

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 200-44-738G  
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:**

Subotnick Enterprises, LP  
5100 Santa Fe Ave  
Vernon, CA 90058

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

Boyd Glendale GSA, LLC c/o Boyd Watterson Asset Management  
303 W. Madison St, Suite 1925  
Chicago, IL 60606

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

**4. ADDRESS OF PROPERTY:**

7350 west Camino San Xavier  
Glendale, AZ

**5. MAIL TAX BILL TO:**

Buyer

**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:

- 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.  Warranty Deed d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other:

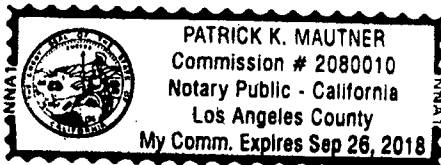
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
State of California, County of Los Angeles  
Subscribed and sworn to before me on this 18 day of November, 2015  
Notary Public \_\_\_\_\_  
Notary Expiration Date 9-26-2016

Signature of Buyer / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (08/2012)

NCS 755118  
FATCO



FOR

**Unofficial Document**

20  
14  
he:

**10. SALE PRICE:** \$ 6,950,000 00

**11. DATE OF SALE (Numeric Digits):** 11 / 2015 /  
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  
b.  Barter or trade  
c.  Assumption of existing loan(s)  
d.  Seller Loan (Carryback) 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):**

THOMAS J. BEANTINO  
CUNACO WILCOX PECA, TARANTINO & GARDNER 10  
CO., LPA  
55 PUBLIC SQ, SUITE 1950  
CLEVELAND, OH 44113 Phone 216-621-8484

**18. LEGAL DESCRIPTION (attach copy if necessary):** See Attached

SEE ATTACHED

# AFFIDAVIT OF PROPERTY VALUE

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Boyd Glendale GSA, LLC c/o Boyd Watterson Asset Management  
303 W. Madison St, Suite 1925  
Chicago, IL 60606

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

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## 5. MAIL TAX BILL TO:

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Chicago, Illinois 60606

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- b.  Single Family Residence
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- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  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 \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

<b>FOR RECORDER'S USE ONLY</b>	
<b>10. SALE PRICE:</b>	<b>\$6,950,000</b> <b>00</b>
<b>11. DATE OF SALE (Numeric Digits):</b>	<u>11 / 2015 /</u> Month/Year
<b>12. DOWN PAYMENT</b>	<b>\$</b> <u>0</u> <b>00</b>
<b>13. METHOD OF FINANCING:</b>	
a. <input checked="" 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 type="checkbox"/> Other financing; Specify: _____
<b>14. PERSONAL PROPERTY (see reverse side for definition):</b>	
(a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
(b) If Yes, provide the dollar amount of the Personal Property: <b>\$</b> _____ <b>00</b> AND briefly describe the Personal Property: _____	
<b>15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____</b>	
<b>16. SOLAR / ENERGY EFFICIENT COMPONENTS:</b>	
(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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, briefly describe the solar / energy efficient components: _____	
<b>17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):</b>	
<u>Thomas J. Tarantino</u>	
<u>Climaco, Wilcox, Peca, Tarantino &amp; Garofoli Co., LPA</u>	
<u>55 Public Square, Suite 1950</u>	
<u>Cleveland, Ohio 44113</u>	<u>Phone 216-621-8484</u>
<b>18. LEGAL DESCRIPTION (attach copy if necessary): See Attached</b>	

SEE ATTACHED

Signature of Buyer / Agent [Signature]  
State of ILLINOIS, County of COOK  
Subscribed and sworn to before me on this 23 day of NOVEMBER 20 15  
Notary Public Cynthia Turnbow  
Notary Expiration Date 7/11/16

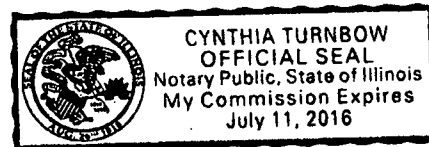


Exhibit "A"  
Legal Description

PARCEL NO. 1:

THE NORTH 260.00 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THE SOUTH QUARTER CORNER OF WHICH BEARS SOUTH 89 DEGREES 48 MINUTES 22 SECONDS EAST, A DISTANCE OF 2642.39 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1321.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID POINT BEING ON THE MONUMENT LINE FOR 73RD AVENUE AND THE EAST LINE OF THE MINOR LAND DIVISION MAP AS RECORDED IN BOOK 399 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE AND SAID MONUMENT LINE, A DISTANCE OF 848.00 FEET TO THE NORTH RIGHT-OF-WAY FOR 73RD AVENUE AS RECORDED IN DOCUMENT NO. 96-0156206, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 48 MINUTES 22 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY FOR SAID 73<sup>RD</sup> AVENUE;

THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 3.34 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 22 SECONDS WEST, A DISTANCE OF 160.22 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 38 SECONDS WEST, A DISTANCE OF 18.34 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 833.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 48 MINUTES 22 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 201.40 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF THE EAST 391.56 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 482.77 FEET TO A POINT ON THE SOUTH LINE OF SECLUDED ACRES AS RECORDED IN BOOK 116 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 391.56 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 AND THE EAST LINE OF THE AFOREMENTIONED MINOR LAND DIVISION MAP;

THENCE SOUTH 00 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 467.77 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

Unofficial Document

PARCEL NO. 2:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL NO. 1 OVER THE FOLLOWING PROPERTY:

THE WEST 30.00 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE AND SAID MONUMENT LINE, A DISTANCE OF 848.00 FEET TO THE NORTH RIGHT-OF-WAY FOR 73RD AVENUE AS RECORDED IN DOCUMENT NO. 96-0156206, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING;

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THENCE SOUTH 00 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 467.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 260.00 FEET THEREOF.

PARCEL NO. 3:

AN EASEMENT FOR UTILITIES FOR THE BENEFIT OF PARCEL NO. 1 OVER THE FOLLOWING PROPERTY:

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