AFFIDAVIT OF PROPERTY VALUE

ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	2º Document	
Primary Parcel: 303 - 59 - 972 - K		
BOOK MAP PARCEL SPLIT Does this sale includ <u>e a</u> ny parc <u>els</u> that are being split / divided?	18	
Check one: Yes No	ch.	
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:	10. SALE PRICE:	\$ 5,448,000 00
Chandler AZ Development Group, LLC	11. DATE OF SALE (Numeric Digits):	10/15
155 W. New York Street, Ste. 200		onth / Year
Southern Pines, NC 28387	12. DOWN PAYMENT	\$ 100,000 00
3. (a) BUYER'S NAME AND ADDRESS:	13. METHOD OF FINANCING:	
Balaban Chandler, LLC	a. Cash (100% of Sale Price)	e. New loan(s) from
2727 Mesa Verde Ranch	b. Barter or trade	financial Institution: (1) ☐ Conventional
Santa Ynez, CA 93460	s. Easter of rede	(2) VA
(b) Are the Buyer and Seller related? Yes No 🗹	c. Assumption of existing loan(s)	(3) ☐ FHA f. ☐ Other financing; Specify:
If Yes, state relationship:	d. Seller Loan (Carryback)	i. Curier imancing, Specify.
4. ADDRESS OF PROPERTY:	14. PERSONAL PROPERTY (see reversi	e side for definition):
25606 S Arizona Ave	(a) Did the Sale Price in Item 10 inclu	•
Chandler, AZ 85248	impacted the Sale Price by 5 percent or more? Yes No	
5. MAIL TAX BILL TO:	(b) If Yes, provide the dollar amount of	of the Personal Property:
Balaban Chandler, LLC c/o Clover Creek Ranch	\$	00 AND
2727 Mesa Verde Rd	briefly describe the Personal Prop	ertv:
Santa Ynez, CA 93460	15. PARTIAL INTEREST: If only a partial	
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	briefly describe the partial interest:	,
a. Vacant Land f. Commercial or Industrial Use	16. SOLAR / ENERGY EFFICIENT COM	PONENTS:
b. Single Family Residence g. Agricultural	(a) Did the Sale Price in Item 10 include solar energy devices, energy	
c. Condo or Townhouse h. Mobile or Manufactured Home	efficient building components, renewable energy equipment or	
Affixed Not Affixed	combined heat and power systems that impacted the Sale Price by	
d. ☐ 2-4 Plex i. ☐ Other Use; Specify:	5 percent or more? Yes No 🗸	
e. Apartment Building	If Yes, briefly describe the solar / energy	rgy efficient components:
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. ☐ Owner occupied, not a	· · · · · · · · · · · · · · · · · · ·	
primary residence.	17. PARTY COMPLETING AFFIDAVIT (N	lame, Address, Phone Number):
c. To be rented to someone other than a "family member."	Chandler AZ Development Group, LLC	
See reverse side for definition of a "primary residence" or "family member."	155 West New York Avenue, Ste. 200	
8. If you checked e or f in Item 6 above, indicate the number of units:	Southern Pines, NC	
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.	18. LEGAL DESCRIPTION (attach copy if necessary):	
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. ☐ Warranty Deed d. ☐ Contract or Agreement	See Exhibit A attached hereto	
b. Special Warranty Deed e. Quit Claim Deed	Gee Exhibit A attached hereto	
c. Joint Tenancy Deed f. Other:		
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FO	REGOING INFORMATION IS A TRUE AND	COPPECT STATEMENT OF THE
FACTS PERTANING TO THE TRANSFER OF THE ABOVE DESCRIBED PRO	PERTY	CORRECT STATEMENT OF THE
William C Roualty 30000001900000		
Signature of Seller / Agent	Signature of Buyer Agent	
State of North Carolina , County of Moore , County of Moore		ty of Maricaga
Subscribed and swarm to before me on this 10 carpor Sctober 20 152	Subscribed and sworn to before me on this	11_day of <u>OCt · 2</u> d5
Notary Public wild To S.	Notary Public S	\wedge
Notary Expiration Date 4-24-3000 23 10	Notary Expiration Date	BILLIE JOHNSON
DOR FORM 82162 (08/2012)		Notary Public - State of Arizona MARICOPA COUNTY
23903303668900		My Commission Expires March 20, 2017

Unofficial

LEGAL DESCRIPTION

PARCEL NO. 1:

A portion of the Northeast quarter of Section 33, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Northeast quarter of Section 33;

Thence South 00 degrees 19 minutes 42 seconds East, along the East line of said Northeast quarter for a distance of 1330.03 feet;

Thence South 89 degrees 16 minutes 30 seconds West, departing said East line, for a distance of 60.00 feet to a point on the West right-of-way line of Arizona Avenue and the TRUE POINT OF BEGINNING;

Thence South 00 degrees 19 minutes 42 seconds East, along the West right-of-way line of Arizona Avenue, for a distance of 277.68 feet;

Thence North 90 degrees 00 minutes 00 seconds West, departing said West right-of-way line, for a distance of 582.01 feet:

Thence North 00 degrees 19 minutes 42 seconds West for a distance of 270.31 feet;

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Thence North 89 degrees 16 minutes 30 seconds East for a distance of 582.02 feet to the TRUE POINT OF BEGINNING.

Said parcel is also known as Lot 1 of MINOR LA DOMESTIC DN / LOT SPLIT SURVEY, according to Book 1224 of Maps, page 18, and thereafter Affidavit of Correction recorded in Document No. 20150241556, records of Maricopa County, Arizona.

PARCEL NO. 2:

A non-exclusive perpetual easement for pedestrian and vehicular access, ingress and egress as set forth in Joint Driveway Access Easement and Visual Site Triangle Easement Agreement recorded February 6, 2008 in Recording No. 2008-0105500, records of Maricopa County, Arizona, as amended by Amendment to Joint Driveway Access Agreement and Visual Site Triangle Easement Agreement dated April 10, 2015 recorded April 10, 2015, in Recording No. 20150247379, records of Maricopa County, Arizona, and rerecorded 10/14/1 in Recording No. 2015/2, records of Maricopa County, Arizona.

PARCEL NO. 3:

2015

A non-exclusive perpetual easement for vehicular and pedestrian ingress and egress set forth in Access and Utility Easement Agreement dated April 10, 2015, recorded on April 10, 2015 in Recording. 20150247381, records of Maricopa County, Arizona.