

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 503 - 66 - 781 -  
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:

Surprise Ryu, LLC  
1900 The Alameda, Suite 510  
San Jose, California 95126

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

Coxsura, LLC  
384 C. Corral de Tierra  
Corral de Tierra, California 93908

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

### 4. ADDRESS OF PROPERTY:

13255 West Foxfire Drive  
Surprise, Arizona

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

Coxsura, LLC  
384 C. Corral de Tierra  
Corral de Tierra, California 93908

(b) Next tax payment due 10/01/15

### 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  
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: \_\_\_\_\_ 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 4<sup>th</sup> day of SEPT 2015

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

Notary Expiration Date Jun 21, 2017

DOR FORM 82162 (04/2014)



SUSAN E. BUSH  
Notary Public - Arizona  
Maricopa County  
Expires 01/21/2017

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### 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: \$ 5,326,000 00

11. DATE OF SALE (Numeric Digits): 09/15  
Month / Year

12. DOWN PAYMENT \$ 1,896,000 00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial Institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller Loan (Carryback) (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 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):

John S. Anderson  
384 C. Corral de Tierra  
Corral de Tierra, CA 93908 (408) 452-7700

### 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<sup>th</sup> day of SEPT 2015

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

Notary Expiration Date Jun 21, 2017



SUSAN E. BUSH  
Notary Public - Arizona  
Maricopa County  
Expires 01/21/2017

**EXHIBIT A**

**[Legal Description]**

Parcel No. 1:

Lot 2, REPLAT OF LOT 5A OF SUN CITY WEST COMMERCE PARK, according to Book 1016 of maps, page 18, records of Maricopa County, Arizona.

Parcel No. 2:

A non-exclusive easement for vehicular and pedestrian ingress and egress as set forth in Declaration Regarding Access Easement, dated December 23, 2008, recorded December 23, 2008, at Recording No. 2008-1081847.