

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 123-55-001 1
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Wells Fargo Bank, N.A.,
c/o Wells Fargo CPG MAC D1116-L10 (BE#192003) 1525 West W.T.
Harris Boulevard
Charlotte, NC 28262

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

Evergreen-144th & Washington, L.L.C.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

711 West Broadway Road
Tempe, AZ 85285

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

Evergreen-144th & Washington, L.L.C.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016

(b) Next tax payment due 10/1/2016

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: ala
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.

Leo J. Bauman
Vice President

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21st day of December 20 15

Notary Public Hildam M. Lynn

Notary Expiration Date 5-11-16

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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: \$ 6,250,000.00 00

11. DATE OF SALE (Numeric Digits): 1 0 / 1 5
Month/Year

12. DOWN PAYMENT \$ 1,900,000.00 00

13. METHOD OF FINANCING:

a. Cash (100% of Sale Price) e. New loan(s) from
Financial institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
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):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary): See Attached Exhibit "A"

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 22 day of December 20 15

Notary Public Hollie Takacs

Notary Expiration Date September 5, 2019



EXHIBIT "A"LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Tract A, BELL BUTTES INDUSTRIAL DISTRICT, according to Book 90 of Maps, page 17, recorded in Maricopa County, Arizona;

EXCEPT that portion thereof conveyed to the City of Tempe in Deed recorded February 6, 1986 in Recording No. 86-059262 and described as follows:

BEGINNING at the Northeast corner of said BELL BUTTES INDUSTRIAL DISTRICT;

thence South 00 degrees 22 minutes 45 seconds East, a distance of 74.78 feet;

thence South 89 degrees 35 minutes 15 seconds West, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

thence North 45 degrees 11 minutes 22 seconds West, a distance of 28.38 feet;

thence West, a distance of 605.05 feet;

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thence North 00 degrees 23 minutes 34 seconds West, a distance of 15.00 feet;

thence East, a distance of 605.05 feet to a point on a tangent curve to the right, concave Southwesterly and having a radius of 20.13 feet and a radial point which bears South;

thence Southeasterly along the arc of said curve through a central angle of 89 degrees 37 minutes 13 seconds, a distance of 31.49 feet;

thence South 00 degrees 22 minutes 45 seconds East, a distance of 15.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT an undivided one-half interest in and to any oil and minerals as reserved in the instrument recorded in Docket 1785, page 185, records of Maricopa County, Arizona.