

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 217-30-002R -             
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? 1

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

(1) 217-30-002T (3)             
(2)            (4)           

### 2. SELLER'S NAME AND ADDRESS:

Physiocratic Arizona, LLC  
c/o Villas 136, LLC 9375 East Shea Boulevard, Suite 100  
Scottsdale, AZ 85260

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

Street 136 Land Investment, LLC, an Arizona limited liability company  
14550 Frank Lloyd Wright Boulevard, Suite 100  
Scottsdale, AZ 85260

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

If Yes, state relationship:           

### 4. ADDRESS OF PROPERTY:

11711 North 136th Street  
Scottsdale, AZ

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

Street 136 Land Investment, LLC, an Arizona limited liability company  
14550 Frank Lloyd Wright Boulevard, Suite 100  
Scottsdale, AZ 85260

(b) Next tax payment due 03/2016

### 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.  Agriculture
- 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: n / a  
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.

Brian V. [Signature]  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this    day of October 20 15

Notary Public           

Notary Expiration Date           

15  
DOR FORM 82162 (04/2014)

### 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: \$5,700,000.00 00

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

12. DOWN PAYMENT \$5,700,000.00 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 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 Exhibit "A" attached hereto

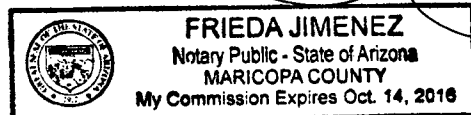
Shirley [Signature]  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13<sup>th</sup> day of October 20 15

Notary Public           

Notary Expiration Date 10-14-2016



# California Jurat Certificate

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 FRANCISCO

} s.s.

Subscribed and sworn to (or affirmed) before me on this 30TH day of SEPTEMBER Month

20 15, by BRIAN V. POWERS and

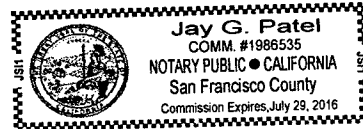
Name of Signer (1)

[Signature], proved to me on the basis of

Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
Signature, Notary Public



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For other required information: Notary Name, Commission No., etc.

Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

AFFIDAVIT OF PROPERTY VALUE

containing \_\_\_\_\_ pages, and dated 09/20/15

Additional Information
Method of Affiant Identification
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Affiant(s) Thumbprint(s) <input type="checkbox"/> Describe: _____

**Exhibit "A"**

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 136TH STREET (AS RECORDED ON DEDICATION PLAT IN BOOK 256 OF MAPS, PAGE 13);

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 574.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST DEPARTING SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 156.26 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, A DISTANCE OF 113.09 FEET;

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THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 156.26 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 556.65 FEET TO A POINT ON THE SOUTH LINE OF COYOTE ROAD AS RECORDED IN DOCUMENT NO. 94-183504 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89 DEGREES 56 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 305.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 61.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 13 MINUTES 15 SECONDS A DISTANCE OF 44.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 53.50 FEET;

THENCE EASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38 DEGREES 16 MINUTES 37 SECONDS A DISTANCE OF 35.74 FEET TO A POINT ON THE SOUTH LINE OF A PUBLIC ACCESS EASEMENT AS RECORDED IN DOCUMENT NO. 94-242052 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY.

THENCE CONTINUING ALONG LAST MENTIONED CURVE AND SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 42 MINUTES 08 SECONDS A DISTANCE OF 39.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 26.50 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 45 MINUTES 30 SECONDS A DISTANCE OF 18.39 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 56 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 36.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 53.50 FEET;

THENCE EASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 04 MINUTES 16 SECONDS A DISTANCE OF 14.07 FEET TO A POINT OF TANGENCY;

THENCE NORTH 74 DEGREES 52 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 25.91 FEET;

THENCE SOUTH 24 DEGREES 56 MINUTES 37 SECONDS WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 80.84 FEET;

THENCE SOUTH 15 DEGREES 28 MINUTES 37 SECONDS EAST A DISTANCE OF 406.24 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST A DISTANCE OF 51.40 FEET TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 04 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 80.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 125.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 98.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 98.17 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 66 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 250.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 20 MINUTES 21 SECONDS A DISTANCE OF 272.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 53 MINUTES 41 SECONDS A DISTANCE OF 112.99 FEET TO A POINT ON THE NORTH LINE OF A 45 FOOT RIGHT-OF-WAY AS RECORDED IN DOCUMENT NO. 97-412889 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY;

Physiocratic Arizona, LLC, Seller to Street 136 Land Investment LLC, Buyer  
Exhibit A to Affidavit of Property Value A-2

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 23.81 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST DEPARTING SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 96.00 FEET;

THENCE NORTH 11 DEGREES 18 MINUTES 11 SECONDS EAST A DISTANCE OF 167.38 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 19.59 FEET;

THENCE NORTH 29 DEGREES 40 MINUTES 38 SECONDS EAST A DISTANCE OF 36.57 FEET;

THENCE NORTH 60 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 20.84 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 163.94 FEET;

THENCE NORTH 23 DEGREES 38 MINUTES 28 SECONDS EAST A DISTANCE OF 46.65 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 322.29 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 136TH STREET (AS RECORDED ON DEDICATION PLAT IN BOOK 256 OF MAPS, PAGE 13);

THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 606.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 113.09 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 156.26 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 113.09 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 156.26 FEET TO THE TRUE POINT OF BEGINNING.