

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **303-26-003P**  
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:

HHB V, LLC  
1490 South Price Road, Suite 315  
Chandler, AZ 85286

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

JF McKinney & Associates of Arizona, LLC  
200 South Wacker Drive, Suite 1325  
Chicago, IL 60606

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

### 4. ADDRESS OF PROPERTY:

1004 South Alma School Road  
Chandler, AZ 85286

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

JF McKinney & Associates of Arizona, LLC  
200 South Wacker Drive, Suite 1325  
Chicago, IL 60606

(b) Next tax payment due 10/15

### 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 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] 7-20-15  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of July 2015

Notary Public [Signature]  
Notary Expiration Date 3/27/2017



**EILEEN M. HEARN**  
Notary Public - Arizona  
Maricopa County  
Expires 03/27/2017

[Signature]  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21 day of July 2015

Notary Public [Signature]  
Notary Expiration Date 3/27/2017



**EILEEN M. HEARN**  
Notary Public - Arizona  
Maricopa County  
Expires 03/27/2017

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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: \$ 7,401,242.85

11. DATE OF SALE (Numeric Digits): 12 / 14  
Month / Year

12. DOWN PAYMENT \$ 7,401,242.85

### 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: Not Applicable

### 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):

JF McKinney & Associates of Arizona, LLC  
200 South Wacker Drive, Suite 1325, Chicago, IL 60606

### 18. LEGAL DESCRIPTION (attach copy if necessary):

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

**EXHIBIT "A"**  
**Legal Description**

That portion of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 5;

thence South 00 degrees 48 minutes 09 seconds East, 1223.70 feet along the East line of said Section 5;

thence departing said East line South 89 degrees 11 minutes 51 seconds West, 65.00 feet;

thence South 83 degrees 23 minutes 26 seconds West, 244.21 feet;

thence South 85 degrees 11 minutes 58 seconds West, 448.55 feet;

thence North 00 degrees 48 minutes 23 seconds West, 1285.57 feet to a point on the North line of said Section 5;

thence North 89 degrees 38 minutes 37 seconds East along said North line, 755.52 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed by Special Warranty Deed to the State of Arizona, recorded October 18, 2002 in Recording No. 20021085792 and described as follows:

That portion of Lot 1 of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a brass cap in a hand hole marking the Northeast corner of said Section 5 from which a brass cap in a hand hole marking the East quarter corner of said Section 5 bears South 01 degrees 01 minutes 33 seconds East, 2834.01 feet;

thence along the East line of said Section 5 South 01 degrees 01 minutes 33 seconds East, 545.79 feet;

thence South 88 degrees 58 minutes 27 seconds West, 55.00 feet to the POINT OF BEGINNING on the existing West right-of-way line of Alma School Road;

thence continuing South 88 degrees 58 minutes 27 seconds West, 10.00 feet;

thence South 01 degrees 01 minutes 33 seconds East, 181.80 feet;

thence South 05 degrees 47 minutes 24 seconds West, 255.07 feet to a point hereinafter called "Point A"

thence South 02 degrees 54 minutes 13 seconds West, 178.98 feet;

thence South 41 degrees 01 minutes 57 seconds West, 101.75 feet to the existing Northerly right-of-way line of S.R. 202L (Santan Freeway);

thence along said existing Northerly right-of-way line North 83 degrees 10 minutes 02 seconds East, 111.27 feet;

thence continuing along said existing Northerly right-of-way line North 88 degrees 58 minutes 27 seconds East, 10.00 feet to said existing West right-of-way line of Alma School Road;

thence along said existing West right-of-way line North 01 degrees 01 minutes 33 seconds West, 677.90 feet to the POINT OF BEGINNING; and also

EXCEPT that portion taken by Final Order of Condemnation, entered in Cause No. CV2003-024680 and recorded October 20, 2004 in Recording No. 2004-1228051, records of Maricopa County, Arizona, described as follows:

**EXHIBIT "A"**  
 (Continued)

That portion of a parcel of land as described in Docket No. 98-0093117, records of Maricopa County, Arizona, located in the Northeast quarter of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 5, monumented with a P.K. Nail from which the North quarter of said Section 5 bears South 89 degrees 25 minutes 56 seconds West, a distance of 2642.45 feet;

thence South 89 degrees 25 minutes 56 seconds West along the North line of the Northeast quarter of said Section 5, a distance of 55.00 feet;

thence South 01 degrees 00 minutes 49 seconds East, departing said North line and also being parallel with and 55.00 feet East of the East line of said Section 5, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

thence continuing South 01 degrees 00 minutes 49 seconds East, a distance of 67.00 feet to a point falling on the Easterly line of the parcel described herein;

thence South 89 degrees 25 minutes 56 seconds West, a distance of 20.00 feet;

thence North 01 degrees 00 minutes 49 seconds West, a distance of 25.00 feet to a point 75.00 feet South of the North line of the Northeast quarter of said Section;

thence South 89 degrees 25 minutes 56 seconds West, parallel with and 75.00 feet South of the North line of the Northeast quarter of said Section 5, a distance of 304.84 feet, more or less, to a point per said Docket;

thence North 00 degrees 34 minutes 04 seconds West, a distance of 10.00 feet to a point 65.00 feet South of the North line of the Northeast quarter of said Section;

thence South 89 degrees 25 minutes 56 seconds West, parallel with and 65.00 feet South of the North line of the Northeast quarter of said Section 5, a distance of 376.00 feet, more or less, to a point on the West parcel line per said Docket;

thence North 00 degrees 34 minutes 04 seconds West along the Westerly parcel line of said parcel described per said Docket, a distance of 32.00 feet, more or less, to a point on the Southerly right-of-way of Pecos Road as per Docket No. 98-0093117, records of Maricopa County, Arizona; Unofficial Document

thence North 89 degrees 25 minutes 56 seconds East along the Southerly right-of-way of Pecos Road per said Docket, 700.51 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPTING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy, on, in or under the above described land, however not reserving the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet and not reserving the right to use the surface in connection with the rights reserved herein, as set forth in the Special Warranty Deed recorded May 25, 2006 in Recording No. 20060713521.