

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 133-01-341
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? 2

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

(1) 133-01-001H (2) 133-01-001J
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

MRI Saddlehorn Riviera Investment Fund, LLC.,
C/O American Synergy Management, LLC, 1532 S. Price Rd
Tempe, AZ 85281

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

Riviera Partners, LLC., an Arizona limited liability company
7120 E. Indian School Rd, Suite K
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

1502 - 1532 S. Price Road
Tempe, AZ 85281

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

Riviera Partners, LLC., an Arizona limited liability company
7120 E. INDIAN SCHOOL ROAD # K
SCOTTSDALE AZ 85251

(b) Next tax payment due 10/2016

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. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
- 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: 165
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

39
Ho:

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: \$ 10,000,000.00

11. DATE OF SALE (Numeric Digits): 11/2015
Month / Year

12. DOWN PAYMENT \$ 570,000.00

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 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):
Buyer and Seller herein

Phone: _____

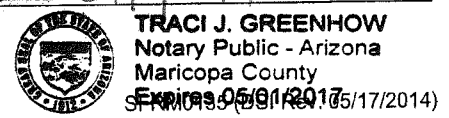
18. LEGAL DESCRIPTION (attach copy if necessary):

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 25th day of February 2016
 Notary Public: Heather Kate Erwin
 Notary Expiration Date: 12/21/17

Signature of Buyer / Agent: _____
 State of _____, County of Maricopa
 Subscribed and sworn to before me on this 26th day of 2 2016
 Notary Public: _____
 Notary Expiration Date: 2/5/17



Escrow No. 39003226-039-PG
Affidavit of Property Value...Continued

EXHIBIT "A" Legal Description

PARCEL NO. 1 :

That part of the Southeast quarter of the Southeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Southeast corner of the said Southeast quarter of Section 24, measure thence North along the Easterly line of the said Southeast quarter of the Southeast quarter of Section 24, 773.03 feet;

THENCE West 55.00 feet to the Northeast corner of Lot 34 of VILLA ANTIGUA, a subdivision recorded in Book 164 of Maps, page 21, records of Maricopa County, Arizona, and the point of beginning;
THENCE continuing West, 168.85 feet to the Northwest corner of Lot 32 of the said VILLA ANTIGUA subdivision;
THENCE North 78 degrees 39 minutes 24 seconds West, 80.52 feet to the Southwest corner of Lot 47 of the said VILLA ANTIGUA subdivision;
THENCE North 65 degrees 11 minutes 34 seconds West, a distance of 209.84 feet to the Southwest corner of Lot 43 of said VILLA ANTIGUA subdivision;
THENCE North 6 degrees 25 minutes 44 seconds East along the prolongation of the West line of Lot 43 of the said VILLA ANTIGUA subdivision, 137.55 feet to a point on the centerline of Encanto Drive, said point being on a curve having a radius point bearing South 11 degrees 09 minutes 54 seconds West, 300.00 feet;
THENCE Westerly along the arc of this curve, through 11 degrees 17 minutes 32 seconds of central angle, 59.13 feet;
THENCE South 89 degrees 52 minutes 22 seconds West, 118.04 feet to a point on the Westerly line of the East half of the said Southeast quarter of the Southeast quarter of Section 24, said point also being on the Westerly line of the said VILLA ANTIGUA subdivision;
THENCE North 0 degrees 00 minutes 22 seconds East along the Westerly line of the said VILLA ANTIGUA subdivision, a distance of 265.35 feet to a point on the Southerly railroad right-of-way line, as conveyed to Phoenix and Eastern Railroad Company by Deed recorded October 7, 1902 in Book 58 of Deeds, page 347, Maricopa County, Arizona;
THENCE North 89 degrees 32 minutes 10 seconds East along the above said Southerly railroad right-of-way line, 599.65 feet to a point 55.00 feet Westerly from, measured at right angles to, the Easterly line of the said Southeast quarter of the Southeast quarter of Section 24;
THENCE South, parallel to and 55.00 feet Westerly from the East line of the said Southeast quarter of the Southeast quarter of Section 24, a distance of 516.17 feet to the point of beginning.

PARCEL NO. 2

That part of the Southeast quarter of the Southeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Southeast corner of the said Southeast quarter of the Southeast quarter of Section 24, measure thence North along the Easterly line of the said Southeast quarter of the Southeast quarter of Section 24, 1289.65 feet to a point on the Southerly railroad right-of-way line of the Phoenix and Eastern Railroad Company;

THENCE South 89 degrees 32 minutes 10 seconds West along the said Southerly railroad right-of-way line, as conveyed to Phoenix and Eastern Railroad Company by Deed recorded October 7, 1902 in Book 58 of Deeds, page 347, records of Maricopa County, Arizona, 654.65 feet to the point of beginning, said point also being described as being on the Easterly line of the West half of the said Southeast quarter of the Southeast quarter of Section 24;
THENCE South 0 degrees 00 minutes 22 seconds West, a distance of 291.35 feet to the Southeast corner of the North half of the Northwest quarter of the said Southeast quarter of the Southeast quarter of Section 24;
THENCE South 89 degrees 52 minutes 22 seconds West, a distance of 654.67 feet to the Southwest corner of the North half of the Northwest quarter of the said Southeast quarter of the Southeast quarter of Section 24;
THENCE North 0 degrees 00 minutes 44 seconds East along the Westerly line of the North half of the Northwest quarter of the said Southeast quarter of the Southeast quarter of Section 24, 287.50 feet to a point on the Southerly line of the said Phoenix and Eastern Railroad right-of-way;
THENCE North 89 degrees 32 minutes 10 seconds East along the Southerly right-of-way line of the said Phoenix and Eastern Railroad right-of-way, 654.66 feet to the point of beginning.