

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 300 - 19 - 042 - 8
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? 2

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

(1) 300-19-041A-0 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Ketchum Real Estate Investments Malibu, LLC

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

WAG Phoenix 6697, LLC

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7606 S. 7th Street, Phoenix, AZ

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

WALGREEN ARIZONA Drug Co
ATTN: TAX Dept
300 Wilmont Road
Deerfield, IL 60015
Ref: WALGREEN STORE #6697

(b) Next tax payment due _____

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
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: 1
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__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

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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: \$ 6,852,000 00

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

12. DOWN PAYMENT \$ 100,000 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
f. ☐ Other financing; Specify: (3) ☐ FHA
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: Not applicable

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):

18. LEGAL DESCRIPTION (attach copy if necessary):

see attached legal description

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

Attachment to Affidavit of Property Value
 Seller: Ketchum Real Estate Investments Malibu, LLC
 Buyer: WAG Phoenix 6697, LLC

The undersigned being duly sworn, on oath, says that the foregoing information is a true and correct statement of the fact pertaining to the transfer of the above described property.

Date: October 6, 2015

KETCHUM REAL ESTATE INVESTMENTS MALIBU, LLC, a Delaware limited liability company

By: 

Stuart M. Ketchum, President

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.

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STATE OF CALIFORNIA)

)

ss.

COUNTY OF LOS ANGELES)

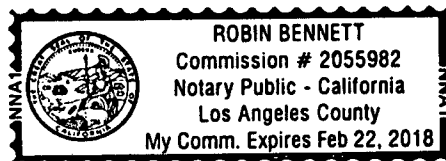
)

Subscribed and sworn to (or affirmed) before me on this 1st day of October, 2015, by Stuart M. Ketchum, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature of Notary Public

[Seal]



Attachment to Affidavit of Property Value
 Seller: Ketchum Real Estate Investments Malibu, LLC
 Buyer: WAG Phoenix 6697, LLC

The undersigned being duly sworn, on oath, says that the foregoing information is a true and correct statement of the fact pertaining to the transfer of the above described property.

Date: October 6, 2015

WAG PHOENIX 6697, LLC,
 an Arizona limited liability company

By: Towns-Man Properties, Inc.,
 a California corporation,
 Its Managing Member

By: Richard W. Saliture
 Richard W. Saliture, President

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.

Unofficial Document

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

ss.)

Subscribed and sworn to (or affirmed) before me on this 2nd day of
October, 2015, by Richard W. Saliture, proved
 to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

K. Clem

Signature of Notary Public



[Seal]

Exhibit "A"

PARCEL NO. 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 341.09 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING ON A LINE DRAWN 55.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4;

THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.70 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 114.13 FEET;

THENCE SOUTHERLY, A DISTANCE OF 156.99 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 905.00 FEET, AND A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 21 SECONDS;

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THENCE ON A BEARING OF NORTH 82 DEGREES 41 MINUTES 32 SECONDS WEST, NOT TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 76.34 FEET;

THENCE WEST A DISTANCE OF 256.78 (RECORD) 256.49 FEET (MEASURED) TO A LINE DRAWN PARALLEL WITH AND DISTANT 16.00 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST (RECORD) NORTH 00 DEGREES 01 MINUTES 20 SECONDS EAST (MEASURED) ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 275.67 FEET (RECORD), 274.63 FEET (MEASURED);

THENCE NORTH 45 DEGREES 02 MINUTES 05 SECONDS EAST (RECORD) NORTH 45 DEGREES 00 MINUTES 40 SECONDS EAST (MEASURED), A DISTANCE OF 22.60 FEET (RECORD), 24.05 FEET (MEASURED) TO A LINE DRAWN PARALLEL WITH AND 55.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 309.12 FEET (RECORD), 308.04 FEET (MEASURED) TO THE POINT OF BEGINNING;

EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE EASTERLY ALONG THE NORTH LINE THEREOF TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 55.00 FEET OF SAID NORTHWEST QUARTER;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 56.00 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE EAST 40.00 FEET OF THE NORTH 71.00 FEET OF SAID NORTHWEST QUARTER;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 71.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING; AND

EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 40.00 FEET OF THE NORTH 71.00 FEET OF SAID NORTHWEST QUARTER;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 71.00 FEET TO THE WEST LINE OF SAID SECTION 4;

THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 249.00 FEET;

THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID SECTION 4;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPT THE WEST 33.00 FEET THEREOF.

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 55.00 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 03 SECONDS EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 31.99 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 03 SECONDS EAST, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 22.66 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 249.01 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, PARALLEL WITH AND 33.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 195.07 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 03 SECONDS WEST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 16.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 442.99 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 22.65 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OR PORTIONS OF PARCEL NOS. 1 AND 2, THAT LIE WITHIN ANY DEDICATED PORTIONS OF THE MAP OF DEDICATION FOR 7TH STREET RE-ALIGNMENT RECORDED AS BOOK 789, PAGE 50.