

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 156-03-005H  
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? \_\_\_\_\_

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

(1) \_\_\_\_\_ (2) 156-03-005J  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

PALM AIRE CAPITAL, LLC, an Arizona limited liability company  
1850 South Sepulveda Blvd  
Los Angeles, CA 90025

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

LILI RUBIN INVESTMENT PROPERTIES, L.L.C., an Arizona  
limited liability company  
5101 North 20th Street  
Phoenix, AZ 85016

(b) Are the Buyer and Seller related? Yes  No

### 4. ADDRESS OF PROPERTY:

6241 North 27th Avenue  
Phoenix, AZ 85017

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

LILI RUBIN INVESTMENT PROPERTIES, L.L.C., an Arizona  
limited liability company  
1850 South Sepulveda Blvd  
Los Angeles, CA 90025

(b) Next tax payment due April 2016

### 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: 186 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 \_\_\_\_\_ day of \_\_\_\_\_

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

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

**PLEASE SEE ATTACHED CERTIFICATE**

70  
Ho:

### 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: \$ 7,475,000.00

11. DATE OF SALE (Numeric Digits): August 2015  
Month / Year 15 & 8

12. DOWN PAYMENT \$ 2,000,000 ~~655,000.00~~

### 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:

\$ \_\_\_\_\_ 00 AND

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

### 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):

American Title Service Agency, LLC  
2929 E. Camelback Road, Suite 218, Phoenix, AZ 85016  
(602) 424-7300

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

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

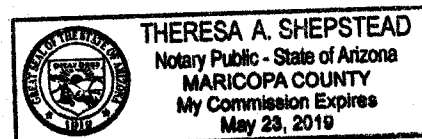
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23rd day of September 2015

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

Notary Expiration Date 5/23/2019



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me  
Unofficial Document

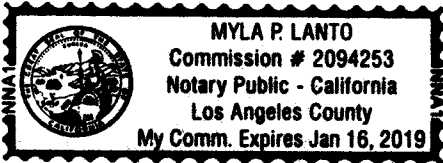
on this 22nd day of September, 2015.  
Date Month Year

(1) JOHN SAFI

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *[Signature]*  
Signature of Notary Public



*Seal*  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value Document Date: September 22, 2015  
 Number of Pages: three Signer(s) Other Than Named Above: no other signer

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

**PARCEL NO. 1: (156-03-005H)**

A portion of the North 330.00 feet of the South half of the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of Section 12, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and monument line intersection of Maryland Avenue and 27th Avenue;

THENCE South (assumed bearing) along the West section line and monument line of 27th Avenue, a distance of 661.84 feet to the North line of the South half of the Northwest quarter of the Southwest quarter of said Section 12;

THENCE North 89 degrees 38 minutes 33 seconds East, along said North line, a distance of 40.00 feet to the Easterly right of way line of 27th Avenue and POINT OF BEGINNING;

THENCE North 89 degrees 38 minutes 33 seconds and continuing along said North line, a distance of 730.43 feet;

THENCE South 00 degrees 21 minutes 27 seconds East, a distance of 305.00 feet to the North right-of-way line of Claremont Street;

THENCE South 89 degrees 38 minutes 33 seconds Unofficial Document along said North right-of-way line of Claremont Street, a distance of 710.26 feet to a point of curvature;

THENCE along the arc of a curve to the right having a central angle of 90 degrees 21 minutes 27 seconds, a radius of 12.00 feet, and an arc length of 18.92 feet to a point of tangency;

THENCE North, along the East right-of-way line of 27th Avenue, a distance of 292.93 feet to the POINT OF BEGINNING.

**PARCEL NO. 2: (156-03-005J)**

A portion of the North 330.00 feet of the South half of the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of Section 12, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and monument line intersection of Maryland Avenue and 27th Avenue;

THENCE South (assumed bearing) along the West section line and monument line of 27th Avenue, a distance of 661.84 feet to the North line of the South half of the Northwest quarter of the Southwest quarter of said Section 12;

THENCE North 89 degrees 38 minutes 33 seconds East, along said North line, a distance of 40.00 feet to the Easterly right of way line of 27th Avenue and POINT OF BEGINNING;

THENCE North 89 degrees 38 minutes 33 seconds East, continuing along said North line a distance of 720.43 feet;

**EXHIBIT "A"**  
(Continued)

**THENCE South 00 degrees 21 minutes 27 seconds East, a distance of 330.00 feet to the South line of the North 330.00 feet of said South half;**

**THENCE South 89 degrees 38 minutes 33 seconds West, along said South line a distance of 722.49 feet to the Easterly right-of-way line of 27th Avenue;**

**THENCE North along said right-of-way line, a distance of 330.01 feet to the POINT OF BEGINNING;**

**EXCEPTING therefrom that portion described as COMMENCING at the West quarter corner of Section 12, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and monument line intersection of Maryland Avenue and 27th Avenue;**

**THENCE South (assumed bearing) along the West section line and monument line of 27th Avenue, a distance of 661.84 feet to the North line of the South half of the Northwest quarter of the Southwest quarter of said Section 12;**

**THENCE North 89 degrees 38 minutes 33 seconds East, along said North line, a distance of 40.00 feet to the Easterly right of way line of 27th Avenue and POINT OF BEGINNING;**

**THENCE North 89 degrees 38 minutes 33 seconds and continuing along said North line, a distance of 730.43 feet;**

**THENCE South 00 degrees 21 minutes 27 seconds East, a distance of 305.00 feet to the North right-of-way line of Claremont Street;**

**THENCE South 89 degrees 38 minutes 33 seconds West, <sup>Unofficial Document</sup> along said North right-of-way line of Claremont Street, a distance of 710.26 feet to a point of curvature;**

**THENCE along the arc of a curve to the right having a central angle of 90 degrees 21 minutes 27 seconds, a radius of 12.00 feet, and an arc length of 18.92 feet to a point of tangency;**

**THENCE North, along the East right-of-way line of 27th Avenue, a distance of 292.93 feet to the POINT OF BEGINNING.**