

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 142-61-014D  
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) 142-61-014F (2) 142-61-014G  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Empire Residential Communities Fund II, LLC  
1838 W. Parkside Lane, Suite 101  
Scottsdale, AZ 85250

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

Olive Park, LLC  
1838 W. Parkside Lane, Ste. 200  
Phoenix, AZ 85027

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

### 4. ADDRESS OF PROPERTY:

103rd Avenue and Olive  
Peoria, AZ 85345

### 5. MAIL TAX BILL TO:

Olive Park, LLC  
1838 W. Parkside Lane, Ste. 200  
Phoenix, AZ 85027

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

- a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
c.  Condo or Townhouse h.  Mobile or Manufactured Home  
d.  2-4 Plex  Affixed  Not Affixed  
e.  Apartment Building 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:

- 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:

F 20

AL:

mo:

10. SALE PRICE \$ 5,208,000 00

11. DATE OF SALE (Numeric Digits): 08/2015  
Month / Year

12. DOWN PAYMENT \$ 0 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
- 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 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.

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 of Buyer / Agent

State of Arizona, County of Maricopa

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 2015

Subscribed and sworn to before me this 8<sup>th</sup> day of Dec, 2015

Notary Public

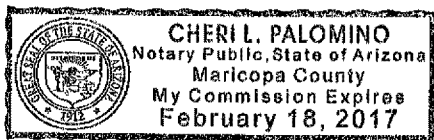
Notary Public

Notary Expiration Date

2-18-17

Notary Expiration Date

5/17/19



**EXHIBIT "A"**

PARCEL NO. 1:

The North half of the Northwest quarter of the Northeast quarter of Section 32, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT that portion deeded to the City of Peoria in deed recorded in Instrument No. 88-110108; and

EXCEPT the Northeast quarter of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 32, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

The Northeast quarter of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 32, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3:

The South half of the Northwest quarter of the Northeast quarter of Section 32, Township 3 North Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT that portion deeded to the City of Peoria in deed recorded in Instrument No. 88-110108.