

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-41-600
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? _____

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

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

DADO Partners LP
c/o Pearlman Properties, 4633 Old Ironsides Dr, Ste 100
Santa Clara, CA 95054

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

Roosevelt Business Park Phoenix LLC
1301 Dove St Ste 1080
Newport Beach, CA 92660

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7150 West Roosevelt Street
Phoenix, AZ 85043

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

Roosevelt Business Park Phoenix LLC
1301 Dove St Ste 1080
Newport Beach, CA 92660

(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: _____
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: \$ 14,900,000.00 00

11. DATE OF SALE (Numeric Digits): 12 / 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
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 Company National Commercial Services
1737 North First Street, Suite 500
San Jose, CA 95112

Phone (408)451-7800

18. LEGAL DESCRIPTION (attach copy if necessary):
 PARCEL NO. 1: TRACT A AND UNITS 101, 103, 105, 107, 108, 109, 111, 113, 115, 117, 119, 121, 123, 125, 126, 127, 129, 131, 133, 135, 137, 139, 141, 143, 144, 145, 147, 149, 151, 155, 157, 159, 161, 162, 163, 165, 167, 169 OF ROOSEVELT BUSINESS PARK, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED AS 2005-1695007 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 2006-224925 OF OFFICIAL RECORDS; SECOND AMENDMENT RECORDED AS 2006-566808 OF OFFICIAL RECORDS; THIRD AMENDMENT RECORDED AS 2006-1043779 OF OFFICIAL RECORDS; FOURTH AMENDMENT RECORDED AS 2007-162933 OF OFFICIAL RECORDS; FIFTH AMENDMENT RECORDED AS 2015-0290119 OF OFFICIAL RECORDS AND CERTIFICATE OF TERMINATION RECORDED AS 2015-0293280 OF OFFICIAL RECORDS AND SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED AS BOOK 855 OF MAPS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 2: A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED AS 99-0485768 OF OFFICIAL RECORDS AND AMENDED BY EASEMENT ENCROACHMENT PERMIT AND INDEMNIFICATION AGREEMENT RECORDED AS 2005-1645269 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY: A PORTION WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP IN HAND-HOLE AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89°55'34" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1308.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°33'09" EAST AND DEPARTING FROM SAID SOUTH LINE ALONG PARALLEL WITH AND DISTANT 25.50 FEET WEST FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 718.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.16 FEET THROUGH A CENTRAL ANGLE OF 52°01'12" TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.19 FEET THROUGH A CENTRAL ANGLE OF 142°01'12" TO A POINT ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE SOUTH 01°33'09" WEST, A DISTANCE OF 819.51 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°55'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; SAID EASEMENT BEING IN A PORTION OF LOT 3, 75TH AVENUE AND I-10 PARCEL, ACCORDING TO THE PLAT RECORDED IN BOOK 533 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 3: EASEMENT AND RIGHTS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2004-0308572 OF OFFICIAL RECORDS AND RE-RECORDED AS 2004-0470361 OF OFFICIAL RECORDS, AND FIRST AMENDMENT RECORDED AS 2006-1324299 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 20.00 FEET OF THE SOUTH 777.00 FEET OF THE EAST 464.00 FEET, AND THE WEST 20.00 FEET OF THE EAST 484.00 FEET OF THE NORTH 747.00 FEET OF THE SOUTH 777.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Unofficial Document

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.

Signed In
Counterpart, SEE ATTACHED

Signed In
Counterpart

Signature of Seller / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this ___ day of _____ 20 ___
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this ___ day of _____ 20 ___
 Notary Public _____
 Notary Expiration Date _____

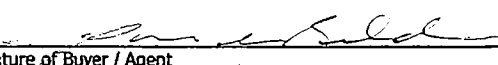
18. LEGAL DESCRIPTION (attach copy if necessary):
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Unofficial Document

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.

Signed in
Counterpart

Signature of Seller / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this ___ day of _____ 20___
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer / Agent  _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this ___ day of _____ 20___
 Notary Public _____
 Notary Expiration Date _____

See Attached

Signature Page for Affidavit of Property Value

SELLER:

DADO PARTNERS LP,
a California limited partnership

By: DADO PARTNERS LLC, a California
limited liability company, its General
Partner

Signed in
Counterpart

By: _____
Zachary E. Pearlman, Manager

BUYER:

ROOSEVELT BUSINESS PARK PHOENIX LLC,
an Arizona limited liability company
Unofficial Document

By: WLA Manager, Inc.,
an Arizona corporation, its Manager

By: _____
Jon S. Schisler, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature) (Seal)

Unofficial Document

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Orange)

On Dec 3, 2015, before me, Melinda R. Nelson, Notary Public, personally appeared Jan S. Schisler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melinda R. Nelson
(Signature) (Seal)



Signature Page for Affidavit of Property Value

SELLER:

DADO PARTNERS LP,
a California limited partnership

By: DADO PARTNERS LLC, a California
limited liability company, its General
Partner

By: 
Zachary E. Pearlman, Manager

BUYER:

ROOSEVELT BUSINESS PARK PHOENIX LLC,
an Arizona limited liability company

Unofficial Document

By: WLA Manager, Inc.,
an Arizona corporation, its Manager
Signed In
Counterpart

By: _____
Jon S. Schisler, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Santa Clara)

On December 2, 2015 before me, Mary Alexander Sansano, Notary Public, personally appeared Zachary E Pearlman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Mary Alexander Sansano (Seal)
(Signature)



Unofficial Document

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature) (Seal)

STATUTES AND EXEMPTIONS

A.R.S. §§ 11-1133 and 11-1137(B) require all buyers and sellers of real property or their agents to complete and attest to this Affidavit. Failure to do so constitutes a class 2 misdemeanor and is punishable by law.

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value. Data supplied for an individual property will not directly affect the assessment or taxes of that property.

A.R.S. § 11-1134 exempts certain transfers from completion of the Affidavit of Property Value and the \$2.00 filing fee. See the list of exemption codes below. If the transfer meets the criteria for an exemption, do not complete the Affidavit. Instead, please post the Statute Number and Exemption Code on the face of the Deed, in the area beneath the Legal Description. For example, if Exemption Code **B3** is applicable, the proper exemption notation would be A.R.S. 11-1134 **B3**.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

LIST OF EXEMPTION CODES (A.R.S. § 11-1134)

- A1.** A deed that represents the payment in full or forfeiture of a recorded contract for the sale of real property.
- A2.** A lease or easement on real property, regardless of the length of the term.
- A3.** Sales to or from government: "A deed, patent or contract for the sale or transfer of real property in which an agency or representative of the United States, this state, a county, city or town of this state or any political subdivision of this state is the named grantor, and authorized seller, or purchaser."
- A4.** A quitclaim deed to quiet title as described in A.R.S. § 12-1103, subsection B.
- A5.** A conveyance of real property that is executed pursuant to a court order.
- A6.** A deed to an unpatented mining claim.
- A7.** A deed of gift.
- B1.** A transfer solely in order to provide or release security for a debt or obligation, including a trustee's deed pursuant to power of sale under a deed of trust.
- B2.** A transfer that confirms or corrects a deed that was previously recorded.
- B3.** A transfer of residential property between family members as defined below with only nominal actual consideration for the transfer.
- B4.** A transfer of title on a sale for delinquent taxes or assessments.
- B5.** A transfer of title on partition.
- B6.** A transfer of title pursuant to a merger of corporations.
- B7.** A transfer between related business entities for no consideration or nominal consideration.
- B8.** A transfer from a person to a trustee or from a trustee to a trust beneficiary with only nominal consideration for the transfer.
- B9.** A transfer of title to and from an intermediary for the purpose of creating a joint tenancy estate or some other form of ownership.
- B10.** A transfer from a husband and wife or one of them to both husband and wife to create an estate in community property with right of survivorship.
- B11.** A transfer from two or more persons to themselves to create an estate in joint tenancy with right of survivorship.
- B12.** A transfer pursuant to a beneficiary deed with only nominal actual consideration for the transfer.
- B13.** From an owner to itself or a related entity for no or nominal consideration solely for the purpose of consolidating or splitting parcels.
- B14.** Due to legal name change.

Any instrument describing a transaction exempted by **A.R.S. § 11-1134** shall bear a notation thereof on the face of the instrument at the time of recording, indicating the specific exemption that is claimed.

DEFINITION OF PRIMARY RESIDENCE

Primary Residence is your one and only main residence where you intend to reside more than nine months of the year. You can have only one primary residence no matter how many homes you own. If the above listed home is used as a vacation home, occupied by a non-qualified family member or if you have a homestead exemption for a home in another state, the listed home cannot qualify as a primary residence.

DEFINITION OF A FAMILY MEMBER

"Family member" is defined as:

- a. A natural or adopted son or daughter of the taxpayer or a descendant of either.
- b. The father or mother of the taxpayer or an ancestor of either.
- c. A stepson or stepdaughter or stepparent of the taxpayer.
- d. A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e. A natural or adopted sibling of the taxpayer.

DEFINITION OF PERSONAL PROPERTY

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.