

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 207-39-998C  
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:

Weingarten NSTAT, INC  
2600 CITADEL Plaza Drive, Suite 125  
Houston, Texas 77008

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

Kash Capital, LLC; MDM Investments LLC, and  
Shadi Investments, LLC  
4122 W. Venus Way, Ste. A, Chandler, AZ 85226

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

### 4. ADDRESS OF PROPERTY:

3434 W. Greenway Rd.  
Phoenix, AZ 85053

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

MDM Investments, et. al.  
16541 Park Lane Circle  
Los Angeles, CA 90049

(b) Next tax payment due November 1, 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                                  |
| d. <input type="checkbox"/> 2-4 Plex                | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed                    |
| e. <input type="checkbox"/> Apartment Building      | i. <input checked="" type="checkbox"/> Other Use; Specify: <u>Retail Shopping Center</u> |

### 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.

## SIGNED IN COUNTER PART

Signature of Seller / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

20  
14  
ra

### 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: \$8,000,000

11. DATE OF SALE (Numeric Digits): 8 / 2015  
Month / Year

12. DOWN PAYMENT \$ 2,575,000

### 13. METHOD OF FINANCING:

- |  |   |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input 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   |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | (3) <input type="checkbox"/> FHA  |
|  | f. <input checked="" type="checkbox"/> Other financing; Specify: <u>CMBS Conduit Loan</u> |

### 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: N/A

### 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):

Arash Naghdi, Esq. (as authorized agent for Buyer)  
11661 San Vicente Blvd, Suite 812, Los Angeles, CA 90049  
Phone: 310-477-4422

### 18. LEGAL DESCRIPTION (attach copy if necessary):

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

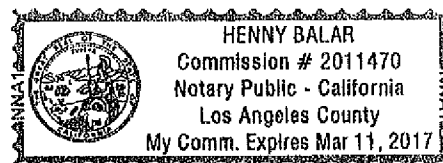
Signature of Buyer / Agent \_\_\_\_\_ By: Arash Naghdi, Esq., Authorized Agent for Buyer

State of California, County of Los Angeles

Subscribed and sworn to before me on this 27<sup>th</sup> day of August 2015

Notary Public Henny Balar

Notary Expiration Date Mar 11, 2017



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

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**2. SELLER'S NAME AND ADDRESS:**

WEINGARTEN NOSTAT, INC.  
2600 Citadel Plaza Dr., Suite 125  
Houston, TX 77008

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

MDM Investments, LLC d/b/a in Arizona as Mass Cap AZ, LLC; Kash  
Capital, LLC; Shadi Investments, LLC  
4122 West Venus Way, Suite A  
Chandler, AZ 85226

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

**4. ADDRESS OF PROPERTY:**

3434 West Greenway Road  
Phoenix, AZ 85023

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

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Los Angeles, CA 90049

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**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

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 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
     ☐ Affixed ☐ Not Affixed  
 d. ☐ 2-4 Plex i. ☒ Other Use; Specify:  
 e. ☐ Apartment Building Retail Shopping Center

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**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.

**FOR RECORDER'S USE ONLY****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:** \$ 8,000,000.00

**11. DATE OF SALE (Numeric Digits):** 08 / 2015  
 Month / Year

**12. DOWN PAYMENT** \$ 2,575,000.00

**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:  
     CMBS Conduit Loan  
 d. ☐ Seller Loan (Carryback)

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\$ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

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**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):**

Mark D. Stout  
2600 Citadel Plaza Dr., Ste 125, Houston, TX 77008  
Phone: 713-866-6000

**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.

WEINGARTEN NOSTAT, INC., a Texas corporation

By: Mark D. Stout  
 Mark D. Stout, Vice President/General Counsel

State of Texas, County of Harris

Subscribed and sworn to before me on this 27th day of August, 2015.

Notary Public Rebecca A. Childers



**SIGNED IN COUNTER PART**

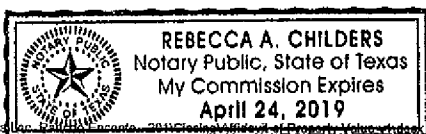
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of August, 2015

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



# **EXHIBIT "A"** **Legal Description**

That portion of the Southwest quarter of Section 2, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the Southwest corner of said Section 2;

Thence North 00° 33' 23" East, a distance of 635.00 feet along the West line of said Southwest quarter;

Thence North 89° 50' 26" East, a distance of 55.00 feet to the POINT OF BEGINNING;

Thence continuing North 89° 50' 26" East along the South line of the Final Plat of Rancho Encanto Apartments recorded in Book 248 of Maps, page 39, Records of Maricopa County, Arizona, a distance of 591.18 feet;

Thence South 00° 33' 23" West along the West line of the Plat of Oak Ridge Apartments Phase I recorded in Book 260 of Maps, page 46, Records of Maricopa County, Arizona, a distance of 385.47 feet;

Thence South 89° 50' 26" West, a distance of 177.27 feet;

Thence South 00° 09' 34" East, a distance of 170.54 feet;

Thence South 44° 50' 26" West to the North right of way line of Greenway Road, a distance of 15.56 feet;

Thence South 89° 50' 26" West along said North right of way line a distance of 178.34 feet;

Thence North 45° 09' 34" West along said North right of way line, a distance of 15.56 feet;

Thence South 89° 50' 26" West along said North right of way line a distance of 27.50 feet;

Thence North 00° 09' 34" West, a distance of 211.98 feet;

Thence South 89° 50' 26" West, a distance of 175.54 feet to a point on the East right of way line of 35th Avenue;

Thence North 00° 33' 23" East along said East right of way line, a distance of 39.02 feet;

Thence North 45° 33' 23" East along said East right of way line, a distance of 14.14 feet;

Thence North 00° 33' 23" East along said East right of way line, a distance of 55.00 feet;

Thence North 89° 26' 37" West along said East right of way line, a distance of 10.00 feet;

Thence North 44° 26' 37" West along said East right of way line, a distance of 14.14 feet;

Thence North 00° 33' 23" East along said East right of way line, a distance of 229.88 feet to the POINT OF BEGINNING.