

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 142-56-033
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:

Select Zanjero Property, LLC
P.O. Box 9947
Rancho Santa Fe, CA 92067

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

SZ Real Co, LLC
1220 20th St. SE, Suite 310
Salem, OR 97302

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

4. ADDRESS OF PROPERTY:

7410 N. Zanjero Boulevard
Glendale, AZ

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

SZ Real Co, LLC
Same as 3 above

(b) Next tax payment due second half 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. 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: _____
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 24 day of SEPT 2015

Notary Public

Notary Expiration Date 9-28-2016



LINDA DUVAL
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 28, 2016

DOR FORM 8216

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Ho:

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

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

10. SALE PRICE: \$ 8,890,000.00

11. DATE OF SALE (Numeric Digits): 09/2015
Month / Year

12. DOWN PAYMENT \$ 2,790,000.00

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. New loan(s) from financial institution:
(1) 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
- (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: none

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):

SZ Real Co, LLC
1220 20th St. SE, Suite 310
Salem, OR 97302
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of Oregon, County of Marion

Subscribed and sworn to before me on this 30 day of September 2015

Notary Public

Notary Expiration Date July 28, 2018



OFFICIAL STAMP
JORDAN RAY WINTERS
NOTARY PUBLIC - OREGON
COMMISSION NO. 9385661
MY COMMISSION EXPIRES JULY 28, 2018
Rev. 05/17/2014)

Escrow No. 2608623A-026-LD1
 Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 AS RECORDED IN BOOK 834 OF MAPS, PAGE 2, M.C.R.;

THENCE, NORTH 88°14'05" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 777.42 FEET;

THENCE, LEAVING SAID NORTH LINE, SOUTH 00°02'42" EAST, A DISTANCE OF 175.66 FEET;

THENCE, NORTH 89°53'57" WEST, A DISTANCE OF 109.83 FEET;

THENCE, SOUTH 00°43'52" WEST, A DISTANCE OF 113.89 FEET;

THENCE, NORTH 89°28'31" WEST, A DISTANCE OF 86.75 FEET;

THENCE, SOUTH 59°35'05" WEST, A DISTANCE OF 191.90 FEET;

THENCE, SOUTH 02°20'09" WEST, A DISTANCE OF 176.11 FEET, TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 105.19 FEET, AND A CENTRAL ANGLE OF 14°24'20" FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°37'34" WEST;

THENCE, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.45 FEET TO A POINT OF NON-TANGENCY;

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THENCE, NORTH 67°01'11" WEST, A DISTANCE OF 46.03 FEET;

THENCE, SOUTH 22°57'10" WEST, A DISTANCE OF 71.19 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3;

THENCE, NORTH 67°02'50" WEST, A DISTANCE OF 328.71 FEET;

THENCE, NORTH 84°09'59" WEST, A DISTANCE OF 53.57 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE, NORTH 05°50'01" EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 451.44 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

PARCEL 3A, OF A MINOR LAND DIVISION ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1189 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AS SET FORTH IN INSTRUMENT ENTITLED "DECLARATION OF ACCESS EASEMENT" RECORDED OCTOBER 23, 2014 AS DOCUMENT NO. 2014-0703224, OF OFFICIAL RECORDS.