

Nick S Bartlett  
Signature of Seller / Agent  
State of AZ, County of Maricopa  
Subscribed and sworn to before me on this 20 day of Jan 2016  
Notary Public Jessica Taylor  
Notary Expiration Date 9/16/19

Nick S Bartlett  
Signature of Buyer / Agent  
State of AZ, County of Maricopa  
Subscribed and sworn to before me on this 20 day of Jan 2016  
Notary Public Jessica Taylor  
Notary Expiration Date 9/16/19



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48  
Ho:

### 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: \$ 7,974,418.00

11. DATE OF SALE (Numeric Digits): 1 / 2016  
Month / Year

12. DOWN PAYMENT \$ 0

### 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: 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 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components:

### 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): Buyer and seller herein

Phone:     

### 18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**EXHIBIT "A"**  
**Legal Description**

PARCEL NO. 1:

The West half of Section 36, Township 2 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all minerals as reserved to the State of Arizona in instrument recorded in Book 334 of Deeds, Page 248, records of Maricopa County, Arizona and as set forth in the Patent to said land.

PARCEL NO. 2:

The East half of Section 36, Township 2 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all minerals as reserved to the State of Arizona in instrument recorded in Book 334 of Deeds, Page 248, records of Maricopa County, Arizona and as set forth in the Patent to said land.

PARCEL NO. 3:

The East half of the East half of the North half of Section 12, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 4:

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The West half of the West half of the North half of Section 12, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 5:

The East half of the East half of the North half of Section 11, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 6:

Lots 3 and 4, and the South half of the Northwest quarter of Section 1, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT 50% interest of all minerals, mineral rights, oil, oil rights, natural gas, natural gas rights and other hydrocarbons and hydrocarbon rights, by whatsoever name known, geothermal hot water or steam, rock, sand and gravel which may be within or under the real property as reserved in the Special Warranty Deed recorded May 12, 1976 in Docket 11672, page 363, records of Maricopa County, Arizona.

PARCEL NO. 7:

The West half of the South half of the North half of the West half of the Northeast quarter of Section 12, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 8:

**EXHIBIT "A"**  
(Continued)

The East half of the South half of the North half of the West half of the Northeast quarter of Section 12, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 9:

The North half of the North half of the North half of the East half of the Northwest quarter of Section 12, Township 1 North, Range 9 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

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