

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 124-39-037
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? 2

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

(1) 124-39-039A (2) 124-39-038
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Maryland LLC, an Arizona limited liability company as Trustee
under the James A. Rae Family Trust dated November 1, 1998
14602 N. Tatum Blvd.
Phoenix, AZ 85032

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

Zoned Properties, Inc.
16624 N. 90th Street, Suite 101
Scottsdale, AZ 85032

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

4. ADDRESS OF PROPERTY:

410 & 422 S Madison Dr.
Tempe, AZ 85281

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

Zoned Properties, Inc.
16624 N 90th St., Suite 200
Scottsdale, AZ 85260
(b) Next tax payment due September 1, 2014

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 used as a vacation home or secondary residence.
 - c. To be rented to someone other than a "family member."
- *See reverse side for definition of a "primary residence" or "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.

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:** \$ 4,600,000.00

11. DATE OF SALE (Numeric Digits): 03/2014
Month / Year

12. **DOWN PAYMENT** \$ 2,500,000.00

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: 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):

Maryland LLC, an Arizona limited liability company as Trustee
under the James A. Rae Family Trust dated November 1, 1998
14602 N. Tatum Blvd, Phoenix, AZ 85032
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit A

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 Az County of Maricopa
Subscribed and sworn to before me on this March 6 2014
Notary Public Heidi Cerepanya
Notary Expiration Date _____

[Signature]
Signature of Buyer / Agent
State of Az County of Maricopa
Subscribed and sworn to before me on this March 6 2014
Notary Public Heidi Cerepanya
Notary Expiration Date _____



DOR FORM 82162 (2/2013)