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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 500-01-010A 5 - _____
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? None
Please list the additional parcels below (attach list if necessary):
(1)_____ (3)_____
(2)_____ (4)_____

2. SELLER'S NAME AND ADDRESS:
MidFirst Bank
3030 East Camelback Road
Phoenix, AZ 85016

3. (a) BUYER'S NAME AND ADDRESS:
Rados Properties - Arizona Land, LLC
2002 E. McFadden Avenue, Suite 200
Santa Ana, CA 92705
(b) Are the Buyer and Seller related? Yes [ ] No [X]
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
Avondale Blvd. and Van Buren
Avondale, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Rados Properties - Arizona Land, LLC
2002 E. McFadden Avenue, Suite 200
Santa Ana, CA 92705
(b) Next tax payment due October 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. [X] Agriculture
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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [ ] Warranty Deed
b. [X] Special Warranty Deed
c. [ ] Joint Tenancy Deed
d. [ ] Contract or Agreement
e. [ ] Quit Claim Deed
f. [ ] Other:

10. SALE PRICE: $ 5,700,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 6 Month/Year

12. DOWN PAYMENT $ 5,700,000.00 00

13. METHOD OF FINANCING:
a. [X] 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 [X]
(b) If Yes, provide the dollar amount of the Personal Property:
$ 0.00 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 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 Exhibit "A" attached hereto

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

Signature of Seller / Agent
State of _____, County of _____
Subscribed and sworn to before me on this 4th day of February 20 16
Notary Public _____
Notary Expiration Date 10-14-2016

SEE ATTACHED
Signature of Buyer / Agent
State of _____, County of _____
Subscribed and sworn to before me on this ____ day of _____ 20 ____
Notary Public _____
Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FRIEDA JIMENEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 14, 2016

Attachment to Affidavit of Property Value
Rados Properties – Arizona Land, LLC
Assessor Parcel No: 500-01-010A 5
West of NWC of Avondale Blvd. and Van Buren Street, Avondale, Arizona

Rados Properties – Arizona Land, LLC,
a Delaware limited liability company

By: _____
Name: STEPHEN J. RADOS
Its: MANAGER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
}ss
COUNTY OF ORANGE }

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On February 3, 2016, 201_, before me,
SANDRA LUCERO PO, Notary Public, personally appeared
STEPHEN S. RADOS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

SANDRA LUCERO PO
Commission # 1999952
Notary Public - California
Orange County
My Comm. Expires Jan 1, 2017

(This area for official notarial seal)

EXHIBIT "A"

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN MARICOPA COUNTY, ARIZONA.

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