

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215-48-007
 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) 215-48-008 (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Avanti Park Properties Limited Partnership
3010 77th Avenue, S.E., Suite 204
Mercer Island, WA 98040

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

Lawrence E. Twomey, Peter Q Ezzell, and David T Balfour, all
as Tenants-in-Common
2907 Shelter Island Drive, Suite 105-263
San Diego, CA 92016

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

4. ADDRESS OF PROPERTY:

15570 North 83rd Way
Scottsdale, AZ 85260

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

c/o Twomey, Ezzell & Balfour
2907 Shelter Island Drive, Suite 105-263
San Diego, CA 92016

(b) Next tax payment due 3/1/2016

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | | |
|----------------------------|----------------------------------|---------------------------------|
| a. Vacant Land | <input checked="" type="radio"/> | f. Commercial or Industrial Use |
| b. Single Family Residence | <input type="radio"/> | g. Agricultural |
| c. Condo or Townhouse | <input type="radio"/> | h. Mobile or Manufactured Home |
| | | Affixed Not Affixed |
| d. 2-4 Plex | <input type="radio"/> | i. Other Use; Specify: _____ |
| e. Apartment Building | <input type="radio"/> | |

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

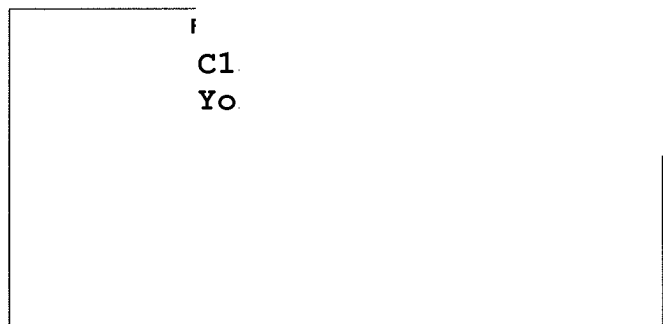
- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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.

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 William A. King
 State of Washington, County of King
 Subscribed and sworn to before me on this 14 day of September, 2015
 Notary Public Melissa
 Notary Expiration Date Nov 26 2018



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | | |
|--------------------------|----------------------------------|--------------------------|
| a. Warranty Deed | <input type="radio"/> | d. Contract or Agreement |
| b. Special Warranty Deed | <input checked="" type="radio"/> | e. Quit Claim Deed |
| c. Joint Tenancy Deed | <input type="radio"/> | f. Other: _____ |

10. SALE PRICE: \$ 6,450,000.00

11. DATE OF SALE (Numeric Digits): 08 / 15
 Month / Year

12. DOWN PAYMENT \$ 4,250,000.00

13. METHOD OF FINANCING:

- | | | |
|-----------------------------------|----------------------------------|--|
| a. Cash (100% of Sale Price) | <input type="radio"/> | e. New loan(s) from financial institution: |
| b. Barter or trade | <input type="radio"/> | (1) Conventional |
| c. Assumption of existing loan(s) | <input type="radio"/> | (2) VA |
| | | (3) FHA |
| | | f. Other financing; Specify: _____ |
| d. Seller Loan (Carryback) | <input checked="" type="radio"/> | |

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: 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):

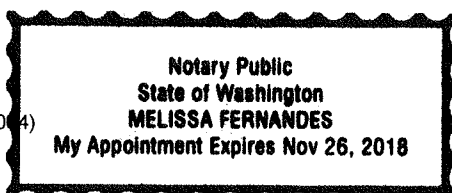
Twomey, Ezzell & Balfour
2907 Shelter Island Drive, Suite 105-263, San Diego, CA
92016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

SIGNED IN COUNTERPART

Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____



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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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SIGNED IN COUNTERPART

Signature of Seller / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

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
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92016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____

State of CALIFORNIA, County of LOS ANGELES

Subscribed and sworn to before me on this 10 day of SEPTEMBER 2015

Notary Public _____

Notary Expiration Date 01/07/2016

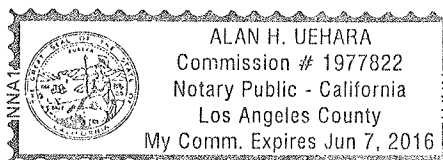


EXHIBIT "A"
Legal Description

Lots 2 and 3, SUN AIRPARK CORPORATE CENTER, according to Book 307 of Maps, page 38, and Certificate of Correction recorded in Document No. 87-654599, records of Maricopa County, Arizona.

Unofficial Document