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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 167-32-001U
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) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Montevideo Investments, LLC, an Arizona limited liability company
16055 N Dial Blvd, Ste 4
Scottsdale, AZ 85260

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

PVM Holdings, LLC, an Arizona limited liability company
9307 E Desert Arroyos
Scottsdale, AZ 85255

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

4. ADDRESS OF PROPERTY:

4519 East Cactus Road
Phoenix, AZ

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

PVM Holdings, LLC, an Arizona limited liability company
16055 N Dial Blvd, Ste 4
Scottsdale, AZ 85260

(b) Next tax payment due October 1, 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: 1
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
 - b. Special Warranty Deed
 - c. Joint Tenancy Deed
 - d. Contract or Agreement
 - e. Quit Claim Deed
 - f. Other: _____

10. SALE PRICE: \$ 10,400,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2015
Month / Year

12. DOWN PAYMENT \$ 5,900,000.00

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:

\$ 0.00 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):

PVM Holdings, LLC, an Arizona limited liability company
9307 E Desert Arroyos
Scottsdale, AZ 85255
(602) 405-3712

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.

Guia Galang
Signature of Seller / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me on this 4 day of Sept 2015

Notary Public [Signature]

Notary Expiration Date 8/19/2019

[Signature]
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 3 day of Sept 2015

Notary Public Christina Smith

Notary Expiration Date 12-31-2018



STEPHANIE J. FIFE
Notary Public - Arizona
Maricopa County
Expires 08/19/2019



CHRISTINA SMITH
Notary Public - Arizona
Maricopa County
Expires 12/31/2018

Escrow No. C1506861-303-SF
 Affidavit of Property Value...Continued
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EXHIBIT "A"
Legal Description

PARCEL NO. 1:

A parcel of land consisting of a portion of the South half of the South half of Section 18, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 18;

thence North 01 degrees 22 minutes 04 seconds West along the East line of said Section 18, a distance of 268.99 feet to a point lying on the relocated monument line of Cactus Road as recorded in Docket 12020, page 733 and in Docket 12020, page 747, records of Maricopa County, Arizona;

thence North 69 degrees 52 minutes 05 seconds West along said realigned Cactus Road monument line, 832.80 feet to a point lying on the monument line of realigned Tatum Boulevard;

thence continuing the next two courses along said realigned Cactus Road monument line North 69 degrees 52 minutes 05 seconds West, 719.97 feet to the point of curvature of a curve;

thence along said curve to the left having a radius of 2291.83 feet, a central angle of 11 degrees 06 minutes 12 seconds, an arc distance of 444.13 feet to a point on the curve;

thence South 09 degrees 01 minutes 43 seconds West, 67.00 feet to a point lying on the South right-of-way line of said Cactus Road, as set forth on the PARADISE VILLAGE Map of Dedication recorded in Book 195 of Maps, page 30, records of Maricopa County, Arizona;

thence continuing South 09 degrees 01 minutes 43 seconds West, 99.35 feet to the point of curvature of a curve;

thence along said curve to the right having a radius of 500.00 feet, a central angle of 13 degrees 26 minutes 30 seconds, an arc distance of 117.30 feet to the point of tangency of the curve;

thence South 22 degrees 28 minutes 13 seconds West, 10.32 feet to the TRUE POINT OF BEGINNING;

thence continuing South 22 degrees 28 minutes 13 seconds West, 89.68 feet to the point of curvature of a curve;

thence along said curve to the left having a radius of 500.00 feet, a central angle of 23 degrees 41 minutes 00 seconds, an arc distance of 206.68 feet to the point of tangency of the curve;

thence South 01 degrees 12 minutes 47 seconds East, 58.75 feet;

thence South 88 degrees 47 minutes 13 seconds West along a line, 328.28 feet North of and parallel to the South line of the Southeast quarter of said Section 18, a distance of 475.58 feet;

thence North 01 degrees 12 minutes 47 seconds West, 120.00 feet;

thence North 88 degrees 47 minutes 13 seconds East, 130.00 feet;

thence North 01 degrees 12 minutes 47 seconds West, 80.00 feet;

thence North 88 degrees 47 minutes 13 seconds East, 45.00 feet;

thence North 01 degrees 12 minutes 47 seconds West, 124.39 feet;

thence South 88 degrees 47 minutes 13 seconds West, 35.48 feet;

Escrow No. C1506861-303-SF
 Affidavit of Property Value...Continued
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EXHIBIT "A"
 (Continued)

thence South 68 degrees 17 minutes 14 seconds West, 128.50 feet;

thence South 88 degrees 47 minutes 13 seconds West, 49.94 feet;

thence North 01 degrees 12 minutes 47 seconds West, 31.97 feet;

thence South 88 degrees 47 minutes 13 seconds West, 29.00 feet;

thence North 01 degrees 12 minutes 47 seconds West, 268.04 feet to a point on a curve lying on the South right-of-way line of said Cactus Road as set forth on the PARADISE VILLAGE Map of Dedication recorded in Book 195 of Maps, page 30, records of Maricopa County, Arizona;

thence along said South right-of-way, along said curve to the right having a radius of 2224.83 feet, a tangent bearing of North 81 degrees 42 minutes 57 seconds East, a central angle of 02 degrees 44 minutes 16 seconds, an arc distance of 106.31 feet to a point on the curve;

thence North 05 degrees 32 minutes 47 seconds West, ^{Unofficial Document} 7.00 feet to a point on a curve lying on the South right-of-way line of said Cactus Road;

thence along said South right-of-way along said curve to the right having a radius of 2231.83 feet, a tangent bearing of North 84 degrees 27 minutes 13 seconds East, a central angle of 06 degrees 14 minutes 27 seconds, an arc distance of 243.09 feet to a point on the curve;

thence South 84 degrees 42 minutes 22 seconds East, along the proposed South right-of-way line of said Cactus Road, 129.57 feet;

thence South 01 degrees 12 minutes 47 seconds East, 245.69 feet;

thence North 88 degrees 47 minutes 13 seconds East, 136.60 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

Those certain non-exclusive easements appurtenant to Parcel No. 1 herein for construction, reconstruction, repairing, encroachments, common utilities, maintenance, underground foundations and wall footings, use of facilities within parking area by motor vehicles, roadways and abutting streets, roads and highways, and use of all sidewalks, walkways and other portions of the common area as set forth on Exhibit "A" attached to and made a part of Construction, Operation and Reciprocal Easement Declaration recorded December 7, 1977 in Docket 12585, page 947, as amended by First Amendment recorded December 29, 1977 in Docket 12627, page 1010 and Second Amendment recorded June 11, 1991 in Recording No. 91-266206, records of Maricopa County, Arizona.

PARCEL NO. 3:

Those certain non-exclusive easements appurtenant to Parcel No. 1 herein for use of all sidewalks, walkways, malls, drives, entrances, exits, and parking areas over the Parcel described in Exhibit "B" attached to and made a part of Village Center Reciprocal Easement Declaration recorded November 8, 1977 in Docket 12533, page 215, records of Maricopa County, Arizona.