

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **134-30-001Q**
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 Madera, 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:

445 South Dobson Road
Mesa, AZ 85202

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. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input checked="" type="checkbox"/> 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: 256

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

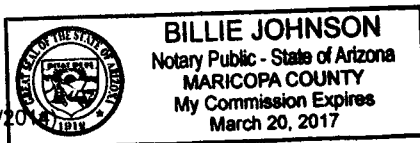
Signature of Seller Agent

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 _____



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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

10. SALE PRICE: \$ 22,525,000.00

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

12. DOWN PAYMENT \$ 9,010,000

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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):

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.

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 _____

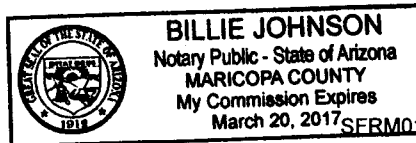


EXHIBIT "A"

Legal Description

A portion of the Northwest Quarter of the Northwest Quarter of Section 29, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a brass cap in a handhole, which is the Northwest corner of said Section 29;

Thence South along the West line of said Northwest Quarter, 1321.82 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 29;

Thence North 89 degrees 37 minutes 26 seconds East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 29, 50.00 feet to a point on the East right-of-way line of Dobson Road and the TRUE POINT OF BEGINNING;

Thence North along the East right-of-way line of Dobson Road 1056.80 feet to a point;

Thence North 89 degrees 38 minutes 33 seconds East (measured) North 89 degrees 39 minutes 00 seconds East (Record), parallel with the North line of said Section 29, 190.00 feet to a point;

Thence North 200.00 feet to a point on the South right-of-way line of Broadway Road;

Thence North 89 degrees 38 minutes 33 seconds East along the South right-of-way line of Broadway Road, 710.00 feet to a point;

Thence South 0 degrees 00 minutes 38 seconds East, 646.93 feet to a 1/2 inch iron rebar;

Thence North 89 degrees 59 minutes 39 seconds West, 637.99 feet to a 3/8 inch iron rebar;

Thence South 0 degrees 05 minutes 30 seconds West 23.97 feet to a 1/2 inch iron rebar;

Thence 89 degrees 59 minutes 05 seconds West 71.97 feet to a 1/2 inch iron rebar;

Thence South 0 degrees 00 minutes 32 seconds West 590.32 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 29;

Thence South 89 degrees 37 minutes 26 seconds West along the South line of the Northwest Quarter of the Northwest Quarter of Section 29, 190.01 feet to a point on the East right-of-way line of Dobson Road and the TRUE POINT OF BEGINNING;

EXCEPT the South 590.32 feet as measured along the West line thereof; and

EXCEPT the West 5 feet; and

EXCEPT that part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 29;

Thence North 89 degrees 38 minutes 33 seconds East along the North line of said Section 29, said North line also being the monument line of Broadway Road, a distance of 240.00 feet to a point;

Thence South, a distance of 65.00 feet to a point on the South right-of-way line of Broadway Road, said point also being the TRUE POINT OF BEGINNING;

Thence North 89 degrees 38 minutes 33 seconds East, a distance of 680.00 feet to a point;

Thence South 00 degrees 00 minutes 38 seconds East, a distance of 200.00 feet to a point;

Thence South 89 degrees 38 minutes 33 seconds West, a distance of 680.04 feet to a point;

Thence North, a distance of 200.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT the following property conveyed to the City of Mesa by Deed recorded November 29, 1993, at Records No. 93-0820982, records of Maricopa County, Arizona;

A parcel of land, lying within the Northwest Quarter of the Northwest Quarter of Section 29, Township 1 North, Range 5 East of the Gila and Salt River and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCE at the Northwest corner of said Section 29;

Thence South a distance of 411.77 feet;

Thence East a distance of 55.00 feet to the POINT OF BEGINNING;

Thence East a distance of 1.00 feet;

Thence North a distance of 147.11 feet;

Thence South 89 degrees 38 minutes 52 seconds West, a distance of 1.00 feet;

Thence South a distance of 147.10 feet to the POINT OF BEGINNING.

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