

# Unofficial 20 Document

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## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel 200 - 28 - 008  
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? \_\_\_\_\_

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

Beardsley-67th Ave. LLLP, c/o Westwood Financial  
11440 San Vicente Blvd., Suite 200  
Los Angeles, CA 90049

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

Arrowhead Plaza, LLC, c/o Investment Concepts, Inc  
1667 E. Lincoln Ave.  
Orange, CA 92865

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

### 4. ADDRESS OF PROPERTY:

20165 N. 67th Ave.  
Glendale, AZ 85308

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

Arrowhead Plaza, LLC, c/o Investment Concepts, Inc  
1667 E. Lincoln Ave.  
Orange, CA 92865

(b) Next tax payment due 10/01/15

### 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 f 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: 0  
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.

Signature of Seller / Agent \_\_\_\_\_  
State of California County of Los Angeles

Subscribed and sworn to before me on this      day of July 20 15

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (04/2014)

### 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: \$ 14,000,000 00

11. DATE OF SALE (Numeric Digits): 07/29/2015  
Month / Year

12. DOWN PAYMENT \$ 3,800,000 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: \_\_\_\_\_

### 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):

Arrowhead Plaza, LLC, c/o Investment Concepts, Inc  
1667 E. Lincoln Ave., Orange, CA 92865  
(714)283-5800

### 18. LEGAL DESCRIPTION (attach copy if necessary):

See attached.

Signature of Buyer / Agent George Anabazad, Pres

State of California County of Orange

Subscribed and sworn to before me on this      day of July 20 15

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**SEE ATTACHED JURAT**

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

*Signature of Document Signer No. 1*

*Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me

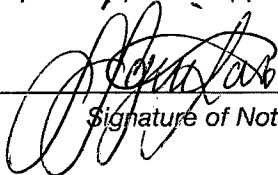
Unofficial Document on this 23<sup>rd</sup> day of July, 2015,  
 by \_\_\_\_\_ Date Month Year

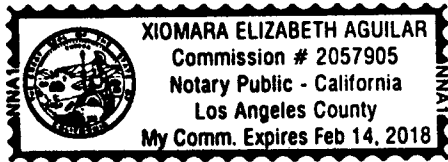
(1) Steven J. Fogel

(and (2) \_\_\_\_\_),

*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature   
*Signature of Notary Public*



*Seal*  
 Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**AFFIDAVIT OF PROPERTY VALUE**

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Unofficial Document

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Signature of Seller / Agent \_\_\_\_\_

State of California, County of Los Angeles

Subscribed and sworn to before me on this July day of 2015

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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

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- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
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1667 E. Lincoln Ave., Orange, CA 92865  
(714)283-5800

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See attached.

Signature of Buyer / Agent \_\_\_\_\_

State of California, County of Orange

Subscribed and sworn to before me on this July day of 2015

Notary Public \_\_\_\_\_

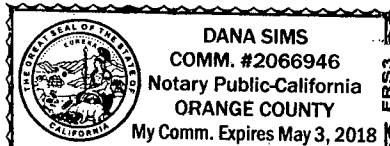
Notary Expiration Date \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this 22nd  
day of July, 2015, by George Mobayed

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature Dana Sims

EXHIBIT A

## LEGAL DESCRIPTION

PARCEL NO. 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 30,

THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SECTION 30, A DISTANCE OF 512.59 FEET,

THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST A DISTANCE OF 1289.06 FEET TO A POINT,

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST A DISTANCE OF 500.00 FEET TO A POINT,

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST A DISTANCE OF 1327.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2090.73 FEET, AND A LOCAL TANGENT BEARING OF NORTH 78 DEGREES 08 MINUTES 54 SECONDS EAST,

THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 302.96 FEET THROUGH A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 09 SECONDS TO A POINT,

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST A DISTANCE OF 226.79 FEET TO A POINT,

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT,

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST A DISTANCE OF 1060.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30,

THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 512.59 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, 229.06 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 55.00 FEET TO A POINT ON A LINE PARALLEL TO AND 55.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 30 AND TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 200.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, 226.79 FEET TO THE BEGINNING OF A 2090.73 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 03 DEGREES 32 MINUTES 58 SECONDS WEST,

THENCE EASTERLY, ALONG THE ARC OF SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 09 SECONDS, A DISTANCE OF 302.96 FEET,

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 462.09 FEET,

THENCE SOUTH 89 DEGREES 57 MINUTES <sup>Unofficial Document</sup> 01 SECONDS WEST, 500.00 FEET TO A POINT ON SAID LAST MENTIONED PARALLEL LINE,

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, 195.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PART OF SAID NORTHWEST QUARTER OF SAID SECTION 30 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30,

THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 512.59 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, 1274.06 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 55.00 FEET TO A POINT ON A LINE PARALLEL TO AND 55.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 30, AND THE TRUE POINT OF BEGINNING,

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, 216.50 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 204.00 FEET,

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 115.00 FEET,

THENCE SOUTH 45 DEGREES 02 MINUTES 59 SECONDS EAST, 145.00 FEET,

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 13.97 FEET,

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 291.53 FEET;

THENCE NORTH 45 DEGREES 02 MINUTES 59 SECONDS WEST, 21.21 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PART OF SAID NORTHWEST QUARTER OF SECTION 30, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE, SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 512.59 FEET;

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THENCE, SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, 424.06 FEET,

THENCE, NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 55.00 FEET TO A POINT ON A LINE PARALLEL TO AND 55.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 30, AND THE TRUE POINT OF BEGINNING.

THENCE, NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 200.00 FEET,

THENCE, SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 200.00 FEET,

THENCE, SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 200.00 FEET TO A POINT ON SAID LAST MENTIONED PARALLEL LINE,

THENCE, NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, 200.00 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PART OF SAID NORTHWEST QUARTER OF SECTION 30, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 512.59 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, 424.06 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 340.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 160.00 FEET,

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 110.00 FEET,

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 90.00 FEET,

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, 13.00 FEET;

THENCE NORTH 45 DEGREES 02 MINUTES 59 SECONDS WEST, 21.21 FEET,

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 55.00 FEET,

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, 10.67 FEET;

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THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 15.00 FEET,

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, 61.33 FEET,

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 15.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 512.59 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, 1274.06 FEET,

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 55.00 FEET TO A POINT ON A LINE PARALLEL TO AND 55.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 30, AND THE TRUE POINT OF BEGINNING,



THENCE SOUTH 45 DEGREES 02 MINUTES 59 SECONDS EAST, 21.21 FEET,

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 15.00 FEET TO A  
POINT ON SAID LAST MENTIONED PARALLEL LINE;

THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, ALONG SAID LAST  
MENTIONED PARALLEL LINE, 15.00 FEET TO THE TRUE POINT OF BEGINNING.

Unofficial Document