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### AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 125-17-007 - P  
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:

King Ranch Properties II, LLLP  
1115 Villa Nueva Drive  
Litchfield Park, AZ 85340

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

PHX Design Center, LLC  
1 Hammond Road  
Ladera Ranch, CA 92694

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

If Yes, state relationship:

#### 4. ADDRESS OF PROPERTY:

4501 East McDowell Road  
Phoenix, AZ 85008

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

PHX Design Center, LLC  
14988 North 78th Way, Suite 112  
Scottsdale, AZ 85260

(b) Next tax payment due 10/01/2015

#### 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.  Agriculture
- 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" and "family member."

8. If you checked **e** or **f** in item 6 above, indicate the number of units: \_\_\_\_\_  
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.

Edward H King  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24 day of July 20 15

Notary Public K. Guadagno

Notary Expiration Date 08.31.18

15  
DOR FORM 82162 (04/2014)



**K. GUADAGNO**  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2018

#### 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: \$ 5,900,000 00

11. DATE OF SALE (Numeric Digits): 05 / 15 Month/Year

12. DOWN PAYMENT \$ 2,355,962 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:

\$ 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: \_\_\_\_\_

#### 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):

PHX Design Center, LLC  
1 Hammond Road  
Ladera Ranch, CA 92694

#### 18. LEGAL DESCRIPTION (attach copy if necessary): SEE ATTACHED EXHIBIT "A"

[Signature]  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24 day of July 20 15

Notary Public K. Guadagno

Notary Expiration Date 08.31.18



**K. GUADAGNO**  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2018

**EXHIBIT "A "**

Escrow No. 601-5700258 (KG)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANCH 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 647.18 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 21 SECONDS WEST A DISTANCE OF 50.38 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A 3391.22 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 02 DEGREES 59 MINUTES 28 SECONDS WEST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 28 SECONDS AN ARC DISTANCE OF 177.04 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 56.13 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST A DISTANCE OF 559.01 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 394.00 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 05 SECONDS EAST A DISTANCE OF 281.00 FEET;

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THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 160.95 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 282.63 FEET TO THE POINT OF BEGINNING.