

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **123-19-004D**
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

MSBAZV Brookstone, LLC
7001 N. Scottsdale Road, Suite 2016
Scottsdale, AZ 85253

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

BHE Acquisitions, L.L.C.
400 Locust Street, #790
Des Moines, IA 50309

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

4. ADDRESS OF PROPERTY:

4424 East Baseline Road
Phoenix, AZ 85042

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

BHE Acquisitions, L.L.C.
400 Locust Street, #790
Des Moines, IA 50309

(b) Next tax payment due 1st half 2015

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☒ Apartment Building

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: **528**

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 Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of August 2015

Notary Public Billie Johnson

Notary Expiration Date _____



BILLIE JOHNSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 20, 2017

DOR FORM 82162 (04/2014)

18: _____
ch. _____

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: \$ **52,275,000.00**

11. DATE OF SALE (Numeric Digits): 04/2015
Month / Year

12. DOWN PAYMENT \$ 20,910,000

13. METHOD OF FINANCING:

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

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):

Lawyers Title of Arizona, Inc.
3131 E. Camelback Road, Suite 220
Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 Buyer Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of August 2015

Notary Public Billie Johnson

Notary Expiration Date _____



BILLIE JOHNSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 20, 2017

SI Rev. 5/17/2014)

EXHIBIT "A"**PARCEL 1:**

That part of the Southwest quarter of the Southeast quarter of Section 31, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of the said Southwest quarter of the Southeast quarter;

thence North 0 degrees 28 minutes East along the West line of said Southwest quarter of the Southeast quarter a distance of 1325.12 feet to the Northwest corner thereof;

thence North 89 degrees 58 minutes East along the North line of said Southwest quarter of the Southeast quarter a distance of 835.50 feet;

thence South 0 degrees 32 minutes West on a line parallel to the East line of said Southwest quarter of the Southeast quarter a distance of 1325.63 feet to a point on the South line of the said Southwest quarter of the Southeast quarter;

thence West along the said South line to the TRUE POINT OF BEGINNING;

EXCEPT the West 30 feet; and

EXCEPT the South 55 feet; and

EXCEPT that part of said Southwest quarter of the Southeast quarter described as follows:

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BEGINNING at the intersection of the North line of said South 55 feet with the East line of said West 30 feet;

thence North along said East line a distance of 18 feet;

thence Southeasterly to a point in said North line which lies East a distance of 18 feet from the POINT OF BEGINNING;

thence to the POINT OF BEGINNING.