

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 133-04-007A
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? 0

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

MCCLINTOCK STATION L.L.C.
PO BOX 21982
MESA, AZ 85277

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

P7 MCCLINTOCK STATION OWNER, LLC
1741 Village Center Circle
Las Vegas, NV 89134

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

4. ADDRESS OF PROPERTY:

1847 East Apache Blvd.
Tempe, AZ 85281

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

P7 MCCLINTOCK STATION OWNER, LLC
1741 Village Center Circle
Las Vegas, NV 89134

(b) Next tax payment due _____

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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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 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, 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 22 day of March 2016

Notary Public

Notary Expiration Date 11/23/18



MARY L. GARCIA
Notary Public - Arizona
Maricopa County
Expires 11/23/2018

DOR FORM 82162 (04/2014)

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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: \$ 5,925,400.00

11. DATE OF SALE (Numeric Digits): 3/20/16
Month / Year

12. DOWN PAYMENT \$ 5,925,400

13. METHOD OF FINANCING:

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

Fidelity National Title
1 East Washington #450 Phoenix AZ 85004
Phone: 602.343.7550

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 22 day of March 2016

Notary Public

Notary Expiration Date 11/23/18



MARY L. GARCIA
Notary Public - Arizona
Maricopa County
Expires 11/23/2018

FRM0135 (DSI Rev. 05/17/2014)

EXHIBIT "A" **Legal Description**

PARCEL NO. 1

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 889.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUN THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 320.00 FEET;

THENCE WEST 75 FEET;

THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1004.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 175.00 FEET;

RUN THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, THENCE WEST A DISTANCE OF 100.00 FEET, TO THE PLACE OF BEGINNING;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 970.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND RUN THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 971.20 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 17.80 FEET;

THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, THENCE WEST A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST 75.00 FEET OF THE NORTH 370.00 FEET OF THE WEST 889.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 795.40 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

RUN THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 792.60 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

Escrow No. Z1418317-001-MLG
Affidavit of Property Value...Continued
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EXHIBIT "A"
(Continued)

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 21.40 FEET;
THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SAID SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY;
AND THENCE RUN WEST ALONG THE SOUTH LINE OF THE TEMPE-MESA STATE HIGHWAY, A DISTANCE OF 18.60 FEET TO THE POINT OF BEGINNING.

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