

Unofficial Document

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ch.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 124-11-020C
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Madison 51, LLC
5665 N. Scottsdale Road, Suite 135
Scottsdale, AZ 85250

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

Omatex Corporation
9 Peach Tree Hill Road
Livingston, NJ 07039

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

4. ADDRESS OF PROPERTY:

5125 East Madison Street
Phoenix, AZ 85034

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

Omatex Corporation
9 Peach Tree Hill Road
Livingston, NJ 07039

(b) Next tax payment due _____

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,

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 18th day of Sept. 2015
Notary Public Renée M. Maday
Notary Expiration Date 12-05-2015

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Stewart Title & Trust of Phoenix, Inc.
2930 E. Camelback Rd., Suite 210, Phoenix, AZ 85016
(480) 557-4560

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

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: \$ \$14,700,000.00

11. DATE OF SALE (Numeric Digits): 06/2015
Month / Year

12. DOWN PAYMENT \$ \$14,700,000.00

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 partial interest: _____

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: _____

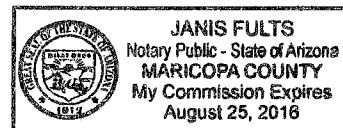
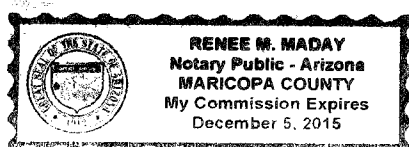


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 1:

That part of Lot 1, THORNWOOD AMENDED 2, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 681 of Maps, Page 40, being part of Section 8, Township 1 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the most Westernmost corner of said Lot 1; thence South 81 degrees 50 minutes 22 seconds East, along the Northerly line of said Lot 1, a distance of 404.67 feet to the beginning of a tangent curve of 89.00 foot radius, concave Northwesterly; thence Northeasterly along said Northerly line and along said curve, through a central angle of 73 degrees 06 minutes 35 seconds, a distance of 113.56 feet; thence South 26 degrees 01 minutes 11 seconds East, a distance of 159.21 feet; thence South 81 degrees 23 minutes 22 seconds East, a distance of 439.16 feet; thence North 00 degrees 05 minutes 50 seconds East, a distance of 537.87 feet to a point on the Westerly line of said Lot 1; thence North 00 degrees 05 minutes 50 seconds East, along said Westerly line, a distance of 228.76 feet to a point on the Southerly line of that certain parcel of land granted to the City of Phoenix in Document No. 2007-447433, records of Maricopa County, Arizona; thence along said Southerly line, the following courses:

thence South 79 degrees 55 minutes 40 seconds East, a distance of 25.03 feet;
thence South 00 degrees 05 minutes 59 seconds West, a distance of 10.15 feet;
thence South 79 degrees 55 minutes 40 seconds East, a distance of 5.43 feet to a point on the Easterly line of said Lot 1;

thence along said Easterly line the following courses:

thence South 00 degrees 05 minutes 50 seconds West, departing said Southerly line, a distance of 838.55 feet;
thence South 00 degrees 07 minutes 17 seconds West, ^{Unofficial Document} a distance of 80.00 feet;
thence North 89 degrees 43 minutes 14 seconds West, a distance of 1.00 feet;

thence South 00 degrees 07 minutes 17 seconds West, a distance of 435.57 feet to a point on the Southerly line of said Lot 1, said point being on a 6,025.68 foot radius non-tangent curve, whose center bears South 10 degrees 56 minutes 10 seconds West; thence along the Southerly line of said Lot 1 the following courses:

thence Northwesterly, departing said Easterly line along said curve, through a central angle of 00 degrees 16 minutes 50 seconds, a distance of 29.51 feet; thence North 00 degrees 07 minutes 17 seconds East, a distance of 17.27 feet; thence North 79 degrees 37 minutes 08 seconds West, a distance of 90.88 feet; thence South 08 degrees 33 minutes 55 seconds West, a distance of 17.01 feet; thence North 79 degrees 37 minutes 08 seconds West, a distance of 1,009.42 feet to the Southwest corner of said Lot 1; thence North 08 degrees 09 minutes 38 seconds East, departing said Southerly line along the Westerly line of said Lot 1, a distance of 620.86 feet to the Point of Beginning.

Parcel No. 2:

An Easement for Private Utilities as created in instrument recorded in Document No. 2014-232762 over that part of Lot 1, THORNWOOD AMENDED 2, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 681 of Maps, Page 40, being part of Section 8, Township 1 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northernmost Northwest corner of said Lot 1; thence South 08 degrees 07 minutes 37 seconds West, along the Westerly line of said Lot 1, a distance of .049 feet to the True Point of Beginning; thence South 81 degrees 52 minutes 23 seconds East, a distance of 422.54 feet; thence South 08 degrees 09 minutes 38 seconds West, a distance of 2.26 feet; thence South 85 degrees 58 minutes 04 seconds East, a distance of 27.13 feet; thence South 00 degrees 05 minutes 50 seconds West, a distance of 20.05 feet; thence North 85 degrees 58 minutes 04 seconds West, a distance of 29.95 feet; thence South 08 degrees 09 minutes 38 seconds West, a distance of 323.06 feet; thence South 06 degrees 42 minutes 29 seconds East, a distance of 192.99 feet; thence North 81 degrees 23 minutes 22 seconds West, a distance of 109.35 feet; thence North 08 degrees 09 minutes 36 seconds East, a distance of 10.32 feet; thence South 81 degrees 50 minutes 24 seconds East, a distance of 85.69 feet; thence North 06 degrees 42 minutes 29 seconds West, a distance of 174.56 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.30 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 8.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of

4.37 feet; thence North 08 degrees 09 minutes 38 seconds East, a distance of 276.37 feet; thence North 81 degrees 52 minutes 39 seconds West, a distance of 10.15 feet; thence North 08 degrees 07 minutes 21 seconds East, a distance of 8.00 feet; thence South 81 degrees 52 minutes 39 seconds East, a distance of 10.15 feet; thence North 08 degrees 09 minutes 38 seconds East, a distance of 39.69 feet; thence North 81 degrees 52 minutes 23 seconds West, a distance of 180.69 feet; thence South 08 degrees 07 minutes 21 seconds West, a distance of 39.70 feet; thence North 81 degrees 52 minutes 39 seconds West, a distance of 20.00 feet; thence North 08 degrees 07 minutes 21 seconds East, a distance of 39.70 feet; thence North 81 degrees 52 minutes 23 seconds West, a distance of 201.83 feet to a point on the Westerly line of said Lot 1; thence North 08 degrees 07 minutes 37 seconds East, along said Westerly line, a distance of 20.00 feet to the True Point of Beginning.

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