

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 107-04-003B9
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? 2

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

(1) 107-04-003C 8 (3) _____
(2) 107-04-003D 7 (4) _____

2. SELLER'S NAME AND ADDRESS:

Camelback 4001 LLC
6040 East Main Street #466
Mesa, AZ 85205

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

CPLC Estancia, LLC
c/o Chicanos Por La Causa, Inc., 1112 E. Buckeye Rd.
Phoenix, AZ 85034

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4001 West Camelback Road
Phoenix, AZ 85019

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

CPLC Estancia, LLC
c/o Chicanos Por La Causa, Inc., 1112 E. Buckeye Rd.
Phoenix, AZ 85034

(b) Next tax payment due 10/1/16

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. Agriculture
- 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: 351

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 8 day of Feb 20 16

Notary Public _____

Notary Expiration Date 12.1.2016

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: \$ 10,250,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 2 / 9 Month/Year

12. DOWN PAYMENT \$ 0- 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: \$ 0.00 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):

CPLC Estancia, LLC
c/o Chicanos Por La Causa, Inc., 1112 E. Buckeye Rd.
Phoenix, AZ 85034

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" Attached Hereto

Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 8 day of Feb 20 16

Notary Public _____

Notary Expiration Date 12.1.2016



EXHIBIT "A "

Escrow No. 229-5751208 (JYM)

PARCEL NO. 1:

THE WEST 200 FEET OF THE NORTH 265 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 40 FEET, THEREOF; AND

EXCEPT THE SOUTH 10 FEET.

PARCEL NO. 2:

THE NORTH 265 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 200 FEET; AND

EXCEPT THE SOUTH 10 FEET; AND

EXCEPT THE EAST 40 FEET AND THE NORTH 40 FEET; AND

EXCEPT THOSE PORTIONS DESCRIBED AS FOLLOWS:

THE WEST 15 FEET OF THE EAST 55 FEET OF THE SOUTH 7 FEET OF THE NORTH 40 FEET, AND

BEGINNING AT A POINT WHICH LIES 55 FEET WEST OF, AND 40 FEET SOUTH OF, THE NORTHEAST CORNER OF SAID QUARTER SECTION;

THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 15 FEET;

THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 15 FEET;

THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 40 FEET, THEREOF; AND

EXCEPT 40TH DRIVE AS IT IS DEDICATED ON THE MAP OF DEDICATION, RECORDED IN BOOK 156 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE CERTAIN ALLEYS, AS THEY ARE DEDICATED ON THE MAP OF DEDICATION RECORDED IN BOOK 156 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION OF MARIPOSA STREET AS DEDICATED ON THE MAP OF DEDICATION RECORDED IN BOOK 156 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.