Unofficial Document

20

39
Ho

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **162-12-001 R**
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No x

How many parcels, other than the Primary Parcel, are included in this sale? 3

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

(1) 162-12-001 U (2) 162-12-001 S

(3) 162-12-001 X (4)

2. SELLER'S NAME AND ADDRESS:

Bellstone VII, LLC, a Delaware limited liability company
8434 N. 90th St., Ste. 100
Scottsdale, AZ 85258

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

LIV Camelback at 16th, LLC a Michigan limited liability company
1600 S. Beacon Blvd Suite 200
Grand Haven, MI 49417

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

4. ADDRESS OF PROPERTY:

5128 N. 15th Street
Phoenix, AZ

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

LIV Camelback at 16th, LLC a Michigan limited liability company
1600 S. Beacon Blvd., Suite 200
Grand Haven, MI 49417

(b) Next tax payment due 10/2015

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. x Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
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: 395
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

a. ☐ Warranty Deed
b. x Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

10. **SALE PRICE:** $ **20,500,000.00**

11. DATE OF SALE (Numeric Digits): 5/2015
Month / Year

12. DOWN PAYMENT $ **6,150,000.00**

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. x New loan(s) from financial institution:
(1) x 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 x

(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: not applicable

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devises, 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 x

If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Buyer and Seller herein

Phone:

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.

ESCROW AGENT
Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 3 day of August 2015
Notary Public
Notary Expiration Date 5-31-2018

ESCROW AGENT
Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 3 day of August 2015
Notary Public
Notary Expiration Date 5-31-2018

DOR FORM 82162 (04/2014)

ANN TIZZANO
Notary Public - Arizona
Maricopa County
Expires 05/31/2018

ANN TIZZANO
Notary Public - Arizona
Maricopa County
Expires 05/31/2018

SFRM0135 (DSI Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

PARCEL A : (SIENNA SPRINGS)

PARCEL NO. 1:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 475.00 FEET THEREOF;

EXCEPT THE NORTH 210.00 FEET OF THE EAST 391.75 FEET OF THE WEST 866.75 FEET THEREOF;

EXCEPT THE EAST 83.25 FEET OF THE WEST 950.00 FEET OF THE NORTH 190.00 FEET THEREOF;

EXCEPT THE SOUTH 178.00 FEET OF THE EAST 261.00 FEET THEREOF;

EXCEPT THAT PORTION OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE 40.00 FOOT STRIP OF LAND CONVEYED TO THE CITY OF PHOENIX, BY DEED RECORDED IN DOCKET 7998, PAGE 117, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE NORTH LINE OF THE SOUTH 210.00 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, 293.32 FEET;

Unofficial Document

THENCE PARALLEL WITH THE WEST LINE OF SAID NORTH HALF, NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST, 240.49 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF, SOUTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 22.00 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. 1, AS DESCRIBED IN DEED TO THE CITY OF PHOENIX, AS RECORDED IN DOCKET 8661, PAGE 117, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE VARIOUS COURSES OF THE EASTERLY LINE OF SAID PARCEL NO. 1, NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST, 26.00 FEET;

THENCE NORTH 08 DEGREES 36 MINUTES 16 SECONDS WEST, 40.45 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST, 114.00 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTH HALF;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 277.65 FEET TO THE WEST LINE OF THE EAST 83 FEET OF SAID NORTH HALF;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, 10.00 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET OF SAID NORTH HALF;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 43.00 FEET TO THE WEST LINE OF SAID 40 FOOT STRIP OF LAND, AS DESCRIBED IN DEED RECORDED IN SAID DOCKET 7998, PAGE 117, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, 410.49 FEET TO THE POINT OF BEGINNING;

EXHIBIT "A"
(Continued)

EXCEPT THE NORTH 30 FEET;

EXCEPT THE NORTH 40 FEET OF THE EAST 83.00 FEET;

EXCEPT THE EAST 40 FEET;

EXCEPT BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTH HALF WITH THE EAST LINE OF THE WEST 950 FEET THEREOF;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 190 FEET OF SAID NORTH HALF;

THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 866.75 FEET OF SAID NORTH HALF;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 210 FEET OF SAID NORTH HALF;

THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 976 FEET OF SAID NORTH HALF;

THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 26 FEET;

THENCE NORTHWEST TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 144 FEET OF SAID NORTH HALF WITH THE EAST LINE OF THE WEST 970 FEET THEREOF;

Unofficial Document

THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTH HALF;

THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

TRACT 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE PERIMETER OF A CIRCLE, HAVING A RADIUS OF 45 FEET, THE CENTER OF SAID CIRCLE BEING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 475 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 WITH THE NORTH 254.72 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND

TRACT 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH IS BOUNDED BY THE PERIMETER OF THE CIRCLE DESCRIBED IN TRACT 1 ABOVE, AND BY THE EAST LINE OF THE WEST 500 FEET OF THE NORTH 254.72 FEET OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER, AND BY THE ARC OF A CIRCULAR CURVE WHICH IS CONCAVE NORTHEASTERLY, HAS A RADIUS OF 15 FEET, AND IS TANGENT TO SAID PERIMETER AND TO SAID EAST LINE.

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT RECORDED IN BOOK 137 OF DEEDS, PAGE 363.

EXHIBIT "A"
(Continued)

PARCEL NO. 2:

THE WEST 475 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 210 FEET;

EXCEPT THE SOUTH 235 FEET;

EXCEPT THE WEST 20 FEET THEREOF;

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 20 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 WHICH IS 210 FEET SOUTH OF THE NORTH LINE THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 210 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 10 FEET;

THENCE SOUTHWESTERLY TO A POINT ON THE Unofficial Document OF THE WEST 20 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, WHICH IS 10 FEET SOUTH OF THE POINT OF BEGINNING;

THENCE NORTHERLY TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

TRACT 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE PERIMETER OF A CIRCLE, HAVING A RADIUS OF 45 FEET, THE CENTER OF SAID CIRCLE BEING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 475 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 WITH THE SOUTH LINE OF THE NORTH 254.72 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND

TRACT 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH IS BOUNDED BY THE PERIMETER OF THE CIRCLE DESCRIBED IN TRACT 1 ABOVE, AND BY THE EAST LINE OF THE WEST 450 FEET OF THE NORTH 254.72 FEET OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER, AND BY THE ARC OF A CIRCULAR CURVE, WHICH IS CONCAVE NORTHWESTERLY, HAS A RADIUS OF 15 FEET AND IS TANGENT TO SAID PERIMETER AND TO SAID EAST LINE; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT RECORDED IN BOOK 137 OF DEEDS, PAGE 363.

EXHIBIT "A"
(Continued)

PARCEL NO. 3:

THE WEST 475 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 425 FEET;

EXCEPT THE WEST 20 FEET THEREOF;

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 WHICH IS 20 FEET EAST OF THE WEST LINE THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 20 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 10 FEET;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, WHICH IS 10 FEET EAST OF THE POINT OF BEGINNING;

Unofficial Document

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED BY THE STATE OF ARIZONA IN PATENT RECORDED IN BOOK 137 OF DEEDS, PAGE 363.