

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 304-64-006C
BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

304-64-006D

2. SELLER'S NAME AND ADDRESS:

Kittyhawk LLC
4159 West Milky Way
Chandler, AZ 85226

3. BUYER'S NAME AND ADDRESS:

Meridian Estates LLC
426 N. 44th Street
#100
Phoenix, AZ 85008

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

4. ADDRESS OF PROPERTY:

vacant land

5. MAIL TAX BILL TO:

same as number 3

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
☐ 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:

- ☐ To Be used as a primary residence ☐ Owner occupied, not a primary residence
☐ To be rented to someone other than a "family member."

See second page for definition of a "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartmentx, Motels/Hotels, Mobile Home/RV Parks,, etc.

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:

20
FO

15.
ho:

10. SALE PRICE: \$8,923,200.00

11. DATE OF SALE (Numeric Digits): 05 / 2015
Month / Year

12. DOWN PAYMENT: \$8,923,200.00

13. METHOD OF FINANCING:

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

14. PERSONAL PROPERTY (see second page for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$0.00 00 AND

briefly describe the
Personal Property: NA

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: NA

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% or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

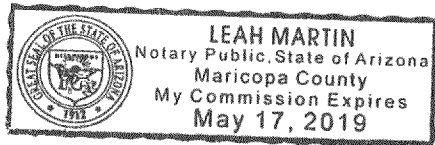
THOMAS TITLE & ESCROW, LLC
7150 E. Camelback Rd., Suite 195, Scottsdale, AZ 85251
Phone (480) 222-1116

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.

Kristina Gordy
Signature of Seller/Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 31st day of July, 2015
Notary Public Leah Martin
Notary Expiration Date 05-17-19



Kristina Gordy
Signature of Buyer/Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 31st day of July, 2015
Notary Public Leah Martin
Notary Expiration Date 05-17-19

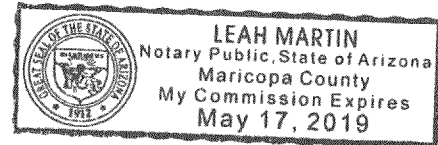


EXHIBIT "A"**PARCEL NO. 1:**

THE WEST 3885.0757 FEET OF THE SOUTH ONE-HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT CERTAIN PORTION OF LAND AS DESCRIBED IN THAT QUITCLAIM DEED TO THE TOWN OF QUEEN CREEK, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION RECORDED FEBRUARY 5, 2015 AS 2014-076723 OF OFFICIAL RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 7 FEET OF THE WEST 40 FEET OF THE NORTH 849.99 FEET OF THE SOUTH 882.99 FEET OF SAID SOUTHWEST QUARTER;

ALSO EXCEPT;

BEGINNING AT A POINT 33 FEET NORTH OF AND 33 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTHERLY 62 FEET ALONG Unofficial Document 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTHEASTERLY 87.68 FEET, MORE OR LESS, TO A POINT 62 FEET EASTERLY OF SAID POINT OF BEGINNING AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE WESTERLY 62 FEET ALONG A LINE 33 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A BLANKET EASEMENT IN FAVOR OF PARCEL NO. 1 ACROSS AND OVER THE LAND LEGALLY DESCRIBED IN EXHIBIT B, ATTACHED HERETO, AND ALL WELLS, DITCHES, AND IRRIGATION FACILITIES THEREON FOR THE PURPOSES OF PROVIDING IRRIGATION IN AND TO PARCEL NO. 1.

EXHIBIT "B"**PARCEL NO. A:**

**THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.**

PARCEL NO. B:

**THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

PARCEL NO. C (a):

**THE SOUTH HALF OF 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;**

EXCEPT THE WEST 3909.1 FEET; AND

EXCEPT THE EAST 708.6 FEET THEREOF

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PARCEL NO. C (b):

**THE EAST 24.03 FEET OF THE WEST 3909.1 FEET OF THE SOUTH HALF OF SECTION 13,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA**

PARCEL NO. D:

**THE EAST 708.6 FEET OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA**