

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 215-05-008 - 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:

Jefferson at One Scottsdale I, L.P.  
c/o TDI Real Estate Holdings, LLC 12250 El Camino Real, Suite 380  
San Diego, CA 92130

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

One North Scottsdale Corp.  
Seven Corporate Plaza  
Newport Beach, CA 92660

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

### 4. ADDRESS OF PROPERTY:

7355 E. Thompson Peak Parkway  
Scottsdale, AZ

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

One North Scottsdale Corp.  
Seven Corporate Plaza  
Newport Beach, CA 92660

(b) Next tax payment due 3/2016

### 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use  
b. ☐ Single Family Residence g. ☐ Agriculture  
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home  
d. ☐ 2-4 Plex i. ☐ Other Use; Specify: ☐ Affixed ☐ Not Affixed  
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: 3 8 8 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

### 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: \$ 88,000,000.00 00

11. DATE OF SALE (Numeric 1 1 / 1 5  
Digits): Month/Year

12. DOWN PAYMENT \$ 88,000,000.00 00

### 13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from  
Financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
(2) ☐ VA  
c. ☐ Assumption of existing loan(s) (3) ☐ FHA  
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:

\$ 0.00 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):

First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016

Phone (602)567-8100

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

See attached Exhibit "A"

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

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 10 day of November 20 15

Notary Public

Notary Expiration Date

15

DOR FORM 82162 (04/2014)

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 10 day of November 20 15

Notary Public

Notary Expiration Date



**COLLEEN A. STOUT**

Notary Public - State of Arizona  
MARICOPA COUNTY

My Commission Expires Oct. 19, 2016

**SELLER'S SIGNATURE PAGE TO  
AFFIDAVIT OF PROPERTY VALUE**

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

**SELLER:**

**JEFFERSON AT ONE SCOTTSDALE I, L.P.,**  
a Texas limited partnership

By: Scottsdale I GP, LLC,  
a Texas limited liability company,  
its General Partner

By: Heidi W. Mather  
Heidi W. Mather,  
Senior Vice President

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE  
VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT  
TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS,  
ACCURACY, OR VALIDITY OF THAT DOCUMENT.

Unofficial Document

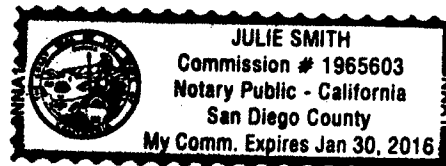
STATE OF CALIFORNIA                    )  
  )  
COUNTY OF SAN DIEGO                )       ss:

On November 2, 2015, before me, JULIE SMITH (insert name of the officer), Notary Public, personally appeared Heidi W. Mather, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Julie Smith [Seal]



**REAL PROPERTY DESCRIPTION**

LOT 1, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

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