

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 214-35-224A  
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? 6

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

(1) 214-35-225; 226 (2) 214-35-228; 229  
(3) 214-35-230; 231 (4) \_\_\_\_\_

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

**Arizona Greenway Hirani Investments, LLC, a  
Delaware limited liability company**

4122 Venus Way, Suite A  
Chandler, AZ 85226

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

AP Capital REIT (USA) L.P., an Arizona Limited Partnership  
19777 North 76th Street, Suite 2222  
Scottsdale, AZ 85255

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

### 4. ADDRESS OF PROPERTY:

E Greenway Blvd & N 32nd Street, Greenway Park Shopping  
Center, Phoenix, AZ 85032

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

AP Capital REIT (USA) Limited Partnership  
19777 North 76th Street, Suite 2222  
Scottsdale, AZ 85255

(b) Next tax payment due OCTOBER 1, 2016

### 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" 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 of Seller / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28th day of October 2015

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

Notary Expiration Date 3/31/2019



**MELISSA COCANOWER**  
Notary Public - Arizona  
Maricopa County  
Expires 03/31/2017

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28th day of October 2015

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

Notary Expiration Date 04/15/2018



**D. R. FLETCHER**  
Notary Public - Arizona  
Maricopa County  
Expires 04/15/2018

### 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: \$ 23,100,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2015  
Month / Year

12. DOWN PAYMENT \$ 6,000,792.07

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_  
b.  Barter or trade  
c.  Assumption of existing loan(s)  
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:

\$ 0 00 AND

briefly describe the Personal Property: N/A

### 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):

AP Capital REIT (USA) L.P., an Arizona Limited Partnership  
19777 North 76th Street, Suite 2222, Scottsdale, AZ 85255  
(480) 319-5930

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

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

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

PARCEL NO. 1:

LOTS 1, 2, 3, 5, 6, 7 AND 8, GREENWAY PARK PLAZA, A SUBDIVISION RECORDED IN BOOK 334 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF LOT 1, GREENWAY PARK PLAZA, A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, GREENWAY PARK PLAZA, SAID CORNER BEING A COMMON CORNER TO BOTH OF SAID LOTS 1 AND 9;  
 THENCE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS WEST ALONG THE COMMON PROPERTY LINE OF SAID LOTS 1 AND 9, A DISTANCE OF 30.00 FEET;  
 THENCE NORTH 61 DEGREES 31 MINUTES 58 SECONDS WEST ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 31.50 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY WHICH HAS A RADIUS OF 90.00 FEET AND TO WHICH THE PREVIOUSLY DESCRIBED LINE IS RADIAL;  
 THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62 DEGREES 18 MINUTES 47 SECONDS, A DISTANCE OF 97.88 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SAID COMMON PROPERTY LINE;  
 THENCE NORTH 89 DEGREES 13 MINUTES 11 SECONDS WEST ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 53.91 FEET;  
 THENCE CONTINUING NORTH 89 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 113.30 FEET;  
 THENCE NORTH 00 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 75.60 FEET;  
 THENCE SOUTH 89 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 63.72 FEET;  
 THENCE SOUTH 44 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 39.08 FEET;  
 THENCE NORTH 45 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 17.52 FEET;  
 THENCE SOUTH 44 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 1.40 FEET;  
 THENCE NORTH 45 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 14.42 FEET;  
 THENCE NORTH 44 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 1.40 FEET;  
 THENCE NORTH 45 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 163.62 FEET;  
 THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 73.06 FEET TO A POINT ON THE EASTERN-MOST PROPERTY LINE OF SAID LOT 1;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS EAST ALONG SAID PROPERTY LINE, A DISTANCE OF 153.31 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

ALL BENEFICIAL EASEMENT RIGHTS SET FORTH IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN RECORDING NO. 89-472194, AND THEREAFTER FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN RECORDING NO. 91-215528, AND SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN RECORDING NO. 92-399725.