

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 303 - 24 - 219 - 0  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Villa Pallavicini Apartments, LLC  
2415 E. Camelback Road, Suite 600  
Phoenix, AZ 85016

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

Trevi Fee Owner LLC  
15315 Magnolia Boulevard, Suite 308  
Sherman Oaks, CA 91403

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

### 4. ADDRESS OF PROPERTY:

635 S. Ellis St.  
Chandler, AZ 85224

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

Trevi Fee Owner LLC  
15315 Magnolia Boulevard, Suite 308  
Sherman Oaks, CA 91403

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

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

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14 Ho:

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: \$ 47,500,000 00

11. DATE OF SALE (Numeric Digits): 10/15  
Month / Year

12. DOWN PAYMENT \$ 13,300,000 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 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):

First American Title Insurance Company  
2425 E. Camelback Rd., Suite 300  
Phoenix, AZ 85016

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

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.

Shula Hunter  
Signature of Seller (Agent)

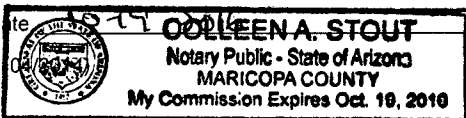
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public Colleen A. Stout

Notary Expiration Date 10/19/16

DOR FORM 82162



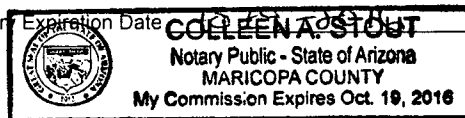
Shula Hunter  
Signature of Buyer (Agent)

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public Colleen A. Stout

Notary Expiration Date 10/19/16



### Legal Description

PARCEL NO. 1

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 31, A DISTANCE OF 1322.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 409.83 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, WITH A RADIUS BEARING SOUTH 1 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 260.29 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 45 MINUTES 43 SECONDS, A DISTANCE OF 198.81 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 142.22 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 190.91 FEET;

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THENCE SOUTH 89 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 336.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY WITH A RADIUS BEARING OF NORTH 0 DEGREES 06 MINUTES 32 SECONDS EAST, A DISTANCE OF 328.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55 DEGREES 16 MINUTES 49 SECONDS, A DISTANCE OF 316.46 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 64 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 220.31 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 197.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 0 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 682.48 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1355.33 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN FAIRVIEW STREET, ELLIS STREET AND 94TH STREET AS DEDICATED IN THE MINOR LAND DIVISION MAP FOR VILLA PALLAVICINI RECORDED IN BOOK 694 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDER.

ALSO DESCRIBED AS FOLLOWS:

LOT 1, VILLA PALLAVICINI, ACCORDING TO BOOK 694 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT AS SET FORTH IN SECTION 4(A) OF EASEMENT AGREEMENT RECORDED OCTOBER 30, 2003 AT RECORDER'S NO. 2003-1510782, RECORDS OF MARICOPA COUNTY RECORDER.

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