

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-63-722
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? 3

Please list the additional parcels below (attach list if necessary):

(1) 501-63-724 (2) 501-63-725
(3) 501-63-726 (4) _____

2. SELLER'S NAME AND ADDRESS:

Nevada Holding Co., L.P.
8095 Othello Avenue
San Diego, CA 92111

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

Madison Plaza I, LLC
23901 Calabasas Rd. #1064
Calabasas, CA 91302

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

4. ADDRESS OF PROPERTY:

5115 N. Dysart Road
Litchfield Park, AZ

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

Madison Plaza 1, LLC
23901 Calabasas Rd., #1064
Calabasas, CA 91302

(b) Next tax payment due 2016

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: _____
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" 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.

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: \$ 14,500,000.00

11. DATE OF SALE (Numeric Digits): 10/2015
Month / Year

12. DOWN PAYMENT \$ 14,500,000.00

13. METHOD OF FINANCING:

a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____
b. Barter or trade
c. Assumption of existing loan(s)
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):

Seller & Buyer
c/o Lawyers Title 602-287-3500
2398 E. Camelback Rd., #230, Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 26 day of October 2015
Notary Public Robert J. Uhl
Notary Expiration Date 12-15-18

Signature of Buyer/Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 26 day of October 2015
Notary Public Robert J. Uhl
Notary Expiration Date 12-15-18

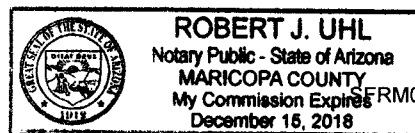
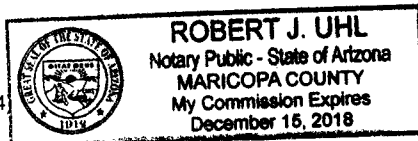


EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 3, 4, and 5, of CAMELBACK CROSSING, according to Book 929 of Maps, page 22, records of Maricopa County, Arizona.

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