

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-75-963 5 -
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? 1

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

(1) 501-75-9648 1 (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

Palm Valley Indy, LLC
Attn: Andrew Held One Pedcor Square 770 3rd Avenue SW
Carmel, IN 46032

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

Benedict Canyon Equities, Inc. 1891 North Litchfield Parkway LLC
12100 Wilshire Blvd, Suite 250
Los Angeles, CA 90025

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1891 North Litchfield Road
Goodyear, AZ

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

Benedict Canyon Equities, Inc.
12100 Wilshire Blvd, Suite 250
Los Angeles, CA 90025

(b) Next tax payment due

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
☐ Affixed ☐ Not Affixed
d. ☐ 2-4 Plex i. ☐ Other Use; Specify:
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" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units: 264 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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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: \$ 27,200,000.00 00

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

12. DOWN PAYMENT \$ 5,280,000 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
Financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (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:

\$ 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):

First American Title Company National Commercial Services
18500 Von Karman Ave, Suite 600
Irvine, CA 92612
Phone (949)885-2400

18. LEGAL DESCRIPTION (attach copy if necessary):

PARCEL NO. 1: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS EAST AND ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1112.07 FEET TO THE SOUTHWEST CORNER OF PALM VALLEY PHASE 1, PARCEL 13, ACCORDING TO THE PLAT OF RECORD IN BOOK 394 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST AND ALONG THE WEST LINE OF SAID PALM VALLEY PHASE 1, PARCEL 13, A DISTANCE OF 555.00 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 77.05 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 60 DEGREES 16 MINUTES 19 SECONDS WEST, A DISTANCE OF 128.02 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 862.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LITCHFIELD ROAD; THENCE NORTH 00 DEGREES 15 MINUTES 09 SECONDS EAST AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 243.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 62.67 FEET; THENCE NORTH 60 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 456.51 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 37.04 FEET; THENCE NORTH 74 DEGREES 36 MINUTES 18 SECONDS EAST, A DISTANCE OF 84.50 FEET; THENCE SOUTH 29 DEGREES 31 MINUTES 14 SECONDS EAST, A DISTANCE OF 291.77 FEET; THENCE SOUTH 43 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 301.82 FEET TO THE POINT OF BEGINNING. PARCEL NO. 2: NON EXCLUSIVE EASEMENT FOR DRAINAGE APPURTENANT TO PARCEL NO. 1, AS SET FORTH IN INSTRUMENT RECORDED AUGUST 8, 1997, IN RECORDING NO. 97-0540567, RECORDS OF MARICOPA COUNTY, ARIZONA. PARCEL NO. 3: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS EAST AND ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1112.07 FEET TO THE SOUTHWEST CORNER OF PALM VALLEY PHASE 1, PARCEL 13, ACCORDING TO THE PLAT OF RECORD IN BOOK 394 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST AND ALONG THE WEST LINE OF SAID PALM VALLEY PHASE 1, PARCEL 13, A DISTANCE OF 555.00 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 77.05 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 48 SECONDS WEST, A DISTANCE OF 301.82 FEET; THENCE NORTH 29 DEGREES 31 MINUTES 14 SECONDS WEST, A DISTANCE OF 291.77 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 74 DEGREES 36 MINUTES 18 SECONDS WEST, A DISTANCE OF 84.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 37.04 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.20 FEET; THENCE SOUTH 60 DEGREES 06 MINUTES 09 SECONDS WEST, A DISTANCE OF 456.51 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 62.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LITCHFIELD ROAD; THENCE NORTH 00 DEGREES 15 MINUTES 09 SECONDS EAST AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 906.21 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 265.00 FEET; THENCE SOUTH 29 DEGREES 31 MINUTES 14 SECONDS EAST, A DISTANCE OF 710.53 FEET TO THE POINT OF BEGINNING. PARCEL NO. 4: A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC APPURTENANT TO PARCEL NOS. 1 AND 3 AS CREATED BY RECIPROCAL GRANT OF EASEMENTS AND DECLARATION OF COVENANTS RECORDED UNDER RECORDING NO. 96-0353785, OVER THAT CERTAIN TRACT DESIGNATED AS "PORTION OF PARCEL 15 CROSS ACCESS AND UTILITY EASEMENT" ON EXHIBIT H OF SAID DOCUMENT, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID "PORTION OF PARCEL 15 CROSS ACCESS AND UTILITY EASEMENT" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AN INGRESS EGRESS AND UTILITY EASEMENT OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 15 MINUTES 09 SECONDS EAST, A DISTANCE OF 484.86 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LITCHFIELD ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF

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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.

SIGNED IN COUNTERPART

X Aut Andrew J. Held, Manager Palm Valley Ind, LLC
 Signature of Seller / Agent
 State of Arizona Indiana, County of Maricopa Hamilton
 Subscribed and sworn to before me on this 24th day of July, 20 18
 Notary Public Rebecca S. Pettit
 Notary Expiration Date 4-7-18

 Signature of Buyer / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this ____ day of _____, 20 ____
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (04/2014)



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.

SIGNED IN COUNTERPART_____
Signature of Seller / Agent_____
State of Arizona, County of Maricopa_____
Subscribed and sworn to before me on this ____ day of _____ 20 _________
Notary Public_____
Notary Expiration Date

DOR FORM 82162 (04/2014)

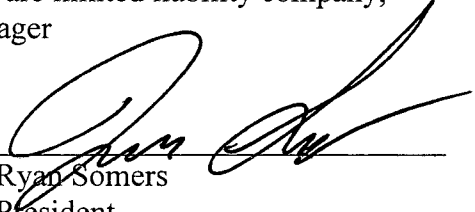
*See Attached*_____
Signature of Buyer / Agent_____
State of Arizona, County of Maricopa_____
Subscribed and sworn to before me on this ____ day of _____ 20 _________
Notary Public_____
Notary Expiration Date

BUYER SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE

Dated: July 28, 2015

1891 NORTH LITCHFIELD ROAD PARTNERS LLC,
a Delaware limited liability company

By: 1891 North Litchfield Road Manager LLC,
a Delaware limited liability company,
its Manager

By: 
Name: Ryan Somers
Title: President

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.

Subscribed and sworn to (or affirmed) before me on this 27th day of July, 2015, by Ryan Somers, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

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