

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 141-54-057
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? n/a

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

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

2. SELLER'S NAME AND ADDRESS:

B. Kline Family LLC
11716 Woodthrush Lane
Potomac, MD 20854

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

B & L Storage
28135 N 96th Place
Scottsdale, AZ 85262

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

4. ADDRESS OF PROPERTY:

6149 E Southern Ave
Mesa, AZ 85206

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

Red Lobster Hospitality LLC/Red Lobster Restaurants LLC
450 South Orange Avenue, Suite 800
Orlando, FL 32801

(b) Next tax payment due October 2019

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
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify:
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: 1

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: \$ 7,171,303.00

11. DATE OF SALE (Numeric Digits): 11/2018
Month / Year

12. DOWN PAYMENT \$ 4,064,303.00

13. METHOD OF FINANCING:

a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
b. Barter or trade
c. Assumption of existing loan(s) 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: 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):
All parties herein

Phone: _____

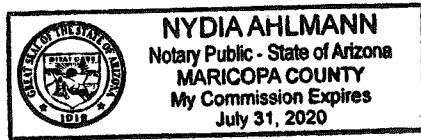
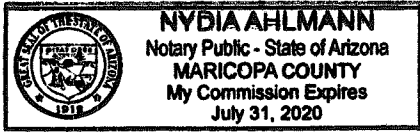
18. LEGAL DESCRIPTION (attach copy if necessary):

**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.

[Handwritten Signature]
 Signature of Seller / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 30 day of Jan 2019
 Notary Public *[Handwritten Signature]*
 Notary Expiration Date 7-31-20

[Handwritten Signature]
 Signature of Buyer / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 30 day of Jan 2019
 Notary Public *[Handwritten Signature]*
 Notary Expiration Date 7-31-20



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EXHIBIT "A" Legal Description

PARCEL NO. 1

A portion of land situated in the Northwest quarter of Section 36, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 36;

Thence North 89 degrees 11 minutes 33 seconds East, along the North line of said Northwest quarter 1025.11 feet to a point from which the intersection of Southern Avenue and Superstition Springs Boulevard bears North 89 degrees 11 minutes 33 seconds East, a distance of 295.02 feet distant;

Thence South 00 degrees 48 minutes 27 seconds East, along a line parallel with the monument line of Superstition Springs Boulevard, 73.79 feet to a point on the South right-of-way line of Southern Avenue as shown on Map of Dedication for Superstition Springs Power Center West, as recorded in Book 342 of Maps, page 24, Maricopa County records, said point being the POINT OF BEGINNING;

Thence South 85 degrees 05 minutes 49 second East, along said right-of-way line 10.05 feet;

Thence North 89 degrees 11 minutes 33 seconds East, along said right-of-way line 200.00 feet;

Thence South 45 degrees 48 minutes 28 seconds East, 42.43 feet to a point on the Westerly right-of-way line of Superstition Springs Boulevard as shown on said Map of Dedication;

Thence South 00 degrees 48 minutes 27 seconds East, along said Westerly right-of-way 170.00 feet;

Thence South 89 degrees 11 minutes 33 seconds West, along a line parallel with the North line of said Northwest quarter 240.00 feet;

Thence North 00 degrees 48 minutes 27 seconds West, along a line parallel with the monument line of Superstition Springs Boulevard 201.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2

Those certain rights granted in Easements with Covenants and Restrictions affecting land ("ECR") dated January 11, 1990, by and between Wal-Mart Stores Inc., a Delaware corporation and the Westcor Company II Limited Partnership, an Arizona limited partnership dated December 12, 1990, recorded September 20, 1990 in Recording No. 90-0425148 and re-recorded in Recording No. 90-0550936 and thereafter amended and restated in Recording No. 00-0000369.