



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 12/12/2024 1349

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2024-095122

Commonwealth Title

942400651 1/3

**WHEN RECORDED RETURN
TO:**

Karno, Schwartz & Friedman
16255 Ventura Blvd., Suite 1200
Encino, CA 91436
Attn: Norton S. Karno

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, **CRP/PARAGON MESA OWNER, L.L.C.**, a Delaware limited liability company ("**Grantor**"), does hereby convey to **HAMPTON MERIDIAN CAT, LLC**, a Delaware limited liability company ("**HM CAT**"), whose address is 16255 Ventura Boulevard, Suite 1200, Encino, California 91436, an undivided fifty percent (50%) interest and to **HAMPTON MERIDIAN KFT, LLC**, a Delaware limited liability company ("**HM KFT**" and jointly with **HM CAT**, "**Grantee**"), whose address is 16255 Ventura Boulevard, Suite 1200, Encino, California 91436, an undivided fifty percent (50%) interest in the following real property, together with all improvements and appurtenances thereto, situated in Pinal County, Arizona (the "**Property**"):

See **Exhibit 1** attached hereto and incorporated herein by reference;

EXCEPT, excluding water, water rights, applications for water rights and claims to or interests in water or applications for the same, which are appurtenant or in any way derived from the Property;

SUBJECT TO all taxes and other assessments, reservations in patent and all easements, rights of way, encumbrances, liens, the condominium conversion agreement, covenants, conditions, restrictions, obligations, and liabilities as may appear of record; all matters not shown by the public records which would be disclosed by a visual inspection, or which a complete and accurate survey of the Property would reveal; unpatented mining claims; and all applicable zoning and use ordinances, regulations, codes and the like of any municipality, county, state or the United States affecting the Property as the same now exist or as may hereafter be established or amended.

NOTWITHSTANDING any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor hereby warrants the title against all acts of Grantor and no other subject to the matters above set forth.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, any rights or claims to title to water, applications for water rights, and claims to or interests in water rights which are appurtenant or in any way applicable to or derived from the Property whether surface, underground, wells, springs, percolating, flood, vested, contingent, recorded, certificated, appropriated or otherwise.

Dated this _____ day of _____, 2024

-signature on following page-

PROFESSOR

Exhibit 1

Legal Description

A portion of the Southwest quarter of Section 30, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

COMMENCING at the Southwest corner of said Section 30, which is a PK nail with referenced survey nail straddlers, located in the intersection of Meridian Road and Southern Avenue in Apache Junction, Arizona;

Thence North 89 degrees 55 minutes 46 seconds East along the South line of the Southwest quarter of said Section 30, said line also being the monument line of Southern Avenue (the basis of bearings for this legal description), a distance of 50.00 feet;

Thence North 00 degrees 01 minutes 47 seconds East, a distance of 50.00 feet to a point on the Northerly right of way line of Southern Avenue and the Easterly right of way line of Meridian Road, said point being the TRUE POINT OF BEGINNING;

Thence continuing North 00 degrees 01 minutes 47 seconds East, along the said Easterly right of way line of Meridian Road, a distance of 520.92 feet;

Thence North 89 degrees 56 minutes 05 seconds East, a distance of 881.00 feet;

Thence North 00 degrees 01 minutes 47 seconds East, a distance of 100.00 feet;

Thence North 89 degrees 56 minutes 05 seconds East, a distance of 391.47 feet;

Thence South 00 degrees 01 minutes 47 seconds West, a distance of 250.80 feet;

Thence South 89 degrees 55 minutes 46 seconds West, a distance of 50.00 feet;

Thence South 00 degrees 01 minutes 47 seconds West, a distance of 370.00 feet;

Thence South 89 degrees 55 minutes 46 seconds West, a distance of 1222.47 feet to the POINT OF BEGINNING.

EXCEPT that portion conveyed to the City of Apache Junction in Document No 2014-048040 described as follows:

A parcel of land lying within the Southwest Quarter of Section 30, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

Beginning at the point of intersection of the North line of the South 50.00 feet and the East line of the West 50.00 feet of said Section 30;

Thence northerly 45.00 feet along said East line;

Thence southeasterly 63.64 feet, more or less, to a point on said North line of the South 50 00 feet that is 45.00 feet easterly from said point of intersection;

Thence westerly 45.00 feet along said North line to the POINT OF BEGINNING.

North
50
feet
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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102 - 18 - 018 - 5
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

CRP/PARAGON MESA, OWNER, L.L.C., c/o The Carlyle Group
1001 Pennsylvania Ave. N.W., Suite 220 South
Washington, DC 20004

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

HAMPTON MERIDIAN CAT, LLC & HAMPTON MERIDIAN KFT LLC
16255 Ventura Boulevard, Suite 1200
Encino, CA 91436

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

4. ADDRESS OF PROPERTY:

3000 WEST SOUTHERN AVENUE
APACHE JUNCTION, AZ

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

CAL - AM PROPERTIES, INC.
385 Clinton Street
Costa Mesa, CA 92626

(b) Next tax payment due MARCH 1, 2025

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
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: 195 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.

SEE ATTACHED

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-095122
RECORD DATE 12/12/2024

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: \$ 56,500,000 00

11. DATE OF SALE (Numeric Digits): 09/2024
Month / Year

12. DOWN PAYMENT \$ 21,500,000 00

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
d. Seller Loan (Carryback) (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:

N/A

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

NORTON S. KARNÓ
16255 VENTURA BLVD., SUITE 1200
ENCINO, CA 91436; (818) 212-3911

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED EXHIBIT 1

SEE ATTACHED

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____


Notary Expiration Date _____

SELLER:

CRP/PARAGON MESA OWNER, L.L.C.,
a Delaware limited liability company

By: **CRP/Paragon Mesa Venture, L.L.C.,**
a Delaware limited liability company,
its sole member

By: **CRP Mesa SFR Member, L.L.C.,**
a Delaware limited liability company,
its manager

By: 
Name: Edward Samek
Title: Authorized Signatory

BUYER:

HAMPTON MERIDIAN CAT, LLC,
a Delaware limited liability company

By: Signed in counterpart
Name: NORTON S. KARNO
Title: Manager

HAMPTON MERIDIAN KFT, LLC,
a Delaware limited liability company

By: Signed in counterpart
Name: NORTON S. KARNO
Title: Manager

HAMPTON

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CRP/PARAGON MESA OWNER, L.L.C.,
a Delaware limited liability company

By: CRP/Paragon Mesa Venture, L.L.C.,
a Delaware limited liability company,
its sole member

By: CRP Mesa SFR Member, L.L.C.,
a Delaware limited liability company,
its manager

Signed in counterpart

By: _____
Name: _____
Title: _____

BUYER:

HAMPTON MERIDIAN CAT, LLC,
a Delaware limited liability company

By: *Norton S. Karno*
Name: NORTON S. KARNO
Title: Manager

HAMPTON MERIDIAN KFT, LLC,
a Delaware limited liability company

By: *Norton S. Karno*
Name: NORTON S. KARNO
Title: Manager

is

STATE OF _____)
COUNTY OF _____) SS.

On _____, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted including, _____, a _____, executed the within instrument.

(This area for official notarial seal)

WITNESS my hand and official seal

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

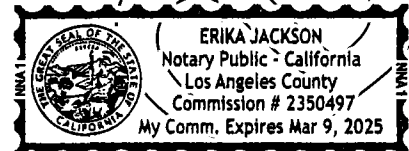
State of California
County of Los Angeles

On December 10, 2024 before me, Erika Jackson, Notary Public (insert name and title of the officer), personally appeared Edward Samer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Erika Jackson (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 10th day of December, 2024, by Norton S. Karno, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(SEAL)

Signature

Joanne S. Lew

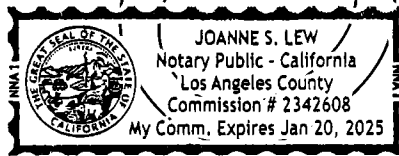


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