

# Unofficial Document

FOR R 20

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 142-45-945  
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? 1

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

(1) 142-45-946 (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

M-85TH GRANDAZ LAND, LLC and  
M-85THGRANDAZ, LLC  
2415 E. Camelback Road, Suite #350  
Phoenix, AZ 85016

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

Venice Plaza LLC  
5120 W. Pico Blvd.  
Los Angeles, CA 90019

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

### 4. ADDRESS OF PROPERTY:

8517 West Grand Avenue  
Peoria, AZ 85345

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

Venice Plaza LLC  
5120 W. Pico Blvd.  
Los Angeles, CA 90019

(b) Next tax payment due 10/1/2016

### 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" 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,

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.

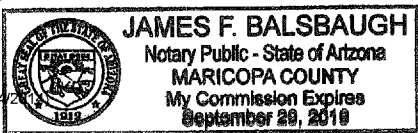
[Signature]  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 26 day of February 2016

Notary Public [Signature]

Notary Expiration Date 9-29-19



14  
yo

### 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: \$ \$5,910,000.00

11. DATE OF SALE (Numeric Digits): 12/2015  
Month / Year

12. DOWN PAYMENT \$ \$2,068,500.00

### 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 partial interest: \_\_\_\_\_

### 15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: N/A

### 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):

Stewart Title  
2930 E. Camelback Rd., Suite 210, Phoenix, AZ 85016  
(480) 557-4560

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

See attached Exhibit "A"

## SIGNED IN COUNTERPART

Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**AFFIDAVIT OF PROPERTY VALUE**

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BOOK MAP PARCEL SPLIT

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**SIGNED IN COUNTERPART**

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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:

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Month / Year

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- 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 Unofficial Document 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 partial interest: \_\_\_\_\_

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

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

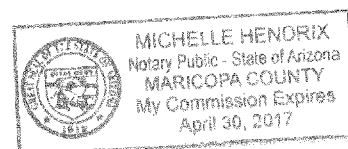
If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

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

Stewart Title  
2930 E. Camelback Rd., Suite 210, Phoenix, AZ 85016  
(480) 557-4560

18. LEGAL DESCRIPTION (attach copy if necessary):  
See attached Exhibit "A"

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 26 day of February 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date 4-30-2017



## STATUTES AND EXEMPTIONS

A.R.S. §§ 11-1133 and 11-1137(B) require all buyers and sellers of real property or their agents to complete and attest to this Affidavit. Failure to do so constitutes a class 2 misdemeanor and is punishable by law.

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value. Data supplied for an individual property will not directly affect the assessment or taxes of that property.

A.R.S. § 11-1134 exempts certain transfers from completion of the Affidavit of Property Value and the \$2.00 filing fee. See the list of exemption codes below. If the transfer meets the criteria for an exemption, do not complete the Affidavit. Instead, please post the Statute Number and Exemption Code on the face of the Deed, in the area beneath the Legal Description. For example, if Exemption Code **B3** is applicable, the proper exemption notation would be A.R.S. 11-1134 **B3**.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

### LIST OF EXEMPTION CODES (A.R.S. § 11-1134)

- A1.** A deed that represents the payment in full or forfeiture of a recorded contract for the sale of real property.
- A2.** A lease or easement on real property, regardless of the length of the term.
- A3.** Sales to or from government: "A deed, patent or contract for the sale or transfer of real property in which an agency or representative of the United States, this state, a county, city or town of this state or any political subdivision of this state is the named grantor, and authorized seller, or purchaser."
- A4.** A quitclaim deed to quiet title as described in A.R.S. § 12-1103, subsection B.
- A5.** A conveyance of real property that is executed pursuant to a court order.
- A6.** A deed to an unpatented mining claim.
- A7.** A deed of gift.
- B1.** A transfer solely in order to provide or release security for a debt or obligation, including a trustee's deed pursuant to power of sale under a deed of trust.
- B2.** A transfer that confirms or corrects a deed that was previously recorded
- B3.** A transfer of residential property between family members as defined below with only nominal actual consideration for the transfer.
- B4.** A transfer of title on a sale for delinquent taxes or assessments.
- B5.** A transfer of title on partition.
- B6.** A transfer of title pursuant to a merger of corporations.
- B7.** A transfer between related business entities for no Unofficial Document nominal consideration.
- B8.** A transfer from a person to a trustee or from a trustee to a trust beneficiary with only nominal consideration for the transfer.
- B9.** A transfer of title to and from an intermediary for the purpose of creating a joint tenancy estate or some other form of ownership.
- B10.** A transfer from a husband and wife or one of them to both husband and wife to create an estate in community property with right of survivorship.
- B11.** A transfer from two or more persons to themselves to create an estate in joint tenancy with right of survivorship.
- B12.** A transfer pursuant to a beneficiary deed with only nominal actual consideration for the transfer.
- B13.** From an owner to itself or a related entity for no or nominal consideration solely for the purpose of consolidating or splitting parcels.
- B14.** Due to legal name change.

Any instrument describing a transaction exempted by **A.R.S. § 11-1134** shall bear a notation thereof on the face of the Instrument at the time of recording, indicating the specific exemption that is claimed.

### DEFINITION OF PRIMARY AND SECONDARY RESIDENCE

**A Primary Residence** is a residential property that is used by the owner or owners as their principal or usual place of residence, or occupied by a qualified family member of the owner, as defined below, and used as the qualified family member's usual and principal residence. **A Non-Primary or Secondary Residence** is a second home that is not your primary residence; or is unoccupied, or owned by a financial institution. If you have a homestead exemption for a home in another state, the listed home cannot qualify as a primary residence.

### DEFINITION OF QUALIFIED FAMILY MEMBER

A "Qualified Family Members" is defined as:

- a) A natural or adopted son or daughter of the taxpayer or a descendent of either.
- b) The father or mother of the taxpayer or an ancestor of either.
- c) A stepson or stepdaughter or stepparent of the taxpayer.
- d) A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e) A natural or adopted sibling of the taxpayer.

### DEFINITION OF PERSONAL PROPERTY

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel No. 1:**

A parcel of land lying within the West half of the Southeast quarter of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

Commencing at the South quarter corner of said Section 22;

Thence East along the South line of said Section 22, a distance of 1318.72 feet to the Southeast corner of the West half of the Southeast quarter of said Section 22;

Thence North 0 degrees 10 minutes 17 seconds East along the East line of said West half of the Southeast quarter, being the centerline of 85th Avenue, a distance of 1045.00 feet to the True Point of Beginning;

Thence North 0 degrees 10 minutes 17 seconds East along said line, a distance of 288.00 feet to the intersection of the 85th Avenue centerline extended Northerly and the Westerly right-of-way line of 85th Avenue;

Thence North 0 degrees 10 minutes 17 seconds East, a distance of 113.14 feet to a point lying on the Southerly right-of-way line of Highway 60-70 (Grand Avenue), as recited in Book 590 of Deeds, Pages 508 through 512, inclusive, records of Maricopa County, Arizona;

Thence North 44 degrees 17 minutes 18 seconds West along said Southerly right-of-way line, a distance of 410.30 feet to a point;

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Thence South 45 degrees 42 minutes 42 seconds West, a distance of 120.00 feet to a point;

Thence North 89 degrees 49 minutes 43 seconds West, a distance of 322.00 feet to a point on the Westerly line of the East 692.91 feet of said West half of the Southeast quarter;

Thence South 0 degrees 10 minutes 17 seconds West along said West line, a distance of 610.16 feet to a point 1045.00 feet North of the South line of said Southeast quarter, as measured along said West line;

Thence East, a distance of 692.92 feet to the True Point of Beginning;

Except a parcel of land lying within the West half of the Southeast quarter of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of said Section 22;

Thence East along the South line of said Section 22, a distance of 1318.72 feet to the Southeast corner of the West half of the Southeast quarter of said Section 22;

Thence North 0 degrees 10 minutes 17 seconds East along the East line of said West half of the Southeast quarter, being the centerline of 85th Avenue, a distance of 1045.00 feet to the True Point of Beginning;

Thence West, a distance of 30.00 feet to a point and the Westerly right-of-way line of 85th Avenue;

Thence North 0 degrees 10 minutes 17 seconds East, a distance of 166.85 feet to a point of curvature;

Thence Northeasterly along a curve concave to the Southeast, having a radius of 260.00 feet and a central angle of 27 degrees 47 minutes 44 seconds, a distance of 126.13 feet to a point, said point being the intersection of the East line of said West half of the Southeast quarter and the Westerly right-of-way line of 85th Avenue;

Thence South 0 degrees 10 minutes 17 seconds West along the East line of said West half of the Southeast quarter, a distance of 288.00 feet to the True Point of Beginning; and also

EXCEPT that portion thereof which lies between the existing Southwesterly right-of-way line of U.S. Highway 60 (Wickenburg-Phoenix Highway) and the following described New Right of Way Line, as conveyed to the State of Arizona, by and through its Department of Transportation, by Warranty Deed recorded in Document No. 2009-374619, records of Maricopa County, Arizona:

**NEW RIGHT OF WAY LINE DESCRIPTION:**

Commencing at a 3 inch City of Peoria brass cap that is flush marking the East quarter corner of said Section 22, being North 89 degrees 43 minutes 31 seconds East 5292.25 feet from a 3 inch City of Peoria brass cap in a hand hole marking the West quarter corner of said Section 22;

Thence along the East – West mid section line of said Section 22 South 89 degrees 43 minutes 31 seconds West, 2377.72 feet to the existing right-of-way centerline of said U.S. Highway 60;

Thence along said existing right-of-way centerline South 44 degrees 39 minutes 15 seconds East, 141.11 feet;

Thence South 45 degrees 20 minutes 45 seconds West, 85.40 feet to the Point of Beginning on the existing Easterly right-of-way line of 87th Avenue;

Thence South 44 degrees 39 minutes 15 seconds East, 523.32 feet;

Thence South 42 degrees 56 minutes 09 seconds East, 100.05 feet;

Thence South 44 degrees 39 minutes 15 seconds East, 875.54 feet;

Thence South 00 degrees 18 minutes 50 seconds East, 26.00 feet;

Thence South 32 degrees 31 minutes 44 seconds West, 32.31 feet to the Point of Ending on the existing Westerly right-of-way line of 85th Avenue; and

Except a parcel of land lying within the West half of the Southeast quarter of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa <sup>Unofficial Document</sup> Arizona, and more particularly described as follows:

Commencing at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 42 seconds East (measured), East (record), along the South line of the Southeast quarter of said Section 22, a distance of 1318.87 feet (measured), 1318.72 feet (record), to the Southeast corner of the West half of the Southeast quarter of said Section 22;

Thence North 00 degrees 10 minutes 17 seconds East (record and measured), along the East line of said West half of the Southeast quarter, being the centerline of 85th Avenue, a distance of 1045.00 feet (record and measured) to a point on the North line of the South 1045.00 feet of the Southeast quarter of said Section 22;

Thence South 89 degrees 59 minutes 42 seconds West, along said North line, a distance of 30.00 feet to the West right-of-way line of 85th Avenue as described in Special Warranty Deed recorded as Document No. 2003-1020890, Official Records of Maricopa County, Arizona;

Thence continuing South 89 degrees 59 minutes 42 seconds West (measured), East (record), along said North line, a distance of 662.92 feet (record and measured) to a point on the West line of the East 692.91 feet of the West half of the Southeast quarter of said Section 22;

Thence North 00 degrees 10 minutes 17 seconds East (record and measured), along said West line, a distance of 327.49 feet to the Point of Beginning;

Thence continuing North 00 degrees 10 minutes 17 seconds East (record and measured), along said West line, a distance of 285.23 feet;

Thence South 89 degrees 49 minutes 43 seconds East (record and measured), a distance of 319.88 feet (measured), 322.00 feet (record);

Thence South 00 degrees 00 minutes 00 seconds East, a distance of 19.57 feet;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 94.64 feet;

Thence South 00 degrees 00 minutes 00 seconds East, a distance of 272.10 feet;

Thence North 90 degrees 00 minutes 00 seconds West, a distance of 156.00 feet;

Thence North 00 degrees 00 minutes 48 seconds West, a distance of 7.13 feet;

Thence South 89 degrees 59 minutes 12 seconds West, a distance of 159.19 feet;

Thence North 89 degrees 49 minutes 41 seconds West, a distance of 100.18 feet to a point on the West line of the East 692.91 feet of the West half of the Southeast quarter of said Section 22 and to the Point of Beginning.

**Parcel No. 2:**

A parcel of land lying within the West half of the Southeast quarter of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

Commencing at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 42 seconds East (measured), East (record), along the South line of the Southeast quarter of said Section 22, a distance of 1318.87 feet (measured), 1318.72 feet (record), to the Southeast corner of the West half of the Southeast quarter of said Section 22;

Thence North 00 degrees 10 minutes 17 seconds East (record and measured), along the East line of said West half of the Southeast quarter, being the centerline of 85th Avenue, a distance of 1045.00 feet (record and measured) to a point on the North line of the South 1045.00 feet of the Southeast quarter of said Section 22;

Thence South 89 degrees 59 minutes 42 seconds West, along said North line, a distance of 30.00 feet to the West right-of-way line of 85th Avenue as described in Special Warranty Deed recorded as Document No. 2003-1020890, Official Records of Maricopa County, Arizona;

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