

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 217-28-009X
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Spirit SPE HG 2015-1, LLC
16767 N. Perimeter Dr, #210
Scottsdale, AZ 85260

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

Albertson's LLC
250 Parkcenter Blvd
Boise, ID 83706

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

11475 East Via Linda
Scottsdale, AZ

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

Aaron Barrett, Atn Property Tax
P.O. Box 990
Minneapolis, MN 55440

(b) Next tax payment due _____

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: n/a 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

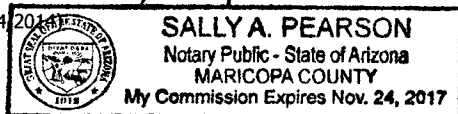
State of Arizona, County of Maricopa

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

Notary Public Sally A. Pearson

Notary Expiration Date 11/29/17

DOR FORM 82162 (04/2014)



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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: \$9,000,000.00

11. DATE OF SALE (Numeric 02 / 2016)
Digits: _____ 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):

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):

[Handwritten Signature]

Signature of Buyer / Agent

State of Arizona Idaho, County of Maricopa Ada

Subscribed and sworn to before me on this 5th day of February 20 16

Notary Public [Handwritten Signature]

Notary Expiration Date 2/20/17

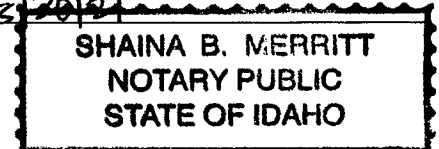


EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL NO. 1:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF VIA LINDA DRIVE, A DISTANCE OF 791.81 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VIA LINDA DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 48 MINUTES 12 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 115TH STREET, SAID LINE BEING PARALLEL WITH AND 30.00 FEET WEST OF THE CENTERLINE OF 115TH STREET;

THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 315.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 1530.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 22 MINUTES 31 SECONDS, A DISTANCE OF 10.02 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 71 DEGREES 42 MINUTES 11 SECONDS WEST, A DISTANCE OF 345.27 FEET;

THENCE NORTH 18 DEGREES 17 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.59 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 211.63 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF, 147.08 FEET;

THENCE NORTH 33 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 162.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 21 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 788.36 FEET, SAID CURVE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF VIA LINDA DRIVE;

THENCE NORTHEASTERLY ALONG SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF VIA LINDA DRIVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 37 MINUTES 12 SECONDS, A DISTANCE OF 297.48 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF VIA LINDA DRIVE, A DISTANCE OF 359.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL NO. 1 FOR INGRESS, EGRESS, PARKING, SIGNS AND OTHER MATTERS AS CREATED BY DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN RECORDING NO. 96-0537236 AND FIRST AMENDMENT RECORDED IN RECORDING NO. 97-821130, RECORDS OF MARICOPA COUNTY, ARIZONA.