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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
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: 1
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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:** $ **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)
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: Not Applicable

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devises, 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 Seller / Agent

State of Arizona, County of Pima

Subscribed and sworn to before me on this 10th day of March 2016

Notary Public Sara DeMay

Notary Expiration Date May 15, 2018

OFFICIAL SEAL
SARA M. DEMAY
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. May 15, 2018

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 14th day of March 2016

Notary Public

Notary Expiration Date 03/27/2017

EILEEN M. HEARN
Notary Public - Arizona
Maricopa County
Expires 03/27/2017

DOR FORM 82162 (04/2014)

SFRM0135 (DSI Rev. 07/03/14)

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.

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