Unofficial Document

F20

C1
he

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **103-27-003K**
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Birchard Group, LLC
PO Box 675741
Rancho Santa Fe, CA 92067

3. (a) BUYER'S NAME AND ADDRESS:
Marble Creek LLC
6015 West Trovita Place
Chandler, AZ 85226

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

4. ADDRESS OF PROPERTY:
5601 West McDowell Road
Phoenix, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Marble Creek LLC
**6015 West Trovita Place**
**Chandler, AZ 85226**

(b) Next tax payment due 03/16

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: **244**
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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:** $ **12,100,000.00**

11. DATE OF SALE (Numeric Digits): 08 / 15
Month / Year

12. DOWN PAYMENT $ **3,000,000.00**

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: Not Applicable

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devises, 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):
Marble Creek LLC
6015 West Trovita Place, Chandler, AZ 85226

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.

**EXECUTED IN COUNTERPART**

Signature of Seller / Agent
State of CA, County of San Diego
Subscribed and sworn to before me on this 23 day of October 2015
Notary Public Marcia Mary McKee
Notary Expiration Date May 17, 2019

Signature of Buyer / Agent
State of _____, County of _____
Subscribed and sworn to before me on this ___day of_____20__
Notary Public _____
Notary Expiration Date _____

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

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.

State of California )
County of San Diego )
On October 23 before me, Marcia Mary McKee,
*Date* *Here Insert Name and Title of the Officer*
personally appeared Jonathan Lampitt
*Name(s) of Signer(s)*

_____,

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 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 Marcia Mary McKee
*Signature of Notary Public*

MARCIA MARY MCKEE
Commission # 2112062
Notary Public - California
San Diego County
My Comm. Expires May 17, 2019

*Place Notary Seal Above*

Unofficial Document

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Affidavit of Property Value Document Date: Oct. 23, 2015
Number of Pages: 3 Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Jonathan Lampitt
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

20150762460

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **103-27-003K**
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Birchard Group, LLC
PO Box 675741
Rancho Santa Fe, CA 92067

3. (a) BUYER'S NAME AND ADDRESS:
Marble Creek LLC
6015 West Trovita Place
Chandler, AZ 85226

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

4. ADDRESS OF PROPERTY:
5601 West McDowell Road
Phoenix, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Marble Creek LLC
**6015 West Trovita Place**
**Chandler, AZ 85226**

(b) Next tax payment due 03/16

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: **244**
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

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:** $ **12,100,000.00**

11. DATE OF SALE (Numeric Digits): 08 / 15
Month / Year

12. DOWN PAYMENT $ **3,000,000.00**

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: Not Applicable

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devises, 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:

Unofficial Document

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Marble Creek LLC
6015 West Trovita Place, Chandler, AZ 85226

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.

**EXECUTED IN COUNTERPART**

Signature of Seller / Agent
State of _____, County of _____
Subscribed and sworn to before me on this ___day of_____20__
Notary Public _____
Notary Expiration Date _____

Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 4 day of Oct 2015
Notary Public _____
Notary Expiration Date Jan 21 2017

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

DOR FORM 82162 (04/2014)

SFRM0135 (DSI Rev. 07/03/14)

# EXHIBIT "A"
## Legal Description

Being a portion of the Northeast quarter of the Northwest quarter of Section 5, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 5;

thence South 00 degrees 18 minutes 31 seconds West (South 00 degrees 18 minutes 30 seconds West, recorded), 40.00 feet to the POINT OF BEGINNING;

thence South 89 degrees 59 minutes 55 seconds East along a line 40.00 feet South of and parallel with the North line of said Section 5, a distance of 592.87 feet;

thence South 00 degrees 12 minutes 45 seconds West, 724.45 feet to a point on the North line of that property described as Area #1 in Docket 15293, page 63, records of Maricopa County, Arizona;

thence along said North line the following two courses and distances;

thence North 89 degrees 30 minutes 01 seconds West, 144.09 feet (North 89 degrees 32 minutes 10 seconds West, recorded);

thence North 86 degrees 24 minutes 07 seconds West, 450.73 feet (North 86 degrees 26 minutes 06 seconds West, recorded);

thence North 00 degrees 18 minutes 31 seconds East, 694.93 feet (North 00 degrees 18 minutes 30 seconds East, recorded) to the POINT OF BEGINNING.

Unofficial Document