

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 107-06-003D
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? _____

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

(1) 107-06-115 (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Lili Rubin Investment Properties 4, LLC, an Arizona limited liability company
5101 North 20th Street
Phoenix, AZ 85016

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

GC Square, LLC, an Arizona Limited Liability Company
16074 N. 78th St., B-104
Scottsdale, AZ 85260

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3535 West Camelback Road
Phoenix, AZ 85019

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

GC Square, LLC, an Arizona Limited Liability Company
16074 N. 78th St., B-104
Scottsdale, AZ 85260

(b) Next tax payment due date March 1, 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
d. ☐ 2-4 Plex Affixed Not Affixed
e. ☒ Apartment Building 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 a secondary residence.

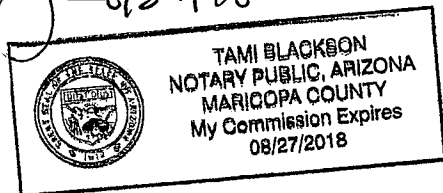
See reverse side for definition of a "primary residence," "secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____

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.

Signature of Seller/Agent Derry Ring Walter, as Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 8 day of Oct, 2015
Notary Public Tami Blackson
Notary Expiration Date 8/27/18



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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 \$ 6465000 00

11. DATE OF SALE (Numeric Digits): 09 / 2015
Month / Year

12. DOWN PAYMENT \$ 1590000 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:

\$ 0 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):

Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary): LEGAL DESCRIPTION ATTACHED HERETO.

Signature of Buyer/Agent Derry Ring Walter, as Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 8 day of Oct, 2015
Notary Public Tami Blackson
Notary Expiration Date 8/27/18

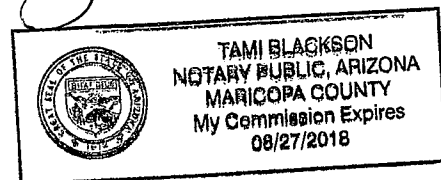


EXHIBIT "A"**PARCEL NO. 1:**

The West 25 feet of the East 225 feet of Tract "A", of WINTON HEIGHTS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 64 of Maps, Page 39;

EXCEPT the North 400 feet thereof.

PARCEL NO. 2:

The West 25 feet of the East 225 feet of the South 150 feet of the North 300 feet of Tract "A", of WINTON HEIGHTS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 64 of Maps, Page 39.

PARCEL NO. 3:

That part of Tract "A", of WINTON HEIGHTS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 64 of Maps, Page 39, and that part of Tract "B", WINTON HEIGHTS TWO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 67 of Maps, Page 22, records of Maricopa County, Arizona described as follows:

BEGINNING at a point on the South line of Tract "A", WINTON HEIGHTS, aforesaid, which is 225 feet West of the Southeast corner thereof;

running thence West, along the South line of aforesaid Tract "A" and along the South line of Tract "B", WINTON HEIGHTS TWO, aforesaid, 375.58 feet to a point in a line which is 530 feet East of and parallel to the West line of aforesaid Tract "B";

thence North 0 degrees 20 minutes 14 seconds East, along said parallel line, 451.24 feet to a point in the North line of said Tract "B";

thence South 89 degrees 58 minutes 15 seconds East, along the North line of said Tract "B" and along the North line of Tract "A", WINTON HEIGHTS, 375.48 feet to a point on a line which is parallel to and 225 feet West of the East line of Tract "A";

thence South 0 degrees 19 minutes 30 seconds West, along said parallel line, 451.03 feet to the POINT OF BEGINNING;

EXCEPT the South 15 feet of the North 25 feet thereof as contained in an Unofficial Document City of Phoenix by Quit Claim Deed recorded February 6, 1974 in Docket 10509, Page 575, records of Maricopa County, Arizona.