

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: **140** **55** **192** **B**  
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:

Wyndhaven Mesa Apartments, L.L.C.  
C/O The Al Angelo Company, 400 E. Mill Plain Blvd #500  
Vancouver, WA 98660

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

Greenfield Road Apartments Tic I, LLC/Greenfield Road  
Apartments II, LLC C/O Benedict Canyon Equities, Inc.  
12100 Wilshire Blvd. #250, Los Angeles CA 90025

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

### 4. ADDRESS OF PROPERTY:

1361 S. Greenfield Road  
Mesa Arizona 85206

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

Greenfield Road Apartments Tic I, LLC C/O  
Benedict Canyon Equities, Inc.  
12100 Wilshire Blvd. #250, Los Angeles CA 90025

(b) Next tax payment due October 2015

### 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  
 Affixed  Not Affixed  
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 used as a vacation home or secondary residence.  
c.  To be rented to someone other than a "family member".

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

### 8. If you checked e or f in Item 6 above, indicate the number of units: 248

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]  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of Nov 2015

Notary Public [Signature]

Notary Expiration Date 8.31.18



K. GUADAGNO  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2018

F20  
15  
1e

### 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: \$ 29,200,000.00

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

12. DOWN PAYMENT \$ 11,900,124.13

### 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: N/A

### 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): Seller / buyer Agent

### 18. LEGAL DESCRIPTION (attach copy if necessary):

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

[Signature]  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of Nov 2015

Notary Public [Signature]

Notary Expiration Date 8.31.18



K. GUADAGNO  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2018

**EXHIBIT A  
LEGAL DESCRIPTION**

That portion of the Northwest quarter of Section 34, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 34;

Thence North 88 degrees 57 minutes 40 seconds East (assumed bearing), along the North line of the Northwest quarter of said Section 34, 520.01 feet;

Thence South 00 degrees 00 minutes 06 seconds East 65.01 feet to the TRUE POINT OF BEGINNING;

Thence North 88 degrees 57 minutes 40 seconds East, along the South line of the North 65 feet of the Northwest quarter of said Section 34, 425.85 feet to the beginning of a curve concave to the Southwest, the center of which bears South 01 degrees 02 minutes 20 seconds East 12.00 feet;

Thence Southeasterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds 18.85 feet to a point of tangency;

Thence South 01 degrees 02 minutes 20 seconds East, along the West line of Sunny Mesa II, according to Book 317 of Maps, Page 25, records of Maricopa County, Arizona, a distance of 303.00 feet;

Thence South 47 degrees 08 minutes 38 seconds West, continuing along said West line, 509.36 feet;

Thence South 00 degrees 00 minutes 06 seconds <sup>Unofficial Document</sup> East, continuing along said West line, along a line parallel with the West line of the Northwest quarter of said Section 34, 948.20 feet to a point on the North right-of-way line of East Holmes Avenue, as shown on the Plat of Sunny Mesa I, according to Book 301 of Maps, Page 27, records of Maricopa County, Arizona, said point also being the Southwest corner of said Sunny Mesa II;

Thence South 88 degrees 49 minutes 41 seconds West, along said North right-of-way line, 60.01 feet;

Thence North 00 degrees 00 minutes 06 seconds West, along a line parallel with the West line of the Northwest quarter of said Section 34, 289.55 feet;

Thence South 89 degrees 59 minutes 54 seconds West, 465.00 feet to a point on the East line of the West 65 feet of the Northwest quarter of said Section 34;

Thence North 00 degrees 00 minutes 06 seconds West, along said East line, 570.64 feet;

Thence North 89 degrees 59 minutes 54 seconds East, 274.96 feet;

Thence North 00 degrees 00 minutes 06 seconds West, along a line parallel with the West line of the Northwest quarter of said Section 34, 336.00 feet;

Thence South 89 degrees 59 minutes 54 seconds West, 20.00 feet;

Thence North 00 degrees 00 minutes 06 seconds West, along a line parallel with the West line of the Northwest quarter of said Section 34, 158.08 feet;

Thence North 88 degrees 57 minutes 40 seconds East, along a line parallel with the North line of the Northwest quarter of said Section 34, 200.00 feet;

Thence North 00 degrees 00 minutes 06 seconds West, along a line parallel with the West line of the Northwest quarter of said Section 34, 245.00 feet to the TRUE POINT OF BEGINNING.