

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 132-68-003C  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

WPC University TSC, LLC  
c/o Wentworth Property Company 2701 East Camelback Road, Suite 185  
Phoenix, AZ 85056

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

1125 North Fairfax LLC  
c/o Cohen Asset Management, Inc., 11000 Wilshire Boulevard, #24710  
Los Angeles, CA 90024

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

If Yes, state relationship:

### 4. ADDRESS OF PROPERTY:

2077 East University Dr.  
Tempe, AZ 85281

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

1125 North Fairfax LLC  
c/o Cohen Asset Management, Inc., 11000 Wilshire Boulevard, #24710  
Los Angeles, CA 90024

(b) Next tax payment due 10/2016

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

- a.  Vacant land f.  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: n / a For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

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

10. SALE PRICE: \$8,589,213.00 00

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

12. DOWN PAYMENT \$4,289,213.00 00

### 13. METHOD OF FINANCING:

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

(b) If Yes, provide the dollar amount of the Personal Property:

\$0.00 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

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 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 29<sup>th</sup> day of January 20 1 6

Notary Public

Notary Expiration Date 10-14-2016

16  
DOR FORM 82162 (04/20



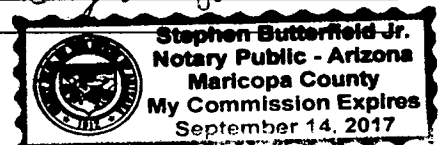
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 27<sup>th</sup> day of January 20 1 6

Notary Public

Notary Expiration Date



**EXHIBIT "A"**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SECTION 24, 645.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST 240.22 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 632.96 FEET TO A POINT ON THE WEST LINE OF RIVER DRIVE AS SHOWN ON THE PLAT OF QUESTA VIDA, A SUBDIVISION RECORDED IN BOOK 256 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST ON A LINE PARALLEL TO AND 30 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THE NORTH 55 FEET;

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

Unofficial Document

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 30 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST 55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST 20 FEET ALONG THE WEST LINE OF RIVER DRIVE;

THENCE NORTH 44 DEGREES 53 MINUTES 50 SECONDS WEST 28.34 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECOND EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE TO THE POINT OF BEGINNING.