

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: **167-45-001N**  
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:

LEM Paradise Trails, LLC, a Delaware limited liability company et al  
CO/ Hamilton Zanze & Company  
37 Graham Street, Suite 200B  
San Francisco, CA 94129

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

Birchard Group, LLC, an Arizona limited liability company  
P.O. Box 675741  
Rancho Santa Fe, CA 92067

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

### 4. ADDRESS OF PROPERTY:

4502 E. Paradise Village Pkwy  
Phoenix, AZ

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

Birchard Group, LLC, an Arizona limited liability company  
P.O. Box 675741  
Rancho Santa Fe, CA 92067

(b) Next tax payment due October 2016

### 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.  Agricultural
- 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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 127  
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 25 day of Feb, 2016

Notary Public K. Guadagno

Notary Expiration Date 8-31-18



K. GUADAGNO  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2018

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of Feb, 2016

Notary Public K. Guadagno

Notary Expiration Date 8-31-18



K. GUADAGNO  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2018

SFRM0135 (DSI Rev. 5/17/2014)

20  
F  
15  
Pa.

### 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: \$ 19,000,000.00

11. DATE OF SALE (Numeric Digits): 2/16  
Month / Year

12. DOWN PAYMENT \$ 5,700,000.00

### 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:

\$                      00 AND

briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 100

### 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):

Commonwealth Land Title Insurance Company  
2398 E. Camelback Rd., Suite 230, Phoenix, AZ 85016  
602-287-3500

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

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

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

That part of the Northeast quarter of Section 19, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 19;

THENCE South 88 degrees 47 minutes 13 seconds West along the North line of said Section, 1008.21 feet to the West line of Tatum Boulevard, according to Book 195 of Maps, page 30, records of Maricopa County, Arizona;

THENCE continuing South 88 degrees 47 minutes 13 seconds West along said North line, 326.02 feet to the POINT OF BEGINNING;

THENCE continuing South 88 degrees 47 minutes 13 seconds West along said North line, 685.46 feet to a point 60.00 feet South of the Southeast corner of the property described in Docket 12635, page 433, records of Maricopa County, Arizona;

THENCE leaving said North line along a curve to the right and having a radius of 400.00 feet, a tangent bearing of South 01 degrees 12 minutes 47 seconds East and a central angle of 21 degrees 20 minutes 42 seconds, an arc distance of 149.02 feet to a point of tangency;

THENCE South 20 degrees 07 minutes 55 seconds West, 36.00 to the North line of Paradise Village Parkway South, as per deed recorded in Docket 14898, page 843, records of Maricopa County, Arizona;

THENCE South 69 degrees 52 minutes 05 seconds East along said North line, 662.16 feet to a point of curvature;

THENCE continuing along said North line being a curve to the left having a radius of 1876.86 feet and a central angle of 02 degrees 30 minutes 26 seconds, an arc distance of ~~82.13 feet~~  
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THENCE leaving said line along a curve to the left and having a radius of 600.00 feet, a tangent bearing of North 17 degrees 37 minutes 29 seconds East and a central angle of 18 degrees 59 minutes 16 seconds, an arc distance of 197.27 feet to a point of tangency;

THENCE North 01 degrees 12 minutes 47 seconds West, 254.62 feet to the POINT OF BEGINNING.