

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 500-01-010A 5 - SPLIT
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? None

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

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

2. SELLER'S NAME AND ADDRESS:

MidFirst Bank
3030 East Camelback Road
Phoenix, AZ 85016

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

Rados Properties - Arizona Land, LLC
2002 E. McFadden Avenue, Suite 200
Santa Ana, CA 92705

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Avondale Blvd. and Van Buren
Avondale, AZ

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

Rados Properties - Arizona Land, LLC
2002 E. McFadden Avenue, Suite 200
Santa Ana, CA 92705

(b) Next tax payment due October 1, 2016

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- | | |
|---|--|
| a. <input type="checkbox"/> Vacant land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input checked="" type="checkbox"/> Agriculture |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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.

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 _____, County of _____
 Subscribed and sworn to before me on this Jan day of February 20 16
 Notary Public [Signature]
 Notary Expiration Date 10-14-2016

DOR FORM 82162 (04/2014)



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9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$ 5,700,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 6
Month/Year

12. DOWN PAYMENT \$ 5,700,000.00 00

13. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from Financial Institution:
(1) <input type="checkbox"/> Conventional
(2) <input type="checkbox"/> VA
(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade | f. <input type="checkbox"/> Other financing; Specify: _____ |
| c. <input type="checkbox"/> Assumption of existing loan(s) | |
| d. <input type="checkbox"/> 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: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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 Exhibit "A" attached hereto

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

EXHIBIT "A"

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN MARICOPA COUNTY, ARIZONA.