

Unofficial Document

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14
Ho:

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132 - 67 - 170 - 6
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:

HSRE TEMPE, LLC
71 SOUTH WACKER DRIVE, SUITE 3575
CHICAGO, ILLINOIS 60606

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

SCION TEMPE APARTMENTS LLC
444 NORTH MICHIGAN AVENUE, SUITE 2600
CHICAGO, ILLINOIS 60611

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

4. ADDRESS OF PROPERTY:

1900 EAST APACHE BOULEVARD
TEMPE, ARIZONA 85281

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

SCION TEMPE APARTMENTS LLC
444 NORTH MICHIGAN AVENUE, STE 2600
CHICAGO, ILLINOIS 60611

(b) Next tax payment due _____

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.

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: \$ 65,000,000 00

11. DATE OF SALE (Numeric Digits): 10/15
Month / Year

12. DOWN PAYMENT \$ 400,000 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: _____

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):

DANIEL D. BALYS, ESQ. - DLA PIPER -312.368.4028
203 NORTH LASALLE STREET, SUITE 1900
CHICAGO, ILLINOIS 60601

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED

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.

By: HSRE Tempe, LLC
By: Stephen Gordon, Authorized signatory
Signature of Seller / Agent

State of Illinois, County of Cook

Subscribed and sworn to before me on this 12th day of OCTOBER, 2015

Notary Public Stephanie J Marr

Notary Expiration Date 4-21-18

DOR FORM 82162 (04/2014)



Signature of Buyer / Agent

State of Illinois, County of Cook

Subscribed and sworn to before me on this 12th day of OCTOBER, 2015

Notary Public _____

Notary Expiration Date _____

Signed in counterpart

AFFIDAVIT OF PROPERTY VALUE

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HSRE TEMPE, LLC
71 SOUTH WACKER DRIVE, SUITE 3575
CHICAGO, ILLINOIS 60606

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

SCION TEMPE APARTMENTS LLC
444 NORTH MICHIGAN AVENUE, SUITE 2600
CHICAGO, ILLINOIS 60611

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

4. ADDRESS OF PROPERTY:

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TEMPE, ARIZONA 85281

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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 Illinois, County of Cook

Subscribed and sworn to before me on this 14th day of OCTOBER 20 15

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
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If Yes, briefly describe the solar / energy efficient components: _____

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

DANIEL D. BALYS, ESQ. - DLA PIPER -312.368.4028
203 NORTH LASALLE STREET, SUITE 1900
CHICAGO, ILLINOIS 60601

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED

Signature of Buyer / Agent _____

State of Illinois, County of Cook

Subscribed and sworn to before me on this 14th day of OCTOBER 20 15

Notary Public Margaret J. Fries

Notary Expiration Date July 16, 2016

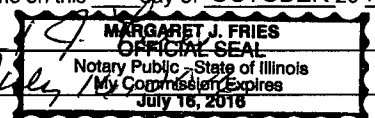


EXHIBIT A

LEGAL DESCRIPTION

LOT 1 OF CAMPUS SUITES ON THE RAIL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS OF MAY 14, 2009, IN BOOK 1029 OF MAPS, PAGE 33, AS AFFECTED BY AFFIDAVIT OF CORRECTION RECORDED AS OF JULY 09, 2009 AS INSTRUMENT NO. 2009-630399 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

ADDRESS: 1900 EAST APACHE BOULEVARD, TEMPE, ARIZONA 85281

APN: 132-67-170 6

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