

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-67-965
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? -1-

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

(1) 301-67-967 (2) _____
(3) _____ (4) _____

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2. SELLER'S NAME AND ADDRESS:

FPWL Rural and Ray, LLC
c/o Pacific West Land, 403 Madison Avenue N, Ste. 230
Bainbridge Island, WA 98110

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

Corona Del Sol Plaza, LLC
11 Havenhurst Drive
Coto de Caza, CA 92679

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

4. ADDRESS OF PROPERTY:

4939 and 4959 W. Ray Rd.
Chandler, AZ 85226

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

Buyer No. 3 above

(b) Next tax payment due _____

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
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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: _____
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: \$ 5,600,000.00

11. DATE OF SALE (Numeric Digits): 11 / 2015
Month / Year

12. DOWN PAYMENT \$ 1,540,000.00

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: _____

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 No. 3 above

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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.

Chen O A
Signature of Seller / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 30 day of November 2015
Notary Public Joel Montemayor
Notary Expiration Date 1-31-16

Buyer
Signature of Buyer / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 30 day of November 2015
Notary Public Joel Montemayor
Notary Expiration Date 1-31-16



JOEL MONTEMAYOR
Notary Public — Arizona
Maricopa County
Expires 01/31/2016



JOEL MONTEMAYOR
Notary Public — Arizona
Maricopa County
Expires 01/31/2016
SFRM0135 (DSI Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lots 4B and 6, CORONA DEL SOL PLAZA, according to Book 399 of Maps, page 2, records of Maricopa County, Arizona.

PARCEL NO. 2:

Non-exclusive easements for parking, vehicular and pedestrian ingress and egress, utilities, temporary construction and service and delivery vehicle ingress and egress as set forth in Amended and Restated Declaration of Easements, Covenants and Restrictions recorded in Recording No. 94-0200938, records of Maricopa County, Arizona.

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