

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **135-09-011B**
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:

New Bayview Apartment Properties, L.L.C.
20978 North 81st Lane
Peoria, AZ 85382

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

Deancurt Mesa II L.L.C.
21 Ramah Circle
Agawam, MA 01001

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

4. ADDRESS OF PROPERTY:

1930 North Country Club Drive
Mesa, AZ 85201

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

Deancurt Mesa II L.L.C.
21 Ramah Circle
Agawam, MA 01001

(b) Next tax payment due 03/16

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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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: 204

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

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 29th day of Oct 2015

Notary Public

Notary Expiration Date 5/7/2017



EILEEN M. HEARN
Notary Public - Arizona
Maricopa County
Expires 03/27/2017

Signature of Buyer / Agent

State of Massachusetts County of Hampden

Subscribed and sworn to before me on this 29th day of October 2015

Notary Public

Notary Expiration Date _____



MACARIA L. SCARNICI-BROWN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires July 30, 2021

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: \$ 18,600,000.00

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

12. DOWN PAYMENT \$ 16,740,000.00

13. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
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):

Deancurt Mesa II L.L.C.
21 Ramah Circle, Agawam, MA 01001

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dean F. Curtis
President

Signature of Buyer / Agent

State of Massachusetts County of Hampden

Subscribed and sworn to before me on this 29th day of October 2015

Notary Public

Notary Expiration Date _____

EXHIBIT "A"

Legal Description

That portion of the Northeast quarter of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 9;

thence South 01 degrees 13 minutes 19 seconds West (South 00 degrees 15 minutes 06 seconds West, record) along the East line of the Northeast quarter of said Section 9, 242.05 feet;

thence South 89 degrees 59 minutes 24 seconds West, 55.98 feet to a point on the West right of way line of Country Club Drive and the Point of Beginning;

thence South 00 degrees 13 minutes 19 seconds West (South 00 degrees 15 minutes 06 seconds West, record) along said West right of way line and parallel to the East line of the Northeast quarter of said Section 9, 86.33 feet;

thence South 00 degrees 27 minutes 27 seconds West, 226.70 feet (South 00 degrees 30 minutes 44 seconds East, 226.21 feet, record), along said West right of way line, to a point on the South line of the North 555 feet of the Northeast quarter of the Northeast quarter of said Section 9;

thence North 89 degrees 59 minutes 24 seconds West, along said South line, 482.02 feet, to a point on the West line of the East 535 feet of the Northeast quarter of the Northeast quarter of said Section 9;

thence South 01 degrees 13 minutes 19 seconds West, along said West line, 767.98 feet to the South line of the Northeast quarter of the Northeast quarter of said Section 9;

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thence North 89 degrees 59 minutes 42 seconds West, along said South line, 702.52 feet to a point lying 15.32 feet, record (18.42 feet, measured), South 89 degrees 59 minutes 42 seconds East from the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 9;

thence North 34 degrees 21 minutes 06 seconds East, 545.59 feet;

thence North 34 degrees 52 minutes 06 seconds East, 768.23 feet;

thence South 89 degrees 59 minutes 24 seconds East, parallel to the North line of the Northeast quarter of said Section 457.52 feet to the Point of Beginning;

EXCEPT that portion described as follows:

Commencing at the Northeast corner of said Section 9;

thence South 01 degrees 13 minutes 19 seconds West, along the East line of the Northeast quarter of said Section 9, a distance of 242.05 feet to a point on the South line of the North 242 feet of said Section 9;

thence North 89 degrees 59 minutes 24 seconds West, along said South line, a distance of 55.98 feet to a point on the West right of way line of Country Club Drive and the Point of Beginning;

thence South 01 degrees 13 minutes 19 seconds West, along said West right of way line, a distance of 86.33 feet;

thence South 00 degrees 27 minutes 27 seconds West, along said West right of way line, a distance of 226.70 feet to a point on the South line of the North 555 feet of the Northeast quarter of the Northeast quarter of said Section 9;

thence North 89 degrees 59 minutes 24 seconds West, along said South line, a distance of 12.05 feet to a point on the West line of the East 65 feet of said Section 9;

EXHIBIT "A"

(Continued)

thence North 00 degrees 13 minutes 19 seconds East, along said West line, a distance of 313.07 feet to a point on the South line of the North 242 feet of said Section 9;

thence South 89 degrees 59 minutes 24 seconds East, along said South line, a distance of 9.03 feet to the Point of Beginning.