

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-24-001Y - 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:

CT Retail Properties Finance IV, LLC
c/o Kimco Realty Corporation 3333 New Hyde Park Road, Suite
New Hyde Park, New York, 11042

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

North Mountain Village Retail, LLC
3519 East Shea Boulevard, Suite 132
Phoenix, AZ 85028

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3401-3431 W. Thunderbird Road
Phoenix, AZ 85053

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

North Mountain Village Retail, LLC
3519 East Shea Boulevard, Suite 132
Phoenix, AZ 85028

(b) Next tax payment due 10/1/2015

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☒ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agriculture
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" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units: / 2 7 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.

See attached signature page

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 1 5

Notary Public _____

Notary Expiration Date _____

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DOR FORM 82162 (04/2014)

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: \$ 10,577,000.00 00

11. DATE OF SALE (Numeric Digits): 0 9 / 1 5 Month/Year

12. DOWN PAYMENT \$ 10,577,000.00 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
(3) ☐ FHA
d. ☐ Seller Loan (Carryback) 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 National Commercial Services

2425 E. Camelback Road, Suite 300

Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30 day of Sept 20 1 5

Notary Public Sheila F. Hunter

Notary Expiration Date 9-9-2018



SHEILA F. HUNTER

Notary Public - State of Arizona

MARICOPA COUNTY

My Commission Expires Sept. 8, 2018

SELLER:


CT RETAIL PROPERTIES FINANCE IV, LLC,
a Delaware limited liability company

By: PK II Holdco LLC,
its member,

By: PRK Holdings II LLC,
its managing member,

By: Kimco PK, LLC,
its managing member,

By: Kimco PK Inc.,
its managing member

By: 
Name: SCOTT JENSEN
Title: V.P.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

~~Arizona~~
State of ~~California~~
County of Maricopa

On 09 Sept, 2015 before me, Scott Jensen

(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, Unofficial Document the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

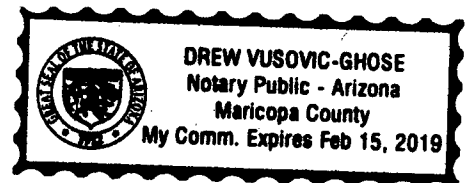


Exhibit "A "

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 14, 1,917.33 FEET;

THENCE EAST 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, PARALLEL WITH AND 55.00 FEET EAST OF SAID WEST LINE, 294.42 FEET;

THENCE EAST, 120.00 FEET;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, 150.62 FEET;

THENCE EAST, 80.00 FEET;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, 205.01 FEET AND TO A POINT 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 14;

THENCE EAST, ALONG A LINE 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 14, 101.53 FEET;

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THENCE SOUTH, 405.67 FEET;

THENCE EAST, 20.00 FEET;

THENCE SOUTH, 130.33 FEET;

THENCE WEST, 8.00 FEET;

THENCE SOUTH, 90.00 FEET;

THENCE EAST, 308.67 FEET;

THENCE NORTH, 78.33 FEET;

THENCE WEST, 6.00 FEET;

THENCE NORTH, 142.00 FEET;

THENCE EAST, 21.94 FEET;

THENCE NORTH, 405.67 FEET AND TO A POINT 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 14;

THENCE EAST, ALONG SAID LINE BEING 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 14, 291.36 FEET;

THENCE SOUTH 0 DEGREES 41 MINUTES 00 SECONDS WEST, 450.05 FEET;

THENCE SOUTH 45 DEGREES 20 MINUTES 30 SECONDS WEST, 284.52 FEET;

THENCE WEST, 729.27 FEET TO THE POINT OF BEGINNING;

EXCEPT COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER WHICH BEARS NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, 1917.33 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE EAST TO THE EAST LINE OF THE WEST 55 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 144.5 FEET TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE "A";

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 68 FEET TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE "B";

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 12 FEET;

THENCE SOUTHEASTERLY TO THE INTERSECTION OF THE EAST LINE OF THE WEST 67 FEET OF SAID NORTHWEST QUARTER WITH SAID LINE "B";

THENCE SOUTH 89 DEGREES 20 MINUTES 12 SECONDS EAST, 6 FEET;

THENCE SOUTH 0 DEGREES 39 MINUTES 48 SECONDS WEST, 56 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE EAST LINE OF THE WEST 61 FEET OF SAID NORTHWEST QUARTER WITH SAID LINE "A";

THENCE SOUTH 0 DEGREES 39 MINUTES 48 SECONDS WEST, ALONG LAST SAID EAST LINE TO A POINT WHICH BEARS EAST, 6 FEET FROM THE ^{Unofficial Document} POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION IN DEED RECORDED IN RECORDING NO. 85-076718; AND

EXCEPT THAT PART OF THE SOUTH 2 FEET OF THE NORTH 62 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 14, LYING BETWEEN LINES "C" AND "D" DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 14, 1,917.33 FEET;

THENCE EAST, 55.00 FEET;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, PARALLEL WITH AND 55.00 FEET EAST OF SAID WEST LINE, 294.42 FEET;

THENCE EAST, 120.00 FEET;

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, 150.62 FEET;

THENCE EAST, 80.00 FEET TO THE POINT OF BEGINNING OF SAID LINE "C";

THENCE NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST, ALONG SAID LINE "C", 205.01 FEET TO A POINT 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 14 AND THE TERMINUS OF SAID LINE "C";

THENCE EAST, ALONG A LINE 60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 14, 101.53 FEET TO THE POINT OF BEGINNING OF SAID LINE "D";

THENCE SOUTH ALONG SAID LINE "D" 405.67 FEET TO THE TERMINUS OF SAID LINE "D".

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR PARKING, INGRESS AND EGRESS AND UTILITIES AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS IN INSTRUMENT RECORDED NOVEMBER 02, 1984 IN RECORDING NO. 84-478716 AND AMENDMENT RECORDED FEBRUARY 03, 1988 IN RECORDING NO. 88-051217, AND SECOND AMENDMENT RECORDED JUNE 11, 1990 IN RECORDING NO. 90-259733, AND THIRD AMENDMENT RECORDED MAY 05, 2000, IN RECORDING NO. 00-0343591, AND FOURTH AMENDMENT RECORDED MAY 05, 2000, IN RECORDING NO. 00-0343592.

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