

# Unofficial Document

F20

## AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-33-460  
 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:

Schoolhouse Phoenix, LLC  
2350 E. Germann Rd., Suite 26  
Chandler, AZ 85286

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

The Paideia Academies, Inc.  
7777 S. 15th Terrace  
Phoenix, AZ 85042

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

4. ADDRESS OF PROPERTY:

7777 S. 15th Ave.  
Phoenix, AZ 85042

5. MAIL TAX BILL TO:

The Paideia Academies, Inc.  
7777 S. 15th Terrace  
Phoenix, AZ 85042

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- |   |   |
|---|---|
| a. <input type="checkbox"/> Vacant Land             | f. <input type="checkbox"/> Commercial or Industrial Use                        |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural  |
| c. <input type="checkbox"/> Condo or Townhouse      | h. <input type="checkbox"/> Mobile or Manufactured Home                         |
| d. <input type="checkbox"/> 2-4 Plex                | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed           |
| e. <input type="checkbox"/> Apartment Building      | i. <input checked="" type="checkbox"/> Other Use; Specify <u>Charter School</u> |

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To be used as a primary residence  Owner occupied, not a primary residence.  
 To be rented to someone other than a "family member."

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

8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

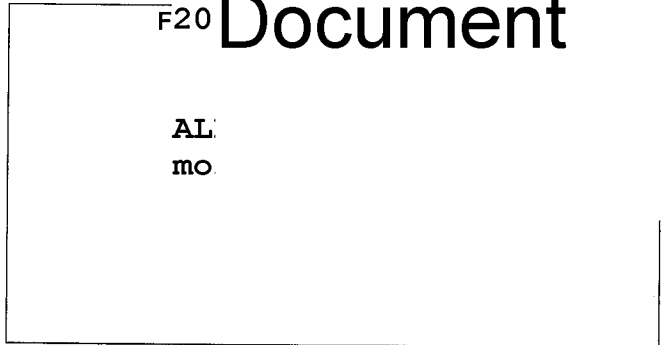
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- |  |   |
|--|---|
| a. <input type="checkbox"/> Warranty Deed                    | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed               | f. <input type="checkbox"/> Other:                |

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 [Signature]  
 My State of Utah, County of Salt Lake

Subscribed and sworn to before me this 3rd day of November, 2015  
 Notary Public [Signature]  
 Notary Expiration Date 2-14-2016



AL:  
mo

10. SALE PRICE \$ 8600000 00

11. DATE OF SALE (Numeric Digits): 05 / 2012  
 Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING
- |  |  |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input type="checkbox"/> New loan(s) from financial institution           |
| b. <input type="checkbox"/> Barter or trade                | (1) <input type="checkbox"/> Conventional                                    |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA  |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | (3) <input type="checkbox"/> FHA   |
|  | f. <input checked="" type="checkbox"/> Other financing; Specify: <u>Bond</u> |

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: \_\_\_\_\_

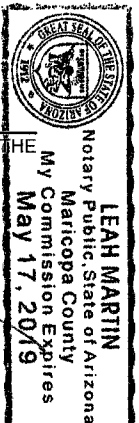
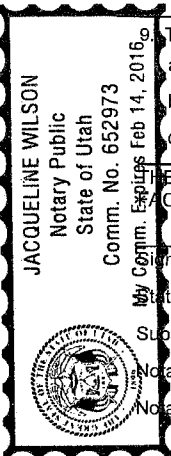
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

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):  
Thomas Title & Escrow  
7150 E. Camelback Rd., Suite 195  
Scottsdale, AZ 85251

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 4 day of Nov, 2015  
 Notary Public [Signature]  
 Notary Expiration Date May 17, 2019



**EXHIBIT "A"**

TRACT "R" LAS COLINAS, ACCORDING TO BOOK 605 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.