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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 118-26-020A - _____
BOOK MAP PARCEL SPLIT
Does this sale include any parcels that are being split / divided?
Check one: Yes [ ] No [X]
How many parcels, other than the Primary Parcel, are included in this sale? 3
Please list the additional parcels below (attach list if necessary):
(1) 118-26-020B (3) 118-26-019
(2) 118-26-021 (4) _____

2. SELLER'S NAME AND ADDRESS:
225 W. Indian School, LLC
4725 North Scottsdale Road
Scottsdale, AZ 85251

3. (a) BUYER'S NAME AND ADDRESS:
Evergreen-3rd & Indian School Land, L.L.C.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016
(b) Are the Buyer and Seller related? Yes [ ] No [X]
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
225 W. Indian School Road
Phoenix, AZ 85013

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Evergreen-3rd & Indian School Land, L.L.C.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016
(b) Next tax payment due 10/1/2016

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. [X] Commercial or Industrial Use
g. [ ] Agriculture
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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [ ] Warranty Deed
b. [X] Special Warranty Deed
c. [ ] Joint Tenancy Deed
d. [ ] Contract or Agreement
e. [ ] Quit Claim Deed
f. [ ] Other:

10. SALE PRICE: $ **8,200,000.00** **00**

11. DATE OF SALE (Numeric Digits): 0 3 / 1 6 Month/Year

12. DOWN PAYMENT $ **3,950,000.00** **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. [X] New loan(s) from Financial institution:
(1) [X] 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 [X]
(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: _____

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 [X]
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 Attached Exhibit "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTANING 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 ___ day of March 20 1 6
Notary Public _____
Notary Expiration Date _____

Signature of Buyer / Agent
Andrew Skipper
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 17 day of March 20 1 6
Notary Public Makenna Boyle
Notary Expiration Date July 13, 2016

MAKENNA BOYLE
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 13, 2016

Signed in counterpart

16
DOR FORM 82162 (04/2014)

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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Primary Parcel: 118-26-020A - _____
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Does this sale include any parcels that are being split / divided?
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f. [X] Commercial or Industrial Use
g. [ ] Agriculture
h. [ ] Mobile or manufactured Home [ ] Affixed [ ] Not Affixed
i. [ ] Other Use; Specify: _____

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

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10. SALE PRICE: $8,200,000.00 | 00

11. DATE OF SALE (Numeric Digits): 0 3 / 1 6 Month/Year

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13. METHOD OF FINANCING:
a. [ ] Cash (100% of Sale Price)
b. [ ] Barter or trade
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d. [ ] Seller Loan (Carryback)
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(1) [X] Conventional
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2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached Exhibit "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTANING 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 16 day of March 20 1 6
Notary Public Jennifer Kocinski
Notary Expiration Date September 30, 2019

Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this ____ day of March 20 1 6
Notary Public _____
Notary Expiration Date _____

16
DOR FORM 82162 (04/2014)

JENNIFER ANN KOCINSKI
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Sept. 30, 2019

Exhibit "A "

PARCEL NO. 1:

THAT PART OF SAHUARO VIEW TRACT, ACCORDING TO BOOK 53 OF MAPS, PAGE 40, AND THAT PORTION OF ABANDONED ROAD, BY RESOLUTION RECORDED AT RECORDERS NO. 85-199898, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SAHUARO VIEW TRACT, ALSO BEING THE SOUTHEAST CORNER OF 3RD AVENUE AND INDIAN SCHOOL ROAD AS NOW LOCATED;

THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, 150 FEET;

THENCE SOUTH 0 DEGREES 32 MINUTES EAST AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 305 FEET TO A POINT 150 FEET EAST OF THE WEST LINE OF SAHUARO VIEW TRACT;

THENCE WEST PARALLEL TO THE NORTH LINE 150 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION;

THENCE NORTH 0 DEGREES 32 MINUTES WEST 305 FEET TO THE NORTHWEST CORNER OF SAHUARO VIEW TRACT AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE NORTHERLY 150 FEET; AND ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN QUIT-CLAIM DEED RECORDED IN DOCUMENT NO. 1985-0185526, DESCRIBED AS FOLLOWS:

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THE WESTERLY 10 FEET OF THE NORTHERLY 300 FEET OF SAHUARO VIEW TRACT, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 53 OF MAPS, PAGE 40, AS MEASURED ALONG THE WEST LINE OF SAID TRACT;

EXCEPT THE NORTH 30 FEET THEREOF; AND ALSO

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON, UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE AS RESERVED IN DOCKET 7360, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF SAHUARO VIEW TRACT, ACCORDING TO BOOK 53 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SAHUARO VIEW TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, 150 FEET;

THENCE SOUTH 0 DEGREES 32 MINUTES EAST AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 300 FEET TO A POINT 150 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;

THENCE WEST PARALLEL TO THE NORTH LINE 150 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION;

THENCE NORTH 00 DEGREES 32 MINUTES WEST 300 FEET TO THE NORTHWEST CORNER OF SAHUARO VIEW TRACT AND THE POINT OF BEGINNING;

EXCEPT THE SOUTHERLY 150 FEET THEREOF; AND ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN QUIT-CLAIM DEED RECORDED IN DOCUMENT NO. 1985-0185526, DESCRIBED AS FOLLOWS:

THE WESTERLY 10 FEET OF THE NORTHERLY 300 FEET OF SAHUARO VIEW TRACT, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 53 OF MAPS, PAGE 40, AS MEASURED ALONG THE WEST LINE OF SAID TRACT;

EXCEPT THE NORTH 30 FEET THEREOF; AND ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN QUIT-CLAIM DEED RECORDED IN DOCUMENT NO. 1985-076746, DESCRIBED AS FOLLOWS:

THAT PART OF SAHUARO VIEW TRACT, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 53 OF MAPS, PAGE 40, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT;

THENCE EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 150 FEET;

THENCE SOUTH, PARALLEL WITH WEST LINE OF SAID TRACT TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID TRACT;

THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 30 FEET OF SAID TRACT;

THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE WEST 10 FEET OF THE NORTH 30 FEET OF SAID TRACT;

THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 30 FEET TO THE WEST LINE OF SAID TRACT;

THENCE NORTH TO THE POINT OF BEGINNING; AND ALSO

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EXCEPTING ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND, AS SET FORTH IN DEED RECORDED IN DOCKET 13139, PAGE 978, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THAT PART OF SAHUARO VIEW TRACT, ACCORDING TO BOOK 53 OF MAPS, PAGE 40, AND THAT PORTION OF ABANDONED ROAD, BY RESOLUTION RECORDED AT RECORDERS NO. 85-199898, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SAHUARO VIEW TRACT FROM WHICH THE NORTHWEST CORNER BEARS WEST (ASSUMED BEARING) 150 FEET;

THENCE SOUTH 0 DEGREES 32 MINUTES EAST PARALLEL TO THE WEST LINE OF SAID SAHUARO VIEW TRACT, A DISTANCE OF 305 FEET;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SAHUARO VIEW TRACT, A DISTANCE OF 158 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES WEST PARALLEL TO AND 308 FEET EAST OF THE SAID WEST LINE, A DISTANCE OF 305 FEET TO THE NORTH LINE OF SAID SAHUARO VIEW TRACT;

THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN QUIT-CLAIM DEED RECORDED IN DOCUMENT NO. 1985-076747, DESCRIBED AS FOLLOWS:

THE NORTH 10 FEET OF THE EAST 158 FEET OF THE WEST 308 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF.

PARCEL NO. 4:

SAHUARO VIEW TRACT, ACCORDING TO BOOK 53 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION OF ABANDONED ROAD, BY RESOLUTION RECORDED AT RECORDERS NO. 85-199898, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

THE SOUTH 5 FEET OF THE THIRTY-FOOT WIDE RIGHT-OF-WAY IN THE ALIGNMENT OF AMELIA STREET FROM 2ND AVENUE TO 3RD AVENUE, DESCRIBED AS FOLLOWS:

THE SOUTH 5 FEET OF THE NORTH 330 FEET OF SAHUARO VIEW TRACT, ACCORDING TO BOOK 53 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 10 FEET OF THE SOUTH 5 FEET OF SAID NORTH 330 FEET;

EXCEPT THE NORTH 330 FEET; AND THE WEST 10 FEET; AND ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN QUIT-CLAIM DEED RECORDED IN DOCKET 2740, PAGE 365 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAHUARO VIEW TRACT, SAID CORNER BEING IDENTICAL WITH THE NORTHEAST CORNER OF THIRD AVENUE AND INDIANOLA AVENUE AS NOW LOCATED;

THENCE EAST, ALONG THE SOUTH LINE OF SAHUARO VIEW TRACT, A DISTANCE OF 10 FEET;

THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAHUARO VIEW TRACT DISTANT 10 FEET NORTH OF THE SOUTHWEST CORNER OF SAHUARO VIEW TRACT;

THENCE SOUTH, ALONG THE WEST LINE OF SAHUARO VIEW TRACT, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING; AND ALSO

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EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN QUIT-CLAIM DEED RECORDED IN DOCKET 5395, PAGES 55 AND 57 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAHUARO VIEW TRACT;

THENCE NORTHERLY, ALONG THE EAST LINE THEREOF, A DISTANCE OF 10 FEET;

THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAHUARO VIEW TRACT, WHICH BEARS SOUTHWESTERLY A DISTANCE OF 10 FEET FROM THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING.

PARCEL NO. 5

THAT PORTION OF AMELIA STREET ABANDONED BY THE CITY OF PHOENIX IN RESOLUTION NO. 16566 RECORDED IN DOCUMENT NO. 85-199898, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH 5 FEET OF THE NORTH 330 FEET OF SAHUARO VIEW TRACT, ACCORDING TO BOOK 53 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 10 FEET THEREOF.