

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 215 - 42 - 006 - A  
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:**

15440 Scottsdale LLC  
15440 Scottsdale Road  
Phoenix, AZ 85254

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

Kierland Center LLC  
630 Vernon Avenue, Suite E  
Glencoe, Illinois 60022

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

**4. ADDRESS OF PROPERTY:**

15440 North Scottsdale Road  
Scottsdale, AZ 85254

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

Kierland Center LLC  
630 Vernon Avenue, Suite E  
Glencoe, Illinois 60022

(b) Next tax payment due 10/01/15

**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.

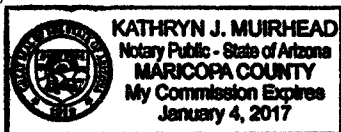
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 1  
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: [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 20<sup>th</sup> day of August 2015  
Notary Public: [Signature]  
Notary Expiration Date: 1-4-17

DOR FORM 82162 (04/2014)



FOR F74  
ch:

**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:** \$ 17,085,000 00

**11. DATE OF SALE (Numeric Digits):** 08/15  
Month / Year

**12. DOWN PAYMENT:** \$ 1,100,000 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

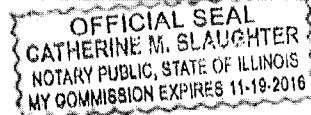
If Yes, briefly describe the solar / energy efficient components:

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

Douglas J. Lubelchek, Neal, Gerber & Eisenberg  
Two North LaSalle Street, Suite 1700  
Chicago, IL 60602 (312) 269-5255

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
ATTACHED

Signature of Buyer / Agent: [Signature]  
State of Illinois, County of Cook  
Subscribed and sworn to before me on this 27<sup>th</sup> day of August 2015  
Notary Public: [Signature]  
Notary Expiration Date: 11-14-2016



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

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If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

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Signature of Seller / Agent \_\_\_\_\_

State of ILLINOIS, County of COOK

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

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

Notary Expiration Date \_\_\_\_\_

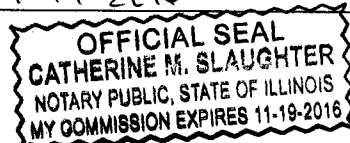
Signature of Buyer / Agent [Signature]

State of Illinois, County of Cook

Subscribed and sworn to before me on this 27<sup>th</sup> day of August 20 15

Notary Public Catherine M. Slaughter

Notary Expiration Date 11-19-2016



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

## PARCEL NO. 1:

A parcel of land lying within Section 3, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a portion of Parcel 4A of KIERLAND PARCELS 1, 3 & 4A, as recorded in Book 418 of Maps, page 45, records of Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southern most Southeast corner of said Parcel 4A, said corner being the POINT OF BEGINNING;

thence along the South line of said Parcel 4A South 89 degrees 44 minutes 08 seconds West, a distance of 195.17 feet;

thence leaving said South line North 00 degrees 15 minutes 52 seconds West, a distance of 84.51 feet;

thence South 89 degrees 44 minutes 08 seconds West, a distance of 175.23 feet;

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thence North 45 degrees 15 minutes 52 seconds West, a distance of 199.72 feet;

thence North 00 degrees 00 minutes 00 seconds East, a distance of 39.08 feet;

thence North 90 degrees 00 minutes 00 seconds West, a distance of 46.83 feet to the West line of said Parcel 4A;

thence along said West line North 00 degrees 06 minutes 24 seconds West, a distance of 434.98 feet to the North line of said Parcel 4A;

thence along said North line North 89 degrees 44 minutes 08 seconds East, a distance of 165.43 feet;

thence leaving said North line South 00 degrees 15 minutes 52 seconds East, a distance of 69.99 feet;

thence North 89 degrees 44 minutes 08 seconds East, a distance of 99.31 feet;

thence South 45 degrees 15 minutes 52 seconds East, a distance of 368.10 feet;

thence South 00 degrees 15 minutes 52 seconds East, a distance of 8.54 feet;

thence North 89 degrees 44 minutes 08 seconds East, a distance of 54.04 feet to the East line of said Parcel 4A;

thence along said East line South 00 degrees 06 minutes 24 seconds East, a distance of 340.17 feet;

thence leaving said East line South 44 degrees 48 minutes 52 seconds West, a distance of 29.74 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

An easement for ingress, egress and public utilities, as created in the Declaration of Easements and of Local Area Covenants and Restrictions, recorded in Recording No. 96-0570533 and First Amendment recorded in Recording No. 99-0563053 and Second Amendment recorded in Recording No. 99-0875237 and re-recorded in Recording No. 20010721444.

APN: 215-42-006A

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