

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 301-67-960A  
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) 301-67-969 (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

BAZV FCC Country Brook, LLC  
9933 E. Bell Road, Suite 110  
Scottsdale, AZ 85260

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

Standard Phoenix - Country Brook, LLC  
488 East Santa Clara Street, #304  
Arcadia, CA 91006

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

### 4. ADDRESS OF PROPERTY:

4909 W. Joshua Blvd.  
Chandler, AZ 85226

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

Standard Phoenix - Country Brook, LLC  
488 East Santa Clara Street, #304  
Arcadia, CA 91006

(b) Next tax payment due 1<sup>st</sup> half 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 type="checkbox"/> Agricultural   |
| c. <input type="checkbox"/> Condo or Townhouse            | h. <input type="checkbox"/> Mobile or Manufactured Home<br><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 checked="" 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" or "family member."

### 8. If you checked e or f in Item 6 above, indicate the number of units: 396

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 AZ, County of Maricopa  
Subscribed and sworn to before me on this 27 day of January 2016

Notary Public [Signature]  
Notary Expiration Date \_\_\_\_\_

20  
18  
Ho:

### 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: \$ 64,500,000.00

11. DATE OF SALE (Numeric Digits): 11/2015  
Month / Year

12. DOWN PAYMENT \$ 10,500,000.00

### 13. METHOD OF FINANCING:

- |  |   |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input checked="" type="checkbox"/> New loan(s) from financial institution:<br>(1) <input checked="" type="checkbox"/> Conventional<br>(2) <input type="checkbox"/> VA<br>(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:

\$ 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:

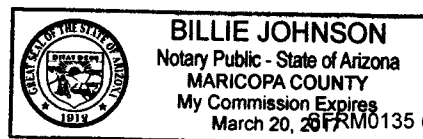
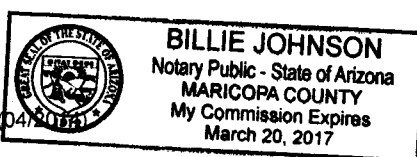
- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

### 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Lawyers Title of Arizona, Inc.  
3131 E. Camelback Road, Suite 220  
Phoenix, AZ 85016

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

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



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

Parcel No. 1:

Tract A, Country Brook Apartments, according to Book 355 of Maps, Page 29, records of Maricopa County, Arizona.

Parcel No. 2:

Lot 1, Country Brook Apartments III, according to Book 423 of Maps, page 47, records of Maricopa County, Arizona.

Parcel No. 3:

Beneficial and appurtenant easements for private street, public utilities, emergency vehicles, and refuse collection, as set forth in the Plat of Dedication and Easements as recorded in Book 291 of Maps, page 6, records of Maricopa County, Arizona, and in the Final Plat for Country Brook Apartments as recorded in Book 355 of Maps, Page 29, records of Maricopa County, Arizona.

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