

# Unofficial Document

FO20

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 130 - 16 - 001 - A  
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:

N and D Restaurants Inc., a Florida corporation  
1000 Darden Center Drive  
Orlando, Florida 32837

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

JLB Agave LLC a DE limited liability company  
3890 West Northwest Hwy., 7th Floor  
Dallas, Texas 75220

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

### 4. ADDRESS OF PROPERTY:

Part of 3330 North Scottsdale Road  
Scottsdale, Arizona

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

JLB Agave LLC  
3890 West Northwest Hwy., 7th Floor  
Dallas, Texas 75220

(b) Next tax payment due 03/01/16

### 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: Restaurant  
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 used as a vacation home or secondary residence.  
c.  To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary residence" or "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 TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent Dave Waechter, Sr. Dir. Asset Mgmt.

State of Florida, County of Orange

Subscribed and sworn to before me on this 3rd day of September 20 15

Notary Public Sonia Saddler

Notary Expiration Date 8/9/2017 **SONIA SADDLER**

DOR FORM 82162 (10/2013)



MY COMMISSION # FF 038932  
EXPIRES: August 9, 2017  
Bonded Thru Budget Notary Services

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sa

### 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: \$ 6,200,000 00

11. DATE OF SALE (Numeric Digits): 10/13  
Month / Year

12. DOWN PAYMENT \$ 6,200,000 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:  
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: 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):

Natalie F. Colon  
c/o Darden, 1000 Darden Center Drive  
Orlando, FL 32837 Phone: (407) 245-5342

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

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

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of Sept 20 15

Notary Public A. READWEAU

Notary Expiration Date 8-1-17

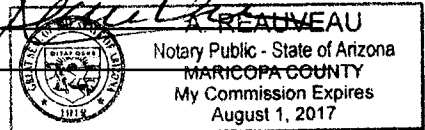


EXHIBIT "A"  
Legal Description

A portion of Lot 1, Block 29 of the Final Plat of Security Acres Amended as recorded in Book 8, Page 59, Maricopa County records also being a portion of the Southeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a found brass cap in handhole accepted as the East quarter corner of said Section 27 from which a found brass cap in handhole accepted as the Southeast corner thereof bears South 00 degrees 09 minutes 20 seconds West, 2654.38 feet;

Thence South 00 degrees 09 minutes 20 seconds West, 206.14 feet, along the East line of said Southeast quarter;

Thence leaving said East line, North 89 degrees 50 minutes 40 seconds West, 55.00 feet to the Point of Beginning;

Thence South 00 degrees 09 minutes 20 seconds West, 146.41 feet along a line which is 55.00 feet West of and parallel with the East line of Southeast quarter;

Thence leaving said parallel line, South 89 degrees 13 minutes 59 seconds West, 576.71 feet along the South line of said Lot 1 to a found rebar with cap RLS 18214 accepted as the intersection of the South line of said Lot 1 and the Easterly right of way line of 71st Street;

Thence leaving said South line and along said Easterly right of way line, North 00 degrees 09 minutes 20 seconds East, 77.43 feet;

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Thence leaving said Easterly right of way line, North 89 degrees 13 minutes 59 seconds East, 267.54 feet;

Thence North 00 degrees 46 minutes 01 seconds West, 68.97 feet;

Thence North 89 degrees 13 minutes 59 seconds East, 310.28 feet to the Point of Beginning.