Real Estate Purchase Contract and Receipt for Earnest Money

Date: _____, 20____

		as BUYER The sum of					
	DOLLARS (\$)						
d as Seller's agent and is authori	zed to deposit with any duly authorized escrow	agent), to the following described					
AZ 85201. Assessor parcel	#'s: 135-24-043, 135-24-044, 135-24-04	7-C, 135-24-047-D					
the Full Purchase Price of		DOLLARS,					
5	1	defective as provided herein.					
	d as Seller's agent and is authori <u>Maricopa</u> AZ 85201. Assessor parcel the Full Purchase Price of by above Earnest Money which is	DOLLARS (\$					

Legal description per the property tax summaries attached below.

IT IS HEREBY AGREED:

First: If Buyer fails to complete this purchase as herein provided by reason of any default of Buyer, Seller shall be released from obligation to sell the property to Buyer and may pursue any claim or remedy at law or equity or may retain the amount paid herein as liquidated and agreed damages as Seller may elect. If action is instituted to enforce this agreement, the prevailing party shall receive reasonable attorney's fees as fixed by the Court.

Second: The Buyer and Seller agree that if the title to the above property be defective, sixty (60) days from the date hereof will be given the Seller, or his agent, to perfect same. If title cannot be perfected within that time, at the option of Buyer, and upon demand, the Earnest Money deposit receipted for herein shall be returned to Buyer and this contract cancelled.

Third: That the Buyer, either independently or through representatives of Buyer's choosing, has investigated any and all matters concerning this purchase and Auction Company, Broker and Seller are hereby released from all responsibility regarding the condition and valuation thereof, and neither Buyer, Seller, Auction Company nor Broker shall be bound by any understanding, agreement, promise, representation, stipulation, inducement or condition, expressed or implied, not specified herein.

Fourth: Buyer is aware that Seller is selling, and Buyer is purchasing the property in "AS-IS CONDITION WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE".

Fifth: Buyer shall be responsible to pay all costs associated with Buyer to obtain necessary financing to close the sale. Buyer and Seller shall each pay one-half (1/2) of the escrow fee, and other escrow costs properly chargeable to each in accordance with the prevailing custom. All property taxes, rents, fees and assessments, if any, shall be prorated as of close of escrow. Any deposits held by Seller shall be transferred to Buyer at close of escrow.

Seventh: Time is of the essence in this contract.

Ninth: Seller accepts liability for maintaining and delivering property in similar condition as offered for sale. Buyer acknowledges by deposit of Earnest Money that Buyer has examined the property, with or without select tradesmen, and is satisfied as to the condition of the property. The Buyer and the Seller hereby agree that the Broker and Auction Company will not be liable for compliance with this paragraph,

<u>Tenth</u>: In the event there is any loss or damage to the property between the date hereof and the date of closing, by reason of fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on the Seller. Buyer also has an insurable interest in the property and should place insurance upon the property upon acceptance of this offer.

Eleventh: Mediation - Buyer and Seller agree to mediate any dispute or claim arising out of or relating to this Contract, any alleged breach of this Contract or services provided in relation to this Contract before resorting to court action. Any agreement signed by the parties pursuant to the mediation conference shall be binding. All mediation costs will be paid equally by the parties to the Contract. Disputes shall include claims to Earnest Money or representations made by the Buyer or Seller in connection with the sale, purchase, financing, condition, or other aspects of the Premises to which this Contract pertains, including, without limitation, allegations of concealment, misrepresentation, negligence and/or fraud.

Twelfth: In the event that Broker/Auction Company hires an attorney to enforce the collection of the commission due herein and is successful in collecting some or all such commission, Seller agrees to pay all court costs and Broker/Auction Company's reasonable attorney fees. Buyer and Seller understand and

agree that the Broker and Auction Company represent the Seller exclusively as Seller's agent and have a duty to treat fairly all parties to the transaction. The parties to this contract expressly agree that the laws of the state where the auction event occurs shall govern the validity, construction, interpretation, and effect of this contract.

Thirteenth: If Seller defaults in the performance of any term or obligation herein and Closing does not timely occur as a result, Buyer will have the option to give Seller written notice of Buyer's intention to terminate this Sale Contract and Buyer's obligations herein will be immediately ended and the Earnest Money Deposit will be promptly and fully refunded, or Buyer may have all rights allowed by law and in equity and pursuant to this Sale Contract, including the right to pursue a claim against Seller for specific performance of this Sale Contract, including Seller's payment of Buyer's reasonable attorneys' fees and costs. In no event will Auctioneer/Broker have any liability whatsoever on any basis and for any amount because of Seller's breach of this Sale Contract or other wrongful act or omission.

OFFER TO PURCHASE: I (or we) offer and agree to purchase the above-described property on the terms and conditions herein stated and acknowledge receipt of a copy of this offer.

Dated	February 14 , 2024		
Buyer		Address	
Buyer		Phone	Email
Buyer		Address	
Buyer		Phone	Email

ACCEPTANCE OF OFFER: I (or we) agree to sell the above-described property on the terms and conditions herein stated.

Dated	, 20		
Seller	GOLDENWAY INVESTMENT & MANAGEMEN	Address LLC by Haowen Qi, Managing Member	
Seller		Phone	Email
Seller		Address	
Seller		Phone	Email

FINAL PURCHASE PRICE CALCULATION SHEET

	\$ Winning High Bid (Bidder #)
+	\$ <u>6</u> % Buyer's Premium (Auction Fee)
=	\$ Total Purchase Price
-	\$ Opening Bid Incentive Credit (if applicable)
=	\$ Final Contract Price
-	\$ Earnest Money Deposit
=	\$ Balance Due by Close of Escrow on (date): <u>March 15, 2024</u>

Earnest Money Evidenced By:

	\$	Certified Funds or Bank Wire deposited at the Title Company by (date): February 15, 2024
+	\$	Additional Funds deposited at the Title Company by (date):
=	\$	Total Earnest Money Deposit
Dated	I	, 202 <u>4</u>
Buyer		by
Buyer		by <u>Goldenway Investments & Management LLC</u> Haowen Qi, Managing Member
Seller		by
Seller		by

736 N CO	UNTR	<mark>/ CLUB DR, M</mark>	ESA, AZ, 852	201								AP	N: 135-24-043
	1		Last Sold	1	2/30/2013			Con	struction			OR REINFORCED	CONCRETE TILT-
10 100	*	10.31 K	Last Sale		0			Stor	rios	U	IP FRAME		
			Owner		GOLDENWAY MANAGEMEN		NT &		perty Type		ffice Buil	ding	
			Mailing	1	730 W EMEL	ITA AVE AF	PT 1025		king Space			0	
		3			/IESA, Arizon		23	Poo	l	N	lo		
	-				.23 Acres / 1	0193 Sqft							
2016 ABMLS	and had		Year Buil [:] SqFt		987 0517								
			Class		ASONRY OF		CED						
						ILT-UP FRAI	ME						
			Added At Added De										
Subdivisio		LEY ACRES	Added Do		,		Count	y Zone - M	larioona		City	y Zone - MESA	
								-	-	1000			1000
Improved Lo With Pool	ots 24 1	Single S Multiple		Avg S Avg L	•		[C-G] CO GENERA	MMERCIA	AL,	100%	[LC] L Distri	imited Commercia	al 100%
Year Built	-	1-1992		Avy L	οι h	5525							
Tax Asses		_											
	2	017 Final	2018 Final	2019	Final	2020 Fina		2021 Fir	nal	2022 Final	(2023 Final	2024 Prelim
FCV Improve		786,800	\$747,100	\$412,	500	\$511,500		\$580,80		\$681,700		\$786,900	\$938,900
FCV Land	\$	43,200	\$46,700	\$49,7	00	\$49,200		\$71,800		\$71,800		\$104,000	\$122,700
FCV Total	\$	830,000	\$793,800	\$462,	200	\$560,700		\$652,60	0	\$753,500		\$890,900	\$1,061,600
YoY Change		8%	-4%	-42%		21%		16%		15%		18%	19%
Assessed F0		149,400	\$142,884	\$83,1		\$100,926		\$117,46		\$131,863		\$151,453	\$175,164
LPV Total	-	541,217	\$568,278	\$462,	200	\$485,310		\$509,57	6	\$535,055		\$561,808	\$589,898
State Aid	\$		\$0	\$0		\$0		\$0		\$0		\$0	\$0
Tax Amount	_	12,123	\$12,496	\$10,0	85	\$10,794		\$10,937		\$10,505		<mark>\$10,420</mark>	\$0
Deed Histe	ory												
Sale Date	Buyer		Seller		Sales Price	Do		Vortgage	Deed		ancing	Transaction	Doc #
12/30/2013	Westerr	n Alliance Bank	Rufus W Harve	∋y	\$0		\$0	\$0	Deed In I Foreclos	Lieu Of –		-	20131093051
9/1/2005	Kenneth	n H & Elva Riley	Mallard Holdir	ngs L L C	\$1,250,000	\$375,0	000	\$875,000			nventiona	al —	20051285042
8/15/2000	Mallard	Holdings L L C	Podiatrist Phy Of Arizona Pc	sicians	\$838,000	\$158,0	000	\$680,000	Warranty	Co	nventiona	al —	20000625500
3/6/2000	Pediatri Arizona	c Physicians Of Pc	Kerry & Virgini	a P Zang	\$0		\$0	\$0	Quit Clai	m –		-	20000166133
Flood Zon	e												
Map Numbe	er	04013C2265M										le the one-percent	
Map Date		11/4/2015										an 1 foot, areas of tected from the 19	
Panel		2265M										urchase is not requ	
FEMA Zone		Х	zones.										
Improvem	ents												
Ye	ear Built	Living /	Area	Stories	Construction	on					Quality	,	
	1987		900	1	MASONRY	OR REINFO	DRCED (CONCRETE	e tilt-up i	FRAME	GOOD		
	1987		1	1	WOOD OR	STEEL STU	ID FRAM	1E			GOOD		
Additional	l Informa	ition											
Parcel		135-24-0	<mark>043</mark>								T		
County		Maricop	a					Rio Salado I		Danago Vora		ACE Cash Express	A Better Repair
MCR Numbe		1726					Autoz	Zone Auto P Auto parts		Papago Vans RV dealer			
Municipality		Mesa								9	Auto	Autoparts store	
Section / To Range	wnship /	16/1N	/ 5E					The Bro	on C/est	P ALS	13		
Lot / Block /	/ Tract	<mark>1</mark> /-/-						E OF	ZC			The Bronte West	aline Performance Motorcyclerepairshop
Census Trac									Pents Country Club	Club 715		Transfer Tides 1	Baileys Machi
Tax Area		41000					Mark a	at 87 Apartm	nents C	V	CAL		Contraction of the second
Latitude, Lor	ngitude	33.4286	505035001, -11	1.8402986	973					W Sandal Did	Mari	kat 87 Apartments	drh 715 O
Property Typ	ре	(1511) (OFC BLDG, 1 ST	Y					Dr.	W Sandal Ridge			
seel leng l		(01 12)					Google				Citi	Construction of the state of the state of the state	

(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES Google

Legal Class

Map data ©2023 Google

 School District(S)
 Mesa Unified District

 Legal Description (Abbrev)
 FINDLEY ACRES MCR 17/26 PT LOT 1 S 100F N 390F EX E 22F

2 Monsoon[®] The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

736 N CO	UNTRY CLU	<mark>B DR STE</mark>	<mark>E 201, MESA, A</mark>	<mark>Z, 852</mark>	.01							AP	N: 135-24-044
	TO Parts		Last Sold Last Sale Prio Owner Mailing Lot Year Built SqFt Class Added Attack Added Detact	ce \$ G N 1 N 0 - - - - ned N	/29/2016 320,000 OLDENWAY IANAGEMEN 730 W EMEL IESA, Arizona 12 Acres / 5 one one	IT LLC ITA AVE A a 85202-3'	PT 102 123	-			No		
Subdivisio	on - FINDLEY AC	CRES					Cour	ity Zone - M	aricopa		Cit	y Zone - MESA	
Improved Lo With Pool Year Built Tax Asses	1 1941-1992	Single Sto Multiple S 2		Avg So Avg Lo		374 3623	[C-G] C GENER	OMMERCIA AL	L,	100%	[LC] L Distri	imited Commercia	ıl 100%
FCV Improve FCV Land FCV Total YoY Change Assessed FC LPV Total State Aid Tax Amount	\$21,600 \$21,600 % 12% CV \$3,888 \$13,291 \$0 \$298)	2018 Final \$0 \$23,300 \$23,300 8% \$4,194 \$13,956 \$0 \$307	2019 \$0 \$24,80 \$24,80 6% \$4,464 \$14,65 \$0 \$320	00 00 4	2020 Fina \$0 \$24,600 -1% \$4,428 \$15,387 \$0 \$342	al	2021 Fin \$0 \$35,900 \$35,900 46% \$6,462 \$16,156 \$0 \$347	al	2022 Fina \$0 \$35,900 \$35,900 0% \$6,283 \$16,964 \$0 \$333		2023 Final \$0 \$52,000 \$52,000 45% \$8,840 \$17,812 \$0 \$330	2024 Prelim \$0 \$61,300 \$61,300 18% \$10,114 \$18,702 \$0 \$0
Sale Date	Buyer		Seller		Sales Price	Dr	own	Mortgage	Deed	C i	nancing	Transaction	Doc #
6/29/2016	Goldenway Inv & Managemen	vestment nt Llc	Western Alliance E	Bank	\$320,000	\$320,0	000	\$0	Special Warranty	-	nancing	-	20160454066
12/30/2013	Western Allian	ice Bank	Rufus W Harvey		\$0		\$0	\$0	Deed In I Foreclos	Lieu Of –		-	20131093051
9/1/2005	Kenneth H & E	lva Riley	Mallard Holdings I	LC	\$1,250,000	\$375,	000	\$875,000	Warranty		onventiona	al —	20051285042
	Mallard Holdin		Podiatrist Physicia Of Arizona Pc	ans	\$838,000	\$158,		\$680,000	-	/ C	onventiona	al —	20000625500
6/25/1986					\$100,000		\$0	Ş0	Deed	-		-	19860321822
Flood Zon Map Numbe Map Date Panel FEMA Zone	er 0401	3C2265M /2015 M	floodplain, ar stream floodi	eas of 1 ng whe	% annual ch re the contril	ance shee outing drai	t flow fl nage ar	ooding whe	ere averag nan 1 squ	je depths a are mile, o	re less that r areas pro	de the one-percent an 1 foot, areas of 7 tected from the 19 urchase is not requ	1% annual chance 6 annual chance
	anomaton	105.04.0	44				- 77 -				- 11.00		
Parcel		135-24-04 Maricopa						9		3 7 4	9 - 1 - 1		
County MCR Numbe	er	Maricopa 1726	•					live Tree Apa io Salado Pkv					0
Municipality		Mesa						Zone Auto Parts	arts	Papago Van RV deale	s r	ACE Cash Express	A Better Repair
Section / To Range		16/1N/	5E						Ç.	0	Ath	Zone Auto Parts	
Lot / Block /		<mark>1</mark> /-/-						The Bro	nte West			TheBronie West	2
Census Trac	t / Block	421102 /	2000							Club 715		The Bronte West	Motorcycle repair shop
Tax Area		41000							Q Country	9	ster.		Baileys Machi & Engine Par
Latitude, Lor	0		569807267, -111.84 OMML ASSOC DAT		24041		Mark	at 87 Apartm	ents Club		if the		Color and the second
Property Typ Legal Class			OMML, ASSOC PAF COMML/REAL & IM				Goog	e		W Sandal Ride data ©2023 Go		kat 87 Apartments	drb 715 ()
Legal Class		(01-12)0			IN UTTER U	1L400E9	Jug	-	мар	oata ⊚2023 G0	Ngle Notice	• Mous, Maxar Technologies, U.S. Ge	ological Survey, USDA/FPAC/GEO

The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of

School District(S)

Mesa Unified District Legal Description (Abbrev) FINDLEY ACRES MCR 17-26 LOT 1 S 50F OF N 290F EX

E 22F

736 N CO	UNTRY CLUB DR ST	<mark>E 103, MESA, A</mark> 7	Z, 85201					APN	<mark>: 135-24-047-C</mark>
Coogle Imagery of		Last Sold Last Sale Price Owner Mailing Lot Year Built SqFt Class Added Attache	GOLDENWAY MANAGEMEN 1730 W EMELI MESA, Arizona 0.27 Acres / 1 – – – ed None	NT LLC LITA AVE AP1 a 85202-312	T 1025	ı	No		
Subdivisio	n - FINDLEY ACRES				County Zone - M	laricopa		City Zone - MESA	
Improved Lot With Pool Year Built	ots 24 Single St 1 Multiple St 1941-1992		5 1		C-G] COMMERCIA GENERAL	4 L,	100%	LC] Limited Commerci District	al 100%
Tax Assess	sment								
FCV Improve FCV Land FCV Total YoY Change Assessed FC LPV Total State Aid Tax Amount Deed Histo	\$49,900 \$49,900 % 12% CV \$8,982 \$37,041 \$0 \$830	\$0 \$53,900 \$53,900 8% \$9,702	2019 Final \$0 \$57,300 \$57,300 6% \$10,314 \$40,838 \$0 \$891	2020 Final \$0 \$56,800 -1% \$10,224 \$42,880 \$0 \$954	2021 Fin \$0 \$82,800 \$82,800 46% \$14,904 \$45,024 \$0 \$966		2022 Final \$0 \$82,800 \$82,800 0% \$14,490 \$47,275 \$0 \$928	2023 Final \$0 \$120,000 \$120,000 45% \$20,400 \$49,639 \$0 \$921	2024 Prelim \$0 \$141,600 \$141,600 18% \$23,364 \$52,120 \$0 \$0
	-	Seller	Sales Price	Dow	Mortagao	Deed	Finan	cing Transaction	Doc #
6/29/2016	Buyer Goldenway Investment & Management Llc	Seller Western Alliance Ba				Deed Special Warranty	Finan -	–	20160454066
	Western Alliance Bank	Rufus W Harvey	\$0			Deed In Li Foreclosu	ıre	-	20131093051
	Kenneth H & Elva Riley	Mallard Holdings L				Warranty		entional –	20051285042
8/15/2000	Mallard Holdings L L C	Podiatrist Physiciar Of Arizona Pc	ns \$838,000	\$158,00	00 \$680,000	warranty	Conve	entional –	20000625500
	Pediatric Physicians Of Arizona Pc	Kerry & Virginia P Z Trust	Zang \$0	\$	\$0 \$0	Quit Claim	n –	-	20000166134
	Kerry & Virginia Zang Trust	Kerry & Virginia P Z	Zang \$0	\$	\$0 \$0	Warranty	-	-	19970536698
Flood Zone	e								
Map Number Map Date Panel FEMA Zone	r 04013C2265M 11/4/2015 2265M X	floodplain, are stream floodin	eas of 1% annual cha ng where the contrib	ance sheet f buting draina	flow flooding whe age area is less th	ere average han 1 squa	e depths are le are mile, or are	s outside the one-percent ess than 1 foot, areas of eas protected from the 1' ance purchase is not req	1% annual chance % annual chance

Additional Information

Parcel	135-24-047-C	0 0 0	- and the first
County	Maricopa	Olive Tree Apartments	
MCR Number	1726	ACE Cash Express	
Municipality	Mesa		
Section / Township / Range	16 / 1N / 5E	Auto Parts C	AttoZone Au
Lot / Block / Tract	<mark>2/</mark> -/-	The Bronte West	
Census Tract / Block	421102 / 2000	ard	
Tax Area	41000	Mark at 87 Apartments Club 715	
Latitude, Longitude	33.4288135400863, -111.84071812236		
Property Type	(1074) COMML, ASSOC PARCELS		Markat 87-A
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES	Google Map data ©2023 Google	Googleous, Maxar Technologies
School District(S)	Mesa Unified District		
Level Decemention (Alabaman)			

ACE Cash Extres ACE Cash ACE

Legal Description (Abbrev)

2 Monsoon The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

736 N CO	UNTR	Y CLUB DR ST	<mark>TE 104, MESA, A</mark> Z	<mark>Z, 85</mark> 2	201								APN:	135-24-047-[
Coogle Imagery E	3 		Last Sold Last Sale Price Owner Mailing Lot Year Built SqFt Class Added Attache Added Detach	ce \$ G N 1 M 0 - - - ned N	6/29/2016 \$320,000 GOLDENWAY MANAGEMEN 1730 W EMEL MESA, Arizona 0.27 Acres / 1 - - - - None None	NT LLC LITA AVE A 1a 85202-3	APT 312:	PT 1025			Νο			
Subdivisio	<mark>n - FIND</mark>	DLEY ACRES						County Zone - Mari	icopa		C	ty Zon	e - MESA	
Improved Lot With Pool Year Built Tax Assess	1 194	Multiple 41-1992		Avg So Avg Lo	•	374 3623		[C-G] COMMERCIAL, GENERAL		100%	[LC] Dist		ed Commercia	al 100%
FCV Improve FCV Land FCV Total YoY Change Assessed FC LPV Total State Aid Tax Amount	2 ed \$ \$ 2 % 1 CV \$ \$	2017 Final \$0 \$49,900 \$49,900 12% \$8,982 \$37,042 \$0 \$830	2018 Final \$0 \$53,900 \$53,900 8% \$9,702 \$38,894 \$0 \$855	2019 \$0 \$57,30 \$57,30 \$40,83 \$40,83 \$40,83 \$40,83 \$40,83 \$40,83	300 314 839	2020 Fin: \$0 \$56,800 \$56,800 -1% \$10,224 \$42,881 \$0 \$954))	al 2021 Final \$0 \$82,800 \$82,800 46% \$14,904 \$45,025 \$0 \$966		2022 F \$0 \$82,80 \$82,80 0% \$14,49 \$47,27 \$0 \$928	D D D	2023 \$0 \$120, \$120, 45% \$20,4 \$49,6 \$0 \$921	,000 400 540	2024 Prelim \$0 \$141,600 \$141,600 18% \$23,364 \$52,122 \$0 \$0
Deed Histo	ory													
6/29/2016	& Mana	nway Investment agement Llc rn Alliance Bank	Seller Western Alliance Ba	ank	Sales Price \$320,000 \$0) \$320,		000 \$0 SI W			Financing -		Transaction -	Doc # 2016045406 2013109305
			-					Fo	oreclosu	ure			_	
		-	Mallard Holdings L Podiatrist Physician Of Arizona Pc		\$1,250,000 \$838,000				-		Conventior Conventior		-	2005128504 2000062550
	Pediatri Arizona		Kerry & Virginia P Z Trust	ang	\$0		\$	\$0 \$0 Q	uit Clair)	n	-		-	2000016613
8/6/1997		& Virginia Zang	Kerry & Virginia P Z	ang	\$0		\$	\$0 \$0 W	Varranty		-		-	1997053669
Flood Zone	e													
Map Number Map Date Panel	r	04013C2265M 11/4/2015 2265M	floodplain, are stream floodir	eas of 1 ng whe	1% annual cha ere the contrib	hance shee ibuting drai	et fl aina	FLOOD HAZARD); Zo t flow flooding where nage area is less thar r depths are shown w	e average n 1 squa	e deptha are mile,	s are less th or areas pr	an 1 fo otecte	oot, areas of ' ed from the 1%	1% annual chanc % annual chance

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FEMA Zone X
Additional Information
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Parcel	135-24-047-D	
County	Maricopa	
MCR Number	1726	
Municipality	Mesa	
Section / Township / Range	16 / 1N / 5E	
Lot / Block / Tract	<mark>2/</mark> -/-	
Census Tract / Block	421102 / 2000	
Tax Area	41000	
Latitude, Longitude	33.4286071826111, -111.84071910293	
Property Type	(1074) COMML, ASSOC PARCELS	
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES	G
School District(S)	Mesa Unified District	
Legal Description (Abbrev)	FINDLEY ACRES MCR 17-26 S 75F S 150F N 390F LOT 2	

zones.



