

# Unofficial Document

FC 20

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 209 - 16 - 019 - 0  
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? 1

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

(1) 209-16-020-1 (3) \_\_\_\_\_

(2) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Canyons North 23rd Avenue LLC2415 E. Camelback Road, Suite 600Phoenix, AZ 85016

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

SPUS7 Element, LP800 Boylston Street, Suite #2800Boston, Massachusetts 02199(b) Are the Buyer and Seller related? Yes  No 

If Yes, state relationship: \_\_\_\_\_

### 4. ADDRESS OF PROPERTY:

19940 N. 23rd AvenuePhoenix, Arizona 85027

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

SPUS7 Element, LP800 Boylston Street, Suite #2800Boston, Massachusetts 02199

(b) Next tax payment due \_\_\_\_\_

### 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: 629  
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 (04/2014)

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### 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:

\$ 66,300,000 00

### 11. DATE OF SALE (Numeric Digits):

07/15  
Month / Year

### 12. DOWN PAYMENT

\$ 0 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  
(3)  FHA  
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: \_\_\_\_\_

### 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 Company2425 E. Camelback Road, Suite 300Phoenix, AZ 85016

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

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 \_\_\_\_\_

Signed in counterpart

Signed in counterpart

SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE

**SELLER:**

CANYONS NORTH 23rd AVENUE LLC,  
a Delaware limited liability company

By: Broadstone Canyons Alliance, LLC,  
a Delaware limited liability company, its Operating Member

By: *Russ Kindorf*  
Russ Kindorf  
Member

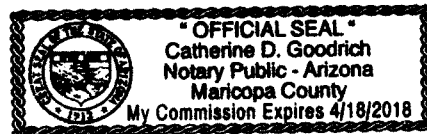
THE STATE OF ARIZONA §  
§  
COUNTY OF MARICOPA §

This instrument was acknowledged before me on this the 16<sup>th</sup> day of July, 2015, by Russ Kindorf, Member of Broadstone Canyons Alliance, LLC, a Delaware limited liability company, Operating Member of CANYONS NORTH 23rd AVENUE LLC, a Delaware limited liability company, on behalf of said company.

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*Catherine D. Goodrich*  
Notary Public in and for  
the State of Arizona

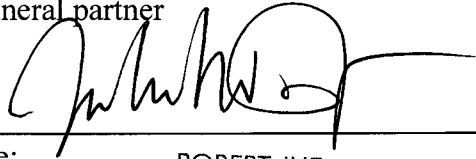
CATHERINE D. GOODRICH  
Printed Name of Notary Public  
My Commission Expires: 4/18/2018




**BUYER:**

SPUS7 ELEMENT, LP,  
a Delaware limited partnership

By: SPUS7 Element GP, LLC,  
a Delaware limited liability company,  
its general partner

By:   
Name: ROBERT JUE  
Title: VICE PRESIDENT

By:   
Name: John M. Gilb  
Title: Vice President

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[INSERT CALIFORNIA ACKNOWLEDGMENT]

[Signature Page to Affidavit of Property Value]

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 July 9, 2015 before me, Lorenamonica Olvera, Notary Public,  
(Here insert name and title of the officer)

personally appeared Robert Jue and John M. Gilb,  
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.  
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WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**LEGAL DESCRIPTION**

The following described real property, all of which is located in Maricopa County, Arizona:

LOTS 1 AND 2, OF THE CANYONS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 41 AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 07, 2004 AS 2004-1433656 OF OFFICIAL RECORDS.