

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 118-27-009A - 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? 6

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

(1) 118-27-010 (3) 118-27-011a
(2) 118-27-012a (4) 118-27-013

2. SELLER'S NAME AND ADDRESS:

Burton Family Foundation
c/o Arizona Commercial Management 2122 East Highland Avenue
Suite 450
Phoenix, AZ 85016

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

Brentwood Mortgage Rose Plaza, LLC and MKN, LLC and Clarendon
Funding, LLC and NSHE Reindeer Lake, LLC
c/o The Brentwood Companies, 14350 Civic Drive, Suite 200
Victorville, CA 92392

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

300 West Clarendon Avenue
Phoenix, AZ

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

Brentwood Mortgage Rose Plaza, LLC and MKN, LLC and Clarendon
Funding, LLC and NSHE Reindeer Lake, LLC
c/o The Brentwood Companies, 14350 Civic Drive, Suite 200
Victorville, CA 92392

(b) Next tax payment due _____

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
b. Single Family Residence g. Agriculture
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 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: 5/10
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: \$9,375,000.00 00

11. DATE OF SALE (Numeric Digits): 1 1 / 1 5
Month/Year

12. DOWN PAYMENT \$3,175,000.00 00

13. METHOD OF FINANCING:

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

\$ 0.00 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):

First American Title Insurance Company National Commercial
Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

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 9th day of Nov 20 15

Notary Public

Notary Expiration Date 9-22-19

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 9th day of Nov 20 15

Notary Public

Notary Expiration Date 9-22-19

DOR FORM 82162 (04/2014)



Exhibit "A"**Legal Description**

Real property in the City of Phoenix, County of Maricopa, State of Arizona, described as follows:

THAT PORTION OF LOTS 4, 5 AND 6, MATTHIE TRACT, ACCORDING TO BOOK 6 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 OF THE MATTHIE TRACT;

THENCE NORTH 00 DEGREES 41 MINUTES 54 SECONDS WEST (RECORDED) 00 DEGREES 41 MINUTES 11 SECONDS WEST (MEASURED) ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF CLARENDON AVENUE, 30.00 FOOT HALF RIGHT OF WAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED PARCEL OF LAND;

THENCE NORTH 00 DEGREES 41 MINUTES 54 SECONDS WEST (RECORDED) 00 DEGREES 41 MINUTES 11 SECONDS WEST (MEASURED), CONTINUING ALONG SAID WEST LINE OF LOT 6, A DISTANCE OF 281.50 FEET (RECORDED) 281.46 FEET (MEASURED) TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 82 DEGREES 15 MINUTES 24 SECONDS EAST (RECORDED) 82 DEGREES 12 MINUTES 36 SECONDS EAST (MEASURED), ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 122.34 FEET (RECORDED) 122.27 FEET (MEASURED) TO THE COMMON CORNER OF SAID LOTS 5 AND 6;

THENCE NORTH 82 DEGREES 06 MINUTES 01 SECONDS EAST (RECORDED) 82 DEGREES 06 MINUTES 20 SECONDS EAST (MEASURED) A DISTANCE OF 270.55 FEET ALONG A LINE DRAWN TO A POINT IN THE WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 4 OF MATTHIE TRACT, DISTANT SOUTHERLY THEREON, 30.00 FEET FROM THE NORTH LINE OF SAID LOT 4;

THENCE SOUTH 49 DEGREES 16 MINUTES 42 SECONDS EAST (RECORDED) 49 DEGREES 16 MINUTES 31 SECONDS EAST (MEASURED) A DISTANCE OF 27.77 FEET TO A POINT IN SAID WEST LINE OF THE EAST 10.00 FEET OF LOT 4 OF MATTHIE TRACT;

THENCE SOUTH 00 DEGREES 39 MINUTES 31 SECONDS EAST (RECORDED) 00 DEGREES 39 MINUTES 22 SECONDS EAST (MEASURED), ALONG SAID WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 4, A DISTANCE OF 296.05 FEET (RECORDED) 296.08 FEET (MEASURED) TO A POINT DISTANT NORTHERLY 21.00 FEET FROM THE NORTH LINE OF CLARENDON AVENUE 30.00 FOOT HALF RIGHT OF WAY;

THENCE SOUTH 44 DEGREES 40 MINUTES 28 SECONDS WEST (RECORDED) 44 DEGREES 40 MINUTES 19 SECONDS WEST (MEASURED) A DISTANCE OF 29.52 FEET TO A POINT IN THE NORTH LINE OF CLARENDON AVENUE, 30.00 FOOT HALF RIGHT OF WAY;

THENCE WEST, ALONG SAID NORTH LINE OF CLARENDON AVENUE, A DISTANCE OF 389.46 FEET (RECORDED) 389.48 FEET (MEASURED) TO THE TRUE POINT OF BEGINNING.

APN: 118-27-009A