

Unofficial Document

F20

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **305-11-540**
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? 196

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

(1) See Attached Exhibit B (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

OPTIMUS LA COSTA, LP
6909 E. Greenway Parkway, Ste. 240
Scottsdale, AZ 85254

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

VIRTU LA COSTA OWNER, LLC and VIRTU LA COSTA ASSOCIATES, LP
80 East Sir Francis Drake Blvd., Suite 2B
Larkspur, CA 94939

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

4. ADDRESS OF PROPERTY:

1820 West Lindner Avenue
Mesa, AZ 85202

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

VIRTU LA COSTA OWNER, LLC
80 East Sir Francis Drake Blvd., Suite 2B
Larkspur, CA 94939

(b) Next tax payment due 03/16

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. 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" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 194 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: \$ 19,500,000.00

11. DATE OF SALE (Numeric Digits): 10 / 15
Month / Year

12. DOWN PAYMENT \$ 4,508,000.00

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: Not Applicable

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):

VIRTU LA COSTA OWNER, LLC and VIRTU LA COSTA ASSOCIATES, LP
80 East Sir Francis Drake Blvd., Suite 2B, Larkspur, CA 94939

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 14 day of March 2014
Notary Public _____
Notary Expiration Date Jan 21, 2017

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 14 day of March 2014
Notary Public _____
Notary Expiration Date Jan 21, 2017

DOR FORM 82162 (04/2011)



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

SFRM0135 (DSI Rev. 07/03/14)

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Units 101 through 198 and Units 201 through 298 and Tracts A, B, C and D, La Costa, a Condominium, according to Condominium Declaration recorded August 28, 2006 in Recording No. 2006-1138915 and Affidavit of Scrivener Error and Correction recorded September 26, 2006 in Recording No. 2006-1270492 and plat recorded in Book 858 of Maps, Page 5 and Affidavit of Correction recorded August 21, 2006 in Recording No. 2006-1110996, records of Maricopa County, Arizona;

Together with all of the interest in and to the Common Elements, as set forth in said Declaration and as indicated on said plat.

PARCEL NO. 2:

Easements for ingress and egress and public utilities as created and set forth in Agreement recorded May 25, 1979 in Docket 13658, Page 1396, records of Maricopa County, Arizona, over the Easterly 26 feet of the Westerly 28.5 feet of Tract E and over that portion of Tract E which lies North of a line running directly from the Northwest Corner of Tract C to the Northeast corner of Tract D, Dobson Ranch Unit Fourteen, according to the plat recorded in Book 177 of Maps, Page 14, records of Maricopa County, Arizona.

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EXHIBIT "B"

The Additional Parcel Numbers being conveyed in this transaction are:

305-11-541	305-11-581	305-11-621	305-11-661	305-11-701
305-11-542	305-11-582	305-11-622	305-11-662	305-11-702
305-11-543	305-11-583	305-11-623	305-11-663	305-11-703
305-11-544	305-11-584	305-11-624	305-11-664	305-11-704
305-11-545	305-11-585	305-11-625	305-11-665	305-11-705
305-11-546	305-11-586	305-11-626	305-11-666	305-11-706
305-11-547	305-11-587	305-11-627	305-11-667	305-11-707
305-11-548	305-11-588	305-11-628	305-11-668	305-11-708
305-11-549	305-11-589	305-11-629	305-11-669	305-11-709
305-11-550	305-11-590	305-11-630	305-11-670	305-11-710
305-11-551	305-11-591	305-11-631	305-11-671	305-11-711
305-11-552	305-11-592	305-11-632	305-11-672	305-11-712
305-11-553	305-11-593	305-11-633	305-11-673	305-11-713
305-11-554	305-11-594	305-11-634	305-11-674	305-11-714
305-11-555	305-11-595	305-11-635	305-11-675	305-11-715
305-11-556	305-11-596	305-11-636	305-11-676	305-11-716
305-11-557	305-11-597	305-11-637	305-11-677	305-11-717
305-11-558	305-11-598	305-11-638	305-11-678	305-11-718
305-11-559	305-11-599	305-11-639	305-11-679	305-11-719
305-11-560	305-11-600	305-11-640	305-11-680	305-11-720
305-11-561	305-11-601	305-11-641	305-11-681	305-11-721
305-11-562	305-11-602	305-11-642	305-11-682	305-11-722
305-11-563	305-11-603	305-11-643	305-11-683	305-11-723
305-11-564	305-11-604	305-11-644	305-11-684	305-11-724
305-11-565	305-11-605	305-11-645	305-11-685	305-11-725
305-11-566	305-11-606	305-11-646	305-11-686	305-11-726
305-11-567	305-11-607	305-11-647	305-11-687	305-11-727
305-11-568	305-11-608	305-11-648	305-11-688	305-11-728
305-11-569	305-11-609	305-11-649	305-11-689	305-11-729
305-11-570	305-11-610	305-11-650	305-11-690	305-11-730
305-11-571	305-11-611	305-11-651	305-11-691	305-11-731
305-11-572	305-11-612	305-11-652	305-11-692	305-11-732
305-11-573	305-11-613	305-11-653	305-11-693	305-11-733
305-11-574	305-11-614	305-11-654	305-11-694	305-11-734
305-11-575	305-11-615	305-11-655	305-11-695	305-11-735
305-11-576	305-11-616	305-11-656	305-11-696	305-11-736
305-11-577	305-11-617	305-11-657	305-11-697	
305-11-578	305-11-618	305-11-658	305-11-698	
305-11-579	305-11-619	305-11-659	305-11-699	
305-11-580	305-11-620	305-11-660	305-11-700	

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