

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **167 32 008**
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:

Idaho Cal Partners, LLC
23742 Paseo Del Campo
Laguna Niguel, CA 92677

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

12221 North Tatum, LLC
11766 Wilshire Blvd, Ninth Floor
Los Angeles, CA 90025

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

4. ADDRESS OF PROPERTY:

12221 North Tatum Boulevard
Phoenix Arizona 85032

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

12221 North Tatum, LLC
11766 Wilshire Blvd, Ninth Floor
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
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 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: N/A For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

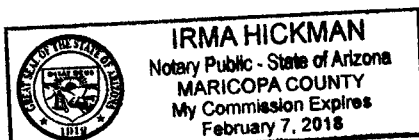
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 28 day of Oct 2015

Notary Public [Signature]

Notary Expiration Date _____

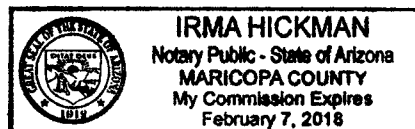


Signature of Buyer / Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 28 day of Oct 2015

Notary Public [Signature]

Notary Expiration Date _____



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: \$ 6,965,000.00

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

12. DOWN PAYMENT \$ 0.00

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: _____

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 / Seller herein Agent

18. LEGAL DESCRIPTION (attach copy if necessary):

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

Part of the Southeast quarter of the Southeast quarter of Section 18, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at the Southeast corner of Section 18;

Thence North 01 degrees 22 minutes 04 seconds West, along the East line of Section 18, 268.99 feet to a point lying on the relocated monument line of Cactus Road, as shown on Map of Dedication in Book 195 of Maps, page 30, records of Maricopa County, Arizona;

Thence North 69 degrees 52 minutes 05 seconds West, along said realigned Cactus Road monument line, 832.80 feet to a point lying on the monument line of realigned Tatum Boulevard, as shown on said Map of Dedication;

Thence South 20 degrees 07 minutes 55 seconds West, along said monument line, 76.00 feet;

Thence South 69 degrees 52 minutes 05 seconds East, 55.00 feet to a point lying on the East right of way line of realigned Tatum Boulevard, said point being the Point of Beginning;

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Thence North 65 degrees 07 minutes 55 seconds East, 11.32 feet;

Thence South 24 degrees 52 minutes 05 seconds East, along the Southwest line of that parcel described in Docket 12619, page 667, records of Maricopa County, Arizona, 294.00 feet to a point on the boundary of Remainder Office Park described in Docket 12648, page 175, records of Maricopa County, Arizona;

Thence along said boundary line, South 65 degrees 07 minutes 55 seconds West, 72.00 feet;

Thence South 16 degrees 02 minutes 17 seconds West, 186.04 feet to a point lying on the North right of way line of Shaw Butte Drive;

Thence South 88 degrees 47 minutes 13 seconds West, along said right of way line, which lies 10.00 feet North of and parallel to the South line of Section 18, 134.00 feet;

Thence North 41 degrees 43 minutes 56 seconds West, 20.79 feet to a point on a curve on the East right of way line of realigned Tatum Boulevard;

Thence continuing the next two courses along said right of way commencing with a curve to the right, having a radius of 1582.02 feet, a tangent bearing of North 08 degrees 02 minutes 09 seconds East, and a central angle of 12 degrees 05 minutes 46 seconds, 333.99 feet to the point of tangency of the curve;

Thence North 20 degrees 07 minutes 55 seconds East, 143.81 feet to the Point of Beginning;

Except that part deeded to the City of Phoenix in Recording No. 1989- 0525909, records of Maricopa County, Arizona; and

Except the following described parcel in deed in Recording No. 1999-0658822, records of Maricopa County, Arizona and described as follows:

Part of the Southeast quarter of Section 18, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian and being part of that parcel conveyed in Docket 13354, page 752, records of Maricopa County Arizona;

Commencing at a brass cap in a hand hole at the Southeast corner of Section 18;

Thence North 01 degrees 22 minutes 04 seconds West, along the East line of Section 18, 268.99 feet (record) (268.79 feet measured) to a point lying on the monument line of Cactus Road as shown on Map of Dedication in Book 195 of Maps, page 30, records of Maricopa County, Arizona;

Thence North 69 degrees 52 minutes 05 seconds West, along the monument line of Cactus Road, 832.80 feet (record), (832.69 feet measured) to a found brass cap in a hand hole as shown on said Map of Dedication;

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Thence South 20 degrees 07 minutes 55 seconds West, along said monument line, 60.00 feet;

Thence South 69 degrees 52 minutes 05 seconds East, along the Northwesterly prolongation of the Southerly right of way line of Cactus Road, 87.50 feet to the Easterly right of way line of realigned Tatum Boulevard as described in Recording No. 1989-0566543, records of Maricopa County, Arizona;

Thence South 65 degrees 07 minutes 55 seconds West, 22.98 feet, along the Easterly right of way of realigned Tatum Boulevard to a point in the Westerly line of parcel in Docket 12619, page 667, Maricopa County records and the Point of Beginning;

Thence South 24 degrees 52 minutes 05 seconds East, along said Westerly line, 282.33 feet, to a point on the Northwesterly property line of Lot 5, Final Plat Paradise Village Crossroads recorded in Book 386 of Maps, page 32, records of Maricopa County, Arizona;

Thence South 65 degree 07 minutes 55 seconds West, along said lot 5 and of lot 1, 53.99 feet;

Thence North 24 degrees 52 minutes 05 seconds West, 58.70 feet;

Thence North 69 degrees 52 minutes 40 seconds West, 124.32 feet, to a point on the Easterly line of the property in Recording No. 1989-0525909, records of Maricopa County,

Arizona, said point being on a non-tangent curve from which the radius bears South 71 degrees 47 minutes 34 seconds East, 1571.02 feet;

Thence along said Easterly line Northeasterly along the arc of said curve through a central angle of 01 degrees 55 minutes 31 seconds, 52.79 feet;

Thence North 20 degrees 07 minutes 55 seconds East, along said Easterly line, 138.30 feet;

Thence North 65 degrees 07 minutes 55 seconds East, 7.42 feet to the Point of Beginning.

PARCEL NO. 2:

That part of the South 10 feet of the Southeast quarter of Section 18, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona that lies Westerly of the East line extended Southwesterly of the parcel described in deed in Recording No. 2013-0956008, records of Maricopa County, Arizona and within the parcel described in City of Phoenix Resolution NO. 18255 in Recording No. 1993-0727572, records of Maricopa County, Arizona which resolution abandoned parts of Shaw Butte Drive.

PARCEL NO. 3:

A non-exclusive easement for access by or Unofficial Document pursuant to that certain Grant of Easement and Agreement Respecting Easement recorded November 01, 1993 in Recording No. 93-0750496, records of Maricopa County, Arizona.