

Unofficial Document

F20

14
Pa

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 214 - 07 - 017 - C1
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? 5

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

(1) See Attached (3) _____
(2) Exhibit A (4) _____

2. SELLER'S NAME AND ADDRESS:

Buffalo Ridge, L.L.C., an Arizona limited
liability company
P.O. Box 87, Claremont, CA 91711-0087

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

Buffalo Ridge MHC LLC, an Illinois limited
liability company
6547 N. Avondale Ave., Ste 301, Chicago, IL 60631

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

4. ADDRESS OF PROPERTY:

18216 N. 21st Pl.
Phoenix, AZ 85022

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

Buffalo Ridge MHC LLC
6547 N. Avondale Ave., Suite 301
Chicago, IL 60631

(b) Next tax payment due 03/01/16

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. Agricultural (Mobile Home Park)
h. Mobile or Manufactured Home
i. Other Use; Specify: _____
 Affixed Not Affixed

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: 148

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: \$ 5,090,500 00

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

12. DOWN PAYMENT \$ 120,000 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:
\$ 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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit B.

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.

See Attached Seller Signature Page
Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public See Attached

Notary Expiration Date Seller Signature Page

DOR FORM 82162 (04/2014)

See Attached Buyer Signature Page
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public See Attached

Notary Expiration Date Buyer Signature Page

**SELLER SIGNATURE PAGE
TO
AFFIDAVIT OF PROPERTY VALUE**

BUFFALO RIDGE, L.L.C.,
an Arizona limited liability company

By: Lexibrand, LLC, a California limited liability company,
its managing member

By: Karl Billings Living Trust dated June 21, 2005,
its manager

By: 
Name: Karl H. Billings
Title: Trustee

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of October, 2015

Notary Public _____

Unofficial Document

Notary Expiration Date _____

See attached

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

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 Los Angeles

Unofficial Document
 Subscribed and sworn to (or affirmed) before me

on this 29th day of October, 2015
 by _____
Date Month, Year

(1) Karl H. Budge
 (and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.


Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

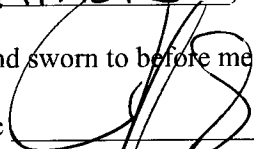
**BUYER SIGNATURE PAGE
TO
AFFIDAVIT OF PROPERTY VALUE**

BUFFALO RIDGE MHC LLC,
an Illinois limited liability company

By: 
Name: Edward C. Zeman
Title: Manager

State of Illinois, County of Cook

Subscribed and sworn to before me on this 28th day of October, 2015

Notary Public 

Notary Expiration Date: 1/7/17

Unofficial Document



**EXHIBIT A
TO
AFFIDAVIT OF PROPERTY VALUE**

ADDITIONAL PARCEL IDENTIFICATION NUMBERS

1. 214-07-029-5
2. 214-07-030-6
3. 214-07-031-3
4. 214-07-032-1
5. 214-07-033-8

**EXHIBIT B
TO
AFFIDAVIT OF PROPERTY VALUE**

LEGAL DESCRIPTION

PART OF SECTIONAL LOT ONE (1), SECTION THIRTY-FOUR (34), TOWNSHIP FOUR (4) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 34; AND

RUNNING THENCE SOUTH 00 DEGREES 22 MINUTES 44 SECONDS WEST 1320.65 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1318.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID LINE ALSO BEING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 22 MINUTES 29 SECONDS EAST 30.00 FEET ALONG THE EAST LINE OF SAID LOT 1, TO THE NORTH RIGHT OF WAY LINE OF MICHIGAN AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 22 MINUTES 29 SECONDS EAST 630.82 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID LOT 1;

Unofficial Document

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST 329.75 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF LOT 1, TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF LOT 1;

THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST 605.94 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 1, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF UNION HILLS DRIVE;

THENCE NORTH 89 DEGREES 57 MINUTES 28 SECONDS WEST 329.76 FEET ALONG SAID RIGHT OF WAY LINE, BEING 55 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 1;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 606.06 FEET ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 1 TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF LOT 1;

THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 329.75 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 1 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00 DEGREES 22 MINUTES 14 SECONDS WEST 330.59 FEET ALONG THE WEST LINE OF SAID NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 1 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 200.00 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 1;

THENCE SOUTH 00 DEGREES 22 MINUTES 14 SECONDS WEST 120.00 FEET ALONG THE EAST LINE OF THE WEST 200 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 129.74 FEET ALONG THE SOUTH LINE OF THE NORTH 120 FEET OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF LOT 1 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID LOT 1;

THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS WEST 185.53 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MICHIGAN AVENUE;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 329.74 FEET ALONG SAID NORTH RIGHT OF WAY LINE BEING PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 00 DEGREES 22 MINUTES 24 SECONDS EAST 5.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 329.73 FEET TO THE POINT OF BEGINNING.