

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 125-30-171B  
 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? \_\_\_\_\_

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

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

48th Street Storage, LLC  
4915 E Baseline Rd #105  
Gilbert, AZ 85234

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

Sovran Acquisition Limited Partnership  
6467 Main Street  
Buffalo, NY 14221

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

### 4. ADDRESS OF PROPERTY:

900 N 48th St  
Phoenix, AZ

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

Sovran Acquisition Limited Partnership  
6467 Main St  
Buffalo, NY 14221

(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.  Agricultural  
 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 definitions 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.

J.K. H  
 Signature of Seller / Agent  
 State of ARIZONA County of MARICOPA  
 Subscribed and sworn to before me on this 28 day of Jan 2016  
 Notary Public Michele M Lucero  
 Notary Expiration Date 4-5-2017

FOR I  
**74**  
**Yo**

### 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: \$ 9,259,900.00

11. DATE OF SALE (Numeric Digits): 9 / 2015  
 Month / Year

12. DOWN PAYMENT \$ 9,259,900.00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade f.  Other financing; Specify: \_\_\_\_\_  
 c.  Assumption of existing loan(s)  
 d.  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: \_\_\_\_\_

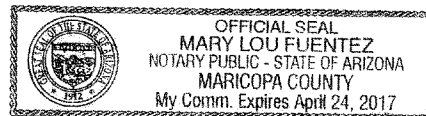
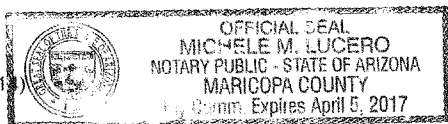
### 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.  
2152 South Vineyard, Suite 109, Mesa, AZ 85210  
 Phone: (480) 464-4495

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

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

M Lucero  
 Signature of Buyer / Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 1 day of Feb 2016  
 Notary Public [Signature]  
 Notary Expiration Date 4/24/17



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

That portion of the North half of the Northeast quarter of the Southeast quarter of Section 6, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; described as follows:

COMMENCING at the East quarter corner of said Section 6;

THENCE South 00°03'48" East, 77.41 feet along the East line of said Southeast quarter of Section 6;

THENCE departing said East line South 89°56'12" West, 33.00 feet to the POINT OF BEGINNING;

THENCE South 00°03'48" East, 186.63 feet;

THENCE North 74°13'18" West, 529.43 feet;

THENCE North 73°03'19" West, 126.30 feet;

THENCE from a local tangent bearing of North 87°52'32" East along a curve to the left having a radius of 45.00 feet, a distance of 43.08 feet;

THENCE from a local tangent bearing of North 33°01'34" East along a curve to the right having a radius of 15.00 feet, a distance of 15.09 feet;

THENCE South 89°20'58" East, 566.50 feet;

THENCE along a curve to the right having a radius of 15.00 feet, a distance of 23.38 feet to the POINT OF BEGINNING.

Also known as:

COMMENCING at the East quarter corner of said Section 6;

Thence South 00°03'48" East, 77.41 feet along the East line of said Southeast quarter of Section 6;

Thence departing said East line, South 89°56'12" West, 33.00 feet to the POINT OF BEGINNING;

Thence South 00°03'48" East, 186.63 feet;

Thence North 74°13'18" West, 529.43 feet;

Thence North 73°03'19" West, 126.30 feet;

Thence from a local tangent bearing of North 87°52'32" East, along a curve to the left having a radius of 45 feet, a distance of 43.08 feet;

Thence from a local tangent bearing of North 33°01'34" East, along a curve to the right having a radius of 15.00 feet, a distance of 15.09 feet;

Thence South 89°20'58" East, 566.50 feet;

Thence along a curve to the right having a radius of 15.00 feet, a distance of 23.38 feet to the POINT OF BEGINNING.