

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 170-17-053B
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:

Arcadia Retail, LLC
Big Slick Holdings LLC
Barry L. Werner as Trustee of the The Werner Family Trust

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

CH Realty VII/R Phoenix Arcadia Village, L.L.C.
3819 Maple Avenue, Dallas Texas 75219
Attn: Asset Manager - Arcadia Village

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

4. ADDRESS OF PROPERTY:

3939 East Camelback Road
Phoenix, AZ

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

CH Realty VII/R Phoenix Arcadia Village, L.L.C.
3819 Maple Avenue, Dallas Texas 75219
Attn: Asset Manager - Arcadia Village

(b) Next tax payment due October 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: n/a
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

SEE ATTACHED SIGNATURE PAGES

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

20
15
Ga.

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: \$ 19,650,000.00

11. DATE OF AGREEMENT (Numeric Digits): 12/2015
Month / Year

12. DOWN PAYMENT \$19,650,000

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: N/A

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
2398 E. Camelback Road, Suite 250
Phoenix, AZ 85016 (602) 287-3530

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE ATTACHED SIGNATURE PAGES

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE

SELLER: /AGENT

Debra Nation

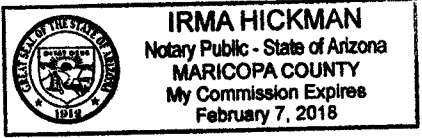
Debra Nation, AVP/Senior Commercial Officer
Lawyers Title Insurance Company

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 1 day of April 2016

Notary Public *Irma Hickman*

Notary Expiration Date _____



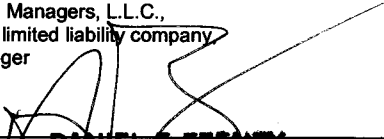
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SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE

BUYER:

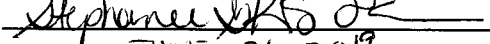
CH REALTY VII/R PHOENIX ARCADIA VILLAGE, L.L.C.,
a Delaware limited liability company

By: Fund VII Managers, L.L.C.,
a Texas limited liability company
its manager

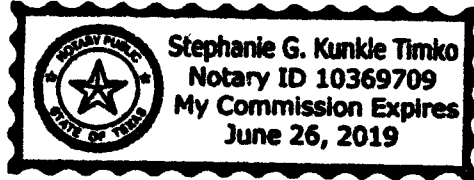
By: 
Name: DANIEL F. FEENEY
Title: VICE PRESIDENT

State of TEXAS, County of DALLAS

Subscribed and sworn to before me on this 17th day of April 2014

Notary Public: 

Notary Expiration Date JUNE 26 2019



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EXHIBIT "A"
Legal Description

A portion of the Northeast quarter of Section 24, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

COMMENCING at the Northeast corner of said Section 24;

thence South 00 degrees 00 minutes 00 seconds West along the East line of said Northeast quarter 375.00 feet to the South line of the North 375.00 feet of said Northeast quarter;

thence South 89 degrees 59 minutes 47 seconds West along said South line 42.00 feet to a point on a line 42.00 feet West of and parallel with the East line of said Northeast quarter, said point being the POINT OF BEGINNING;

thence continuing South 89 degrees 59 minutes 47 seconds West along said South line 323.00 feet;

thence North 45 degrees 00 minutes 07 seconds West 14.14 feet to the West line of the East 375.00 feet of said Northeast quarter;

thence North 00 degrees 00 minutes 00 seconds East 300.00 feet to a point on a line 65.00 feet South of and parallel with the North line of said Northeast quarter;

thence North 89 degrees 59 minutes 47 seconds East along said parallel line 312.00 feet;

thence South 45 degrees 00 minutes 07 seconds East 29.70 feet to a point on a line 42.00 feet West of and parallel with the East line of said Northeast quarter;

thence South 00 degrees 00 minutes 00 seconds West Unofficial Document parallel line 289.00 feet to the POINT OF BEGINNING.