

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 500-01-004Y - 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? None

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

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

2. SELLER'S NAME AND ADDRESS:

Ashton Pointe Apartments, LP
8434 North 90th Street Suite 100
Phoenix, AZ 85258

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

ASHTON POINTE HOLDINGS LLC
P.O. Box 910
Bodega Bay, CA 94923

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

12175 West McDowell Road
Avondale, AZ

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

ASHTON POINTE HOLDINGS LLC
P.O. Box 910
Bodega Bay, CA 94923

(b) Next tax payment due October 1, 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:

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: \$ 42,500,000.00 00

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

12. DOWN PAYMENT \$ 0.00 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
(3) ☐ FHA
d. ☐ Seller Loan (Carryback) 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:

\$ 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 ☒

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):

AS MORE PARTICULARLY DESCRIBED IN 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

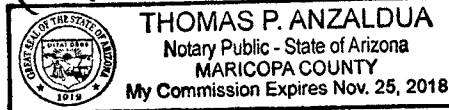
Subscribed and sworn to before me on this 11 day of Feb, 20 1 6

Notary Public

Notary Expiration Date 11/25/18

16

DOR FORM 82162 (04/2014)



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of Feb, 20 1 6

Notary Public

Notary Expiration Date 11/25/18

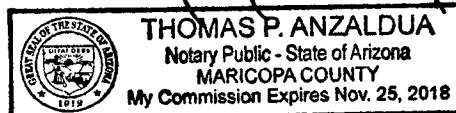


EXHIBIT "A"

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, MARKED BY A 1/2 INCH REBAR AND CAP RLS 34404;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 87 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 1309.61 FEET TO A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MCDOWELL ROAD AS CONVEYED IN BOOK 2328 OF DEEDS, PAGE 135, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MCDOWELL ROAD, SOUTH 88 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 697.99 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 02 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF 931.23 FEET;

THENCE SOUTH 65 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 121.63 FEET;

THENCE SOUTH 45 DEGREES 59 MINUTES 06 SECONDS WEST, A DISTANCE OF 22.80 FEET;

THENCE SOUTH 20 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF 10.52 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 13 SECONDS WEST, A DISTANCE OF 525.12 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 1021.22 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF AVONDALE, AN ARIZONA MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED RECORDED DECEMBER 09, 2014 AS 2014-0807864 OF OFFICIAL RECORDS.