

# Unofficial Document

F20

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 140 - 19 - 007 - D  
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:

4220 E. Main St., LLC, an Arizona limited  
liability company  
1155 S. Power Road, Suite 114, Mesa, AZ 85206

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

Tricon/COB Aztec LP, a Delaware limited  
partnership  
600 22nd Street, Suite 308, Oak Brook, IL 60523

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

### 4. ADDRESS OF PROPERTY:

4220 E. Main Street  
Mesa, Arizona 85208

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

Tricon/COB Aztec LP  
c/o Cobblestone Real Estate, LLC  
600 22nd Street, Suite 308, Oak Brook, IL 60523

(b) Next tax payment due 03/01/16

### 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☒ Commercial or Industrial Use (RV Park)  
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: 327  
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 Seller Signature Page

Signature of Seller / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

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

Notary Public See Attached

Notary Expiration Date Seller Signature Page

DOR FORM 82162 (04/2014)

### 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:

\$ 14,975,000 00

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

Month / Year

### 12. DOWN PAYMENT

\$ 383,333 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  
d. ☐ Seller Loan (Carryback) (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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
See Attached.

See Attached Buyer Signature Page

Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

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

Notary Public See Attached

Notary Expiration Date Buyer Signature Page

SELLER SIGNATURE PAGE  
TO  
AFFIDAVIT OF PROPERTY VALUE

SELLER:

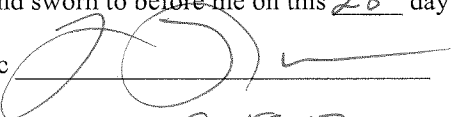
4220 E. MAIN ST., LLC,  
an Arizona limited liability company

By: 

Charles Keith, Manager

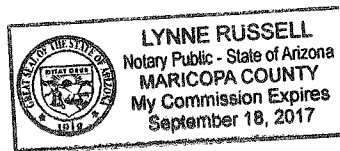
State of Arizona, County of Maricopa

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

Notary Public 

Notary Expiration Date 9-18-17

Unofficial Document

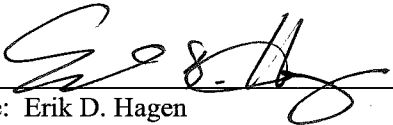


**BUYER SIGNATURE PAGE  
TO  
AFFIDAVIT OF PROPERTY VALUE**

**BUYER:**

TRICON/COB AZTEC LP,  
a Delaware limited partnership

By: TRICON/COB AZTEC GP LLC,  
a Delaware limited liability company,  
its general partner

By:   
Name: Erik D. Hagen  
Title: Authorized Signatory

State of Illinois, County of Cook

Subscribed and sworn to before me on this 27<sup>th</sup> day of October, 2015

Notary Public 

Notary Expiration Date 7-14-2019



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That part of the West half of the Southeast quarter of the Northeast quarter of Section 21, Township 1 North, Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 21;

Thence South 89 degrees 57 minutes 00 seconds West, along the South line of the Northeast quarter of said Section 21, 659.77 feet, more or less, to the Southeast corner of the West half of the Southeast quarter of the Northeast quarter of said Section 21;

Thence North 00 degrees 11 minutes 23 seconds East, along the East line of said West half, 55.00 feet to a point on the North right-of-way line of East Main Street, as created by Quit Claim Deed recorded June 5, 1975 in Docket 11189, Page 852, records of Maricopa County, Arizona;

Thence South 89 degrees 57 minutes 00 seconds West, along said right-of-way line, 295.72 feet to the Point of Beginning;

Thence continuing South 89 degrees 57 minutes 00 seconds West, along said right-of-way line, 40.00 feet to the Southeast corner of the property described in Warranty Deed recorded July 19, 1977 in Docket 12324, Page 533, records of Maricopa County, Arizona;

Thence North 00 degrees 14 minutes 14 seconds East, along the East line of said property, 257.93 feet to the Northeast corner thereof;

Thence North 89 degrees 45 minutes 46 seconds West, along the North line of said property, 324.00 feet, more or less, to the Northwest corner thereof, said corner being a point on the West line of the West half of the Southeast quarter of the Northeast quarter of said Section 21;

Thence North 00 degrees 14 minutes 14 seconds East, along said West line, 1004.00 feet, more or less, to the Northwest corner of said West half;

Thence North 89 degrees 59 minutes 01 seconds East, along the North line of the West half of the Southeast quarter of the Northeast quarter of said Section 21, 658.67 feet to the Northeast corner thereof;

Thence South 00 degrees 11 minutes 23 seconds West (South 00 degrees 11 minutes 23 seconds East, record) along the East line of said West half, 1006.92 feet;

Thence North 89 degrees 45 minutes 46 seconds West, 295.50 feet;

Thence South 00 degrees 14 minutes 14 seconds West, 257.73 feet to the Point of Beginning.