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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-61-307 - 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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Schoolhouse Sienna Hills, LLC
3115 Lion Lane, Suite 300
Salt Lake City, UT 84121

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

The Odyssey Preparatory Academy, Inc.
1495 South Verrado Way
Buckeye, AZ 85326

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2400 North Sienna Hills Parkway
Buckeye, AZ

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

The Odyssey Preparatory Academy, Inc.
1495 South Verrado Way
Buckeye, AZ 85326

(b) Next tax payment due October 2018

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. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: Charter School

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.

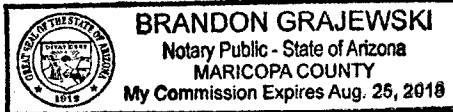
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 29 day of November 20 17
Notary Public [Signature]
Notary Expiration Date 8/25/18

DOR FORM 82162 (04/2014)



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: \$7,367,277.00 00

11. DATE OF SALE (Numeric Digits): 1 / 1 / 17
Month/Year

12. DOWN PAYMENT \$0.00 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: \$0.00 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):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
Please see Exhibit A

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 29 day of November 20 17
Notary Public [Signature]
Notary Expiration Date 8/25/18

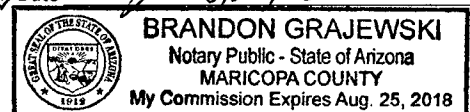


EXHIBIT "A"

PARCEL 10 NORTH, OF SIENNA HILLS - PARCEL 9 NORTH & PARCEL 10 NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1208 OF MAPS, PAGE 34;

EXCEPT ALL MINERAL DEPOSITS AND RIGHTS AS RESERVED BY THE STATE OF ARIZONA IN DEED RECORDED IN DOCKET 427, PAGE 469 AND AS SET FORTH IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN DOCKET 2089, PAGE 257, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONTAINED IN FIRESIDE AT SIENNA HILLS MCDOWELL ROAD AND FIRESIDE PARKWAY MAP OF DEDICATION RECORDED IN BOOK 893 OF MAPS, PAGE 11.