

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 301-53-011E  
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:

Desert Vista LLC  
3010 77th Avenue S.E., Suite 204  
Mercer Island, WA 98040

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

BKM Desert Vista 107, LLC  
111 Theory, Suite 250  
Irvine, CA 92617

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

### 4. ADDRESS OF PROPERTY:

7810, 7850, & 7890 South Hardy Drive  
Tempe, AZ

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

BKM Desert Vista 107, LLC  
111 Theory, Suite 250  
Irvine, CA 92617

(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: 3 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]  
Signature of Seller / Agent

State of Washington, County of King

Subscribed and sworn to before me on this 12 day of January, 2016

Notary Public Kathleen E. Lamb

Notary Expiration Date 12/13/2017

20  
C1  
Yo

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: \$ 8,914,000.00

11. DATE OF SALE (Numeric Digits): 07 / 15  
Month / Year

12. DOWN PAYMENT \$ 1,214,000.00

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:  
(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: \_\_\_\_\_

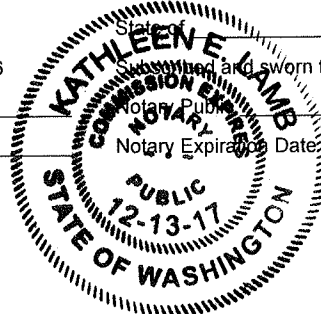
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
BKM Desert Vista 107, LLC  
111 Theory, Suite 250, Irvine, CA 92617

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

## EXECUTED IN COUNTERPART

Signature of Buyer / Agent \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of January, 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **301-53-011E**  
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:

Desert Vista LLC  
3010 77th Avenue S.E., Suite 204  
Mercer Island, WA 98040

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

BKM Desert Vista 107, LLC  
111 Theory, Suite 250  
Irvine, CA 92617

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

4. ADDRESS OF PROPERTY:

7810, 7850, & 7890 South Hardy Drive  
Tempe, AZ

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

BKM Desert Vista 107, LLC  
111 Theory, Suite 250  
Irvine, CA 92617

Unofficial Document

(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: 1  
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.

**EXECUTED IN COUNTERPART**

Signature of Seller / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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: \$ 8,914,000.00

11. DATE OF SALE (Numeric Digits): 07 / 15  
Month / Year

12. DOWN PAYMENT \$ 1,214,000.00

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:  
(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):

BKM Desert Vista 107, LLC  
111 Theory, Suite 250, Irvine, CA 92617

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date See a Hatchel

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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  
 County of Orange

Subscribed and sworn to (or affirmed) before me  
Unofficial Document

on this 9th day of January, 2016,  
 by Date Month Year

(1) Brian K. Malliet

(and (2) \_\_\_\_\_),  
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.



Signature C. Goyette  
 Signature of Notary Public

Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value Document Date: 1/8/16

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

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

PARCEL NO. 1:

That portion of the Northwest quarter of Section 16, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the North quarter corner of said Section 16;

THENCE South 00 degrees 25 minutes 48 seconds East along the North-South mid-section line of said Section 16, a distance of 89.92 feet;

THENCE South 89 degrees 34 minutes 12 seconds West, a distance of 41.00 feet;

THENCE South 00 degrees 25 minutes 48 seconds East along a line parallel with and 41.00 feet West of the North-South midsection line of said Section 16, a distance of 200.00 feet;

THENCE South 02 degrees 04 minutes 00 seconds East, a distance of 61.01 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 02 degrees 04 minutes 00 seconds East, a distance of 219.09 feet;

THENCE South 00 degrees 25 minutes 48 seconds East, a distance of 1040.03 feet;

THENCE South 89 degrees 40 minutes 39 seconds West, a distance of 277.53 feet;

THENCE North 00 degrees 19 minutes 21 seconds West, a distance of 1259.02 feet;

THENCE North 89 degrees 40 minutes 39 seconds East, a distance of 268.91 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the North quarter corner of said Section 16;

THENCE South 00 degrees 25 minutes 47 seconds East along the North-South mid-section line of said Section 16, a distance of 350.91 feet to the TRUE POINT OF BEGINNING;

THENCE South 89 degrees 34 minutes 12 seconds West, a distance of 42.00 feet;

THENCE South 00 degrees 25 minutes 47 seconds East along a line parallel with and 42.00 feet West of said North-South midsection line, a distance of 259.09 feet;

THENCE South 02 degrees 27 minutes 04 seconds East, a distance of 255.16 feet to a point lying 33.00 feet West of said North-South midsection line;

THENCE South 00 degrees 25 minutes 47 seconds East along a line parallel with and 33.00 feet West of said North-South midsection line, a distance of 1787.09 feet to a point on the South line of said Northwest quarter;

THENCE along said South line North 89 degrees 41 minutes 51 seconds East, a distance of 33.00 feet to the center of said Section 16;

THENCE North 00 degrees 25 minutes 47 seconds West along the North-South mid-section line, a distance of 2301.25 feet to the TRUE POINT OF BEGINNING.

**EXHIBIT "A"**  
(Continued)

PARCEL NO. 2:

A non-exclusive easement fort the purposes shown therein as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements For Autoplex II, recorded in Recording No. 96-0776288 and Amendment recorded in Recording No. 97-0632657.

Unofficial Document