

### AFFIDAVIT OF PROPERTY VALUE

#### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-02-002V - 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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

#### 2. SELLER'S NAME AND ADDRESS:

Challenge Foundation Properties of Arizona-Ridgeline, LLC  
817 East Todd Drive  
Tempe, AZ 85283

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

Ridgeline Academy, Inc.  
33625 N. North Valley Parkway  
Phoenix, AZ 85085

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

#### 4. ADDRESS OF PROPERTY:

33625 North North Valley Parkway  
Phoenix, AZ

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

Ridgeline Academy, Inc.  
33625 N. North Valley Parkway  
Phoenix, AZ 85085

(b) Next tax payment due 10/2016 EXEMPT

#### 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use  
b. ☐ Single Family Residence g. ☐ Agriculture  
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home  
☐ Affixed ☐ Not Affixed  
d. ☐ 2-4 Plex i. ☒ Other Use; Specify:  
e. ☐ Apartment Building Charter School

#### 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: n / a  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

#### 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement  
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed  
c. ☐ Joint Tenancy Deed f. ☐ Other:

#### 10. SALE PRICE:

\$ 7,276,861.97 00

#### 11. DATE OF SALE (Numeric

0 3 / 1 6

Digits):

Month/Year

#### 12. DOWN PAYMENT

\$ 0 00

#### 13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☐ New loan(s) from  
Financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
(2) ☐ VA  
c. ☐ Assumption of existing loan(s) (3) ☐ FHA  
d. ☐ Seller Loan (Carryback) f. ☒ Other financing; Specify:  
Tax Exempt Bonds

#### 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:

\$ 0.00 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):

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 Exhibit "A" attached hereto

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

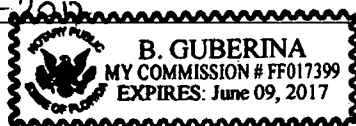
State of Florida, County of Maricopa Collier

Subscribed and sworn to before me on this 17 day of March, 20 2016

Notary Public B. Guberina

Notary Expiration Date 6-9-2017

2016  
DOR FORM 82162 (04/2014)



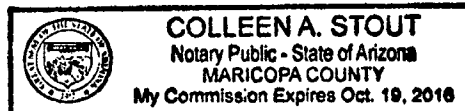
[Signature]  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 17 day of March, 20 2016

Notary Public Colleen A. Stout

Notary Expiration Date 10-19-2016



**EXHIBIT "A"**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2 INCH MARICOPA COUNTY BRASS CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH THE CENTER OF SAID SECTION THEREOF BEARS SOUTH 89 DEGREES 22 MINUTES 11 SECONDS WEST A DISTANCE OF 2,647.83 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 22 MINUTES 11 SECONDS WEST A DISTANCE OF 711.25 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, SOUTH 09 DEGREES 45 MINUTES 01 SECONDS WEST A DISTANCE OF 761.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH VALLEY PARKWAY AS SHOWN ON THE MAP OF DEDICATION OF "NORTH VALLEY PARKWAY AND 27TH AVENUE" AS RECORDED IN BOOK 609 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 66 DEGREES 35 MINUTES 41 SECONDS WEST A DISTANCE OF 29.90 FEET;

THENCE SOUTH 68 DEGREES 24 MINUTES 19 SECONDS WEST A DISTANCE OF 29.70 FEET;

THENCE NORTH 66 DEGREES 35 MINUTES 41 SECONDS WEST A DISTANCE OF 344.80 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00 DEGREES 23 MINUTES 15 SECONDS WEST A DISTANCE OF 607.23 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 22 MINUTES 11 SECONDS EAST A DISTANCE OF 504.61 FEET TO THE POINT OF BEGINNING.