

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-53-029C
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

GGC Real Estate Investments I, LP., a Delaware limited liability company
One Embarcadero Center 39th Floor
San Francisco, CA 94111

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

Roebbelen Land LLC, a California limited liability company
4841 Rockridge Rd
Phoenix, AZ 85016

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

4. ADDRESS OF PROPERTY:

7291 West Bell Rd
Peoria, AZ 85382

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

Roebbelen Land LLC, a California limited liability company
4841 Rockridge Rd
Phoenix, AZ 85016

(b) Next tax payment due _____

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

39
mo.

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: \$ 6,296,783.00

11. DATE OF SALE (Numeric Digits): 03/2016
Month / Year

12. DOWN PAYMENT \$ 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
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: _____

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):

Roebbelen Land LLC, a California limited liability company
4841 Rockridge Rd
Phoenix, AZ 85016
Phone: 415-983-2700

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 Maricopa
Subscribed and sworn to before me on this 4 day of March 2016
Notary Public Ann Tizzano
Notary Expiration Date 5-31-2018

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 4 day of March 2016
Notary Public Ann Tizzano
Notary Expiration Date 5-31-2018



EXHIBIT "A"
Legal Description

PARCEL NO. 1:

A portion of Lot 3, Final Plat, NORTH VALLEY POWER CENTER, according to the plat of record in Book 346 of Maps, page 50 in the office of the County Recorder of Maricopa County, Arizona, described as follows:

COMMENCING for a tie at the North quarter corner of Section 2, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, the Northeast corner from which bears East, 2641.53 feet;

Thence East along the North line of said Section 2, said line being the monument line of Bell Road, a distance of 9.00 feet;

Thence South, 111.91 feet to a point on the South line of Tract "A" as set forth in said Final Plat;

Thence North 88 degrees 44 minutes 02 seconds West along said South line, 44.01 feet to the POINT OF BEGINNING;

Thence South, 12.71 feet to a point of curvature left;

Thence along said curve left having a radius of 736.00 feet, a central angle of 08 degrees 24 minutes 35 seconds, an arc distance of 108.03 feet to a point on the curve;

Thence South 07 degrees 30 minutes 33 seconds East, 45.54 feet;

Thence South 07 degrees 55 minutes 18 seconds East, 51.73 feet;

Thence South, 111.56 feet;

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Thence West, 202.11 feet;

Thence North 35 degrees 00 minutes 00 seconds West, 271.42 feet;

Thence North 55 degrees 00 minutes 00 seconds East, 90.88 feet;

Thence North 00 degrees 12 minutes 30 seconds East, 88.46 feet to a point on the afore-mentioned South line of Tract "A" as set forth in said Final Plat;

Thence South 89 degrees 12 minutes 59 seconds East along said South line, 138.63 feet;

Thence South 88 degrees 44 minutes 02 seconds East along said South line, 85.89 feet;

Thence South 44 degrees 19 minutes 05 seconds East along said South line, 42.85 feet;

Thence South 88 degrees 44 minutes 02 seconds East along said South line, 7.61 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

A non-exclusive easement for (I) the passage and parking of vehicles over and across the parking and driveway areas, (II) the passage and accommodation of pedestrians over and across the parking, driveway and sidewalk areas, all as created, limited and more particularly described in "Operation and Easement Agreement" recorded January 9, 1992 in Recording No. 92-0014173; First Amendment recorded October 9, 1992 in Recording No. 92-0573636; Second Amendment recorded April 22, 1997 in Recording No. 97-0265051 and Re-Recorded June 3, 1997 in Recording No. 97-0375497; Third Amendment recorded July 10, 2000 in Recording No. 2000-0523394; Fourth Amendment recorded November 12, 2004 in Recording No. 2004-1324605; Fifth Amendment recorded February 3, 2005 in Recording No. 2005-0145091, records of Maricopa County, Arizona.