

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 135-48-003J
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? 0

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Islandia Mesa, LLC
5743 Corsa Avenue, Suite 200
Westlake Village, CA 91362

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

Tri City Retail, LLC
330 Passaic Avenue, Suite 110
Fairfield, NM 07004

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

4. ADDRESS OF PROPERTY:

1984 W. Main Street
Mesa, AZ 85201

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

Tri City Retail, LLC
330 Passaic Avenue, Suite 110
Fairfield, NM 07004

(b) Next tax payment due 1st half 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
 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" or "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.

20
18
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: \$ 10,218,000⁻

11. DATE OF SALE (Numeric Digits): 01/2016
Month / Year

12. DOWN PAYMENT \$ 1,413,750⁻

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: _____

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):

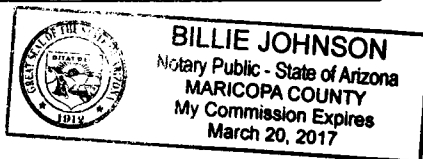
Lawyers Title of Arizona, Inc.
3131 E. Camelback Road, Suite 220
Phoenix, AZ 85016

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]
Signature of Seller / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 4 day of April 2016
Notary Public [Signature]
Notary Expiration Date _____

[Signature]
Signature of Buyer / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 4 day of April 2016
Notary Public [Signature]
Notary Expiration Date _____



LEGAL DESCRIPTION

Parcel 2:

A portion of the Northwest quarter of Section 20, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a brass cap in handhole at the intersection of Main Street and Dobson Road marking the West quarter corner of said Section 20 from which a brass cap flush at the intersection of Main Street and Sycamore bears North 89°06'00" East a distance of 1366.30 feet, said line being the South line of the Northwest quarter of said Section 20 and the basis for the bearings in this description;

THENCE North 00°00'00" West 1172.68 feet along the West line of said Section 20;

THENCE South 89°52'42" East 65.00 feet to the line 65.00 feet East of and parallel to said West line;

THENCE South 00°00'00" East 359.12 feet along said parallel line to the POINT OF BEGINNING;

THENCE South 89°58'10" East 618.51 feet;

THENCE South 00°01'50" West 404.31 feet;

THENCE South 89°06'00" West 204.34 feet;

THENCE South 00°54'00" East 194.37 feet;

THENCE North 79°33'37" West 112.02 feet;

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THENCE South 89°23'20" West 194.39 feet;

THENCE South 00°31'09" East 148.46 feet;

THENCE South 89°06'54" West 104.05 feet;

THENCE North 45°27'00" West 13.75 feet;

THENCE North 00°00'00" West 724.39 feet to the POINT OF BEGINNING.