

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 102-41-012-L  
 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:

HZ Ventana Palms Apartments, LLC et al  
37 Graham St, Ste 200B  
San Francisco, CA 94129

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

OP Ventana, LLC, an Arizona limited liability company &  
930 Irwin Street, Suite 213  
San Rafael, CA 94901

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

### 4. ADDRESS OF PROPERTY:

7021 W. McDowell Rd  
Phoenix, AZ

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

Foothill Legal Limited  
Attn: Christopher A. Wilson, Esq.  
471 South Grand Ave  
Pasadena, CA 91105

(b) Next tax payment due 10/1/2015

### 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  
      Affixed  Not Affixed  
 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:

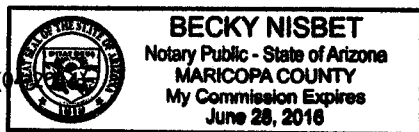
- a.  To be used as a primary residence.  
 b.  To be rented to someone other than a "qualified family member."  
 c.  To be used as a non-primary or secondary residence.

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

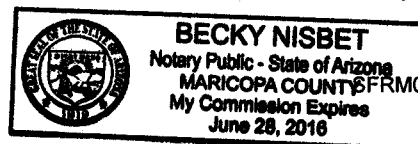
8. If you checked e or f in Item 6 above, indicate the number of units: 160  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 27 day of AUG 2015  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 6/28/16



Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 27 day of AUG 2015  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 6/28/16



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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: \$ 8,552,000.00

11. DATE OF SALE (Numeric Digits): 8/2015  
 Month / Year

12. DOWN PAYMENT \$ 1,640,000.00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s) 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: None

### 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):

Commonwealth Land Title Insurance Company  
2398 E. Camelback Road, Suite 230  
Phoenix, AZ 85016  
Phone: 602-287-3500

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

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

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

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

COMMENCING at the Northeast corner of said Section 1;

Thence South 89 degrees 15 minutes 00 seconds West along the North line of said Section 1 a distance of 2264.72 feet;  
Thence South 00 degrees 45 minutes 00 seconds East a distance of 55.00 feet to the South right-of-way line of McDowell Road, also being the Northeast corner of SUNPOINTE 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 284 of Maps, page 40, and the POINT OF BEGINNING;

Thence North 89 degrees 15 minutes 00 seconds East along said right-of-way line a distance of 295.00 feet;

Thence South 29 degrees 34 minutes 26 seconds East a distance of 250.00 feet;

Thence South 07 degrees 21 minutes 34 seconds West a distance of 500.00 feet to a point on the North line of the property described as Area #1 in the amended Final Order of Condemnation recorded at Docket 16317, page 441, records of Maricopa County, Arizona;

Thence South 89 degrees 24 minutes 02 seconds West along the said North line of said Area #1 property a distance of 345.00 feet to the Southeast corner of said SUNPOINTE 1;

Thence North 00 degrees 45 minutes 00 seconds West along the East line of said SUNPOINTE 1, a distance of 713.12 feet to the POINT OF BEGINNING.

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