

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 220-53-483  
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? 1

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

- (1) 220-53-485 (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Marketplace at Signal Butte LLC  
4404 N. Rockcliff Place  
Tucson, AZ 85750

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

Marketplace at Signal Butte SPE, LLC  
4607 Lakeview Canyon, Suite 493  
Westlake Village, CA 91361

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

4. ADDRESS OF PROPERTY:

SWC Signal Butte and Main Street  
Mesa, AZ

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

Marketplace at Signal Butte SPE, LLC  
4607 Lakeview Canyon, Suite 493  
Westlake Village, CA 91361

(b) Next tax payment due 10/16

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land f.  Commercial or Industrial Use
- b.  Single Family Residence g.  Agricultural
- 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:

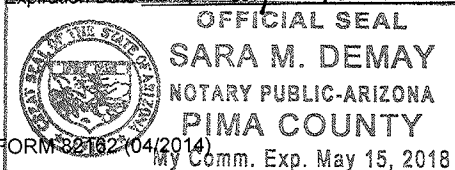
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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: 1  
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.

Signature of Seller / Agent \_\_\_\_\_  
State of Arizona, County of Pima  
Subscribed and sworn to before me on this 10<sup>th</sup> day of March 2016  
Notary Public Sara M. Demay  
Notary Expiration Date May 15, 2018



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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: \$ 8,500,000.00

11. DATE OF SALE (Numeric Digits): 11 / 15  
Month / Year

12. DOWN PAYMENT \$ 2,200,000.00

13. METHOD OF FINANCING:

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

\$ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: Not Applicable

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):

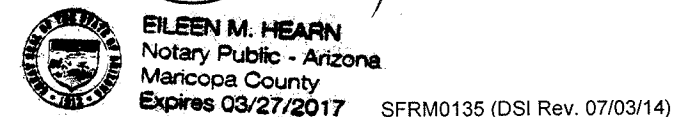
Marketplace at Signal Butte SPE, LLC  
4607 Lakeview Canyon, Suite 493, Westlake Village, CA 91361

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 Buyer / Agent \_\_\_\_\_  
State of ARIZONA, County of MARICOPA  
Subscribed and sworn to before me on this 14<sup>th</sup> day of March 2016  
Notary Public Eileen M. Hearn  
Notary Expiration Date 3/27/2017



Escrow No. C1510728-346-DH  
*Affidavit of Property Value...Continued*  
Page 2 of 2

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

Parcel No. 1:

Lots 3 and 5, SIGNAL BUTTE MARKETPLACE II, according to the plat recorded in Book 564 of Maps, Page 18, records of Maricopa County, Arizona.

Parcel No. 2:

A non-exclusive easement for ingress, egress and parking as granted and described in Easement with Covenants and Restriction Affecting Land recorded May 2, 1990 in Recording No. 90-196867, records of Maricopa County, Arizona.

Unofficial Document