

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: **119-02-020B**  
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) 119-02-027B (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

Westwood Management, LLC  
7301 E. 3rd Street, Suite 315  
Scottsdale, AZ 85251

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

Phoenix Avalon LLC  
510 E. Ocotillo Rd  
Phoenix, AZ 85012

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

### 4. ADDRESS OF PROPERTY:

3851 & 4025 North 28th Street  
Phoenix, AZ

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

Phoenix Avalon LLC  
510 E. Ocotillo Rd  
Phoenix, AZ 85012

(b) Next tax payment due 03/16

### 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: 117 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 27 day of December 2015

Notary Public

Notary Expiration Date June 15th 2016



120

C1  
Ho:

### 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: \$ 8,350,000.00

11. DATE OF SALE (Numeric Digits): 09 / 15  
Month / Year

12. DOWN PAYMENT \$ 2,350,000

### 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: Not Applicable

### 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):

Phoenix Avalon LLC  
510 E. Ocotillo Rd, Phoenix, AZ 85012

### 18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 27 day of Dec. 2015

Notary Public

Notary Expiration Date 08/01/2017



DEWAYNE C. HUFFMAN  
Notary Public - Arizona  
Maricopa County  
Expires 08/01/2017

**EXHIBIT "A"**  
**Legal Description**

**PARCEL NO. 1:**

Lot 7, GOEBEL TRACT, according to Book 11 of Maps, page 5, records of Maricopa County, Arizona;

Except the East 93.00 feet of the North 330.00 feet; and

Except the North 345.71 feet of the West 65.00 feet; and

Except the South 25.00 feet; and

Except the East 8.00 feet thereof.

**PARCEL NO. 2:**

That part of Lot 8, GOEBEL TRACT, according to Book 11 of Maps, page 5, records of Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of said Lot 8;

Thence North 392.00 feet;

Thence Southeasterly to a point on the East line of said Lot 8, being 347.00 feet North of the Southeast corner of said Lot 8;

Thence South along the East line, 347.00 feet to the Southeast corner of said Lot 8;

Thence West to the Point of Beginning;

Except the South 25.00 feet thereof.

**PARCEL NO. 3:**

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The South 392.00 feet of Lot 9, GOEBEL TRACT, according to Book 11 of Maps, page 5, records of Maricopa County, Arizona;

Except the South 25.00 feet; and

Except the West 5.00 feet; and

Except that part of Lot 9, described as follows:

Beginning at the intersection of the North line of the South 25.00 feet of said Lot 9 with the East line of the West 5.00 feet thereof;

Thence Northerly along said East line, a distance of 7.00 feet;

Thence Southeasterly to a point on said North line, which is 7.00 feet Easterly from the Point of Beginning;

Thence to the Point of Beginning.

**EXHIBIT "A"**  
(Continued)

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