

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **123-19-003**
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) 123-19-004C (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Siena Baseline Partners LLC
23717 Hawthorne Blvd., Ste. 300
Torrance, CA 90505-5999

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

Bellstone Baseline LLC
8434 North 90th Street, Suite 100
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:

4520 East Baseline Road
Phoenix, AZ 85042

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

Bellstone Baseline LLC
8434 North 90th Street, Suite 100
Scottsdale, AZ 85258

(b) Next tax payment due 10/15

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:

- 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: 352 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 _____ 8/20/15

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

SEE ATTACHED
Certificate

DOR FORM 82162 (04/2014)

F'20

C1
Yo

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: \$ 31,025,000.00

11. DATE OF SALE (Numeric Digits): 07 / 15
Month / Year

12. DOWN PAYMENT \$ 3,500,000.00

13. METHOD OF FINANCING:

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

\$ _____ 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 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):

Bellstone Baseline LLC
8434 North 90th Street, Suite 100, Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____

State of ARIZONA, County of MARICOPA

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

Notary Public _____

Notary Expiration Date Jan 21, 2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

SFRM0135 (DSI Rev. 07/03/14)

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

That part of the Southwest quarter of the Southeast quarter of Section 31, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of the said Southwest quarter of the Southeast quarter;

THENCE North 00 degrees 28 minutes East along the West line of said Southwest quarter of the Southeast quarter, a distance of 1325.12 feet (1325.37 feet measured) to the Northwest corner thereof;

THENCE North 89 degrees 58 minutes East along the North line of the said Southwest quarter of the Southeast quarter, a distance of 835.50 feet (835.31 feet measured) to the Northwest corner of that certain parcel conveyed to Picerne Development Corporation on January 11, 1985, and recorded with the Maricopa County Recorder under Document No. 85-015765, of Official Records ("Parcel described as Document No. 85-015765, of Official Records"), said point being the TRUE POINT OF BEGINNING;

THENCE South 42 degrees 42 minutes East along the Northwest boundary of the parcel described as Document No. 85-015765, of Official Records, 475.48 feet;

THENCE South 00 degrees 32 minutes West on a line parallel to and 151.27 feet West of the East line of the said Southwest quarter of the Southeast quarter, said line also being the West boundary line of the parcel described as Document No. 85-015765, of Official Records, a distance of 976.18 feet to a point on the South line of said Section;

THENCE West along said line 325.83 feet (325.70 feet measured) to a point on said South line of said Southwest quarter of the Southeast quarter a distance of 1325.63 feet from the POINT OF BEGINNING;

THENCE North 00 degrees 32 minutes East 1325.63 feet along said parallel line to the POINT OF BEGINNING;

EXCEPT the South 55 feet.

PARCEL NO: 2:

That part of the Southwest quarter of the Southeast quarter of Section 31, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Southwest quarter of the Southeast quarter;

THENCE West 151.27 feet (151.29 feet measured) along the South line of said Southwest quarter of the Southeast quarter;

THENCE North 00 degrees 32 minutes East, 976.18 feet parallel to and 151.27 feet West of the East line of said Southwest quarter of the Southeast quarter;

THENCE North 42 degrees 42 minutes West, 475.48 feet to the North line of said Southwest quarter of the Southeast quarter;

THENCE North 89 degrees 58 minutes East, 477.0 feet along the said North line to the Northeast corner of said Southwest quarter of the Southeast quarter;

THENCE South 00 degrees 32 minutes West, 1325.98 feet (1325.91 feet measured) along the East line of said Southwest quarter of the Southeast quarter to the place of beginning, being a part of Farm Unit "B", according to the Farm Unit Plat on file in the General Land Office;

EXHIBIT "A"
 (Continued)

EXCEPT the South 55 feet.

PARCEL NO. 3:

An easement for motor vehicle and pedestrian ingress and egress as created and described in instrument recorded as Document No. 85-605789, of Official Records and re-recorded as Document No. 94-0020932, of Official Records and Amendment recorded as Document No. 86-010735 of Official Records, over and across the following described land:

That part of the Southwest quarter of the Southeast quarter of Section 31, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of the said Southwest quarter of the Southeast quarter;

THENCE North 89 degrees 33 minutes 11 seconds East along the South line of said Section 31, 833.70 feet (North 90 degrees 00 minutes 00 seconds East, 833.76 feet measured);

THENCE North 00 degrees 04 minutes 40 seconds East 55.00 feet (North 00 degrees 32 minutes 00 seconds East measured);

THENCE South 89 degrees 33 minutes 11 seconds West 17.00 feet (South 90 degrees 00 minutes 00 seconds West measured) to the TRUE POINT OF BEGINNING;

THENCE continuing South 89 degrees 33 minutes 11 seconds West 40.00 feet (South 90 degrees 00 minutes 00 seconds West measured);

THENCE North 00 degrees 26 minutes 49 seconds West 25.00 feet (North 00 degrees 00 minutes 00 seconds East measured), to the beginning of a tangent curve concave to the Southeast having a radius of 50.00 feet;

THENCE Northeasterly 45.19 feet along said curve through a central angle of 51 degrees 47 minutes 06 seconds;

THENCE South 89 degrees 55 minutes 20 seconds East, 38.52 feet (South 89 degrees 28 minutes 31 seconds East measured);

THENCE South 00 degrees 04 minutes 40 seconds West 24.00 feet (South 00 degrees 31 minutes 29 seconds West measured);

THENCE North 89 degrees 55 minutes 20 seconds West, 7.27 feet (North 89 degrees 28 minutes 31 seconds West measured) to the beginning of a tangent curve concave to the Southeast having a radius of 10.00 feet;

THENCE Southwesterly 15.80 feet along said curve through a central angle of 90 degrees 31 minutes 29 seconds to a point of tangency;

THENCE South 00 degrees 26 minutes 49 seconds East 30.00 feet (South 00 degrees 00 minutes 00 seconds East measured) to the TRUE POINT OF BEGINNING.