

14 Pa

### AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 231-02-001B  
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? 11

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

(1) See Attached Exhibit "B" (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

Shea-Three Greenway, LLC  
3120 Flowers Lane  
Palo Alto, CA 94306

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

Greenway Place, LLC  
1036 Munras Ave  
Monterey, CA 93940

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

If Yes, state relationship: \_\_\_\_\_

#### 4. ADDRESS OF PROPERTY:

5930 West Greenway Road  
Glendale, AZ 85306

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

Greenway Place, LLC  
1036 Munras Ave  
Monterey, CA 93940

(b) Next tax payment due 10/1/2016

#### 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.  Agriculture
- 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: 3 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.

*Shula Hunter*

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of November 20 15

Notary Public [Signature]

Notary Expiration Date 9.1.19

15  
DOR FORM 82162 (04/2014)



#### 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: \$8,300,000 00

11. DATE OF SALE (Numeric Digits): 09 / 15  
Month/Year

12. DOWN PAYMENT \$2,300,000 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:

\$0.00 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):

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"

*Shula Hunter*

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of November 20 15

Notary Public [Signature]

Notary Expiration Date 9.1.19



**Exhibit "A "**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE IN A HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 6, FROM WHICH A BRASS CAP FLUSH WITH THE PAVEMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, 2635.31 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, 658.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 45.01 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN ABANDONED ALLEY IN DEERVIEW UNIT TWENTY-ONE, ACCORDING TO BOOK 167 OF MAPS, PAGE 10, AS ABANDONED BY ORDINANCE RECORDED IN INSTRUMENT NO. 87-148005, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A POINT ON THE NORTH LINE OF THE SOUTH 45.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, 12.00 FEET ALONG SAID NORTH LINE TO THE SOUTHWESTERLY CORNER OF SAID ABANDONED ALLEY;

THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST, 622.66 FEET TO THE NORTHWESTERLY CORNER OF SAID ABANDONED ALLEY;

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THENCE NORTH 89 DEGREES 12 MINUTES 56 SECONDS EAST, 48.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 2224 OF SAID DEERVIEW UNIT TWENTY-ONE, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2224 BEARS NORTH 89 DEGREES 12 MINUTES 56 SECONDS EAST, 0.72 FEET;

THENCE SOUTH 3 DEGREES 35 MINUTES 10 SECONDS EAST, 12.27 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 21 SECONDS EAST, 142.55 FEET;

THENCE NORTH 1 DEGREE 8 MINUTES 44 SECONDS WEST, 12.23 FEET TO A POINT ON THE SOUTH LINE OF LOT 2227 OF SAID DEERVIEW UNIT TWENTY-ONE, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 2227 BEARS SOUTH 89 DEGREES 12 MINUTES 56 SECONDS WEST, 0.35 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 56 SECONDS EAST, 434.65 FEET TO THE NORTHEASTERLY CORNER OF SAID ABANDONED ALLEY AND THE WEST LINE OF THE EAST 45.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 10 MINUTES 21 SECONDS WEST, 12.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 12 MINUTES 56 SECONDS WEST, 5.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 50.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 10 MINUTES 21 SECONDS WEST, 450.38 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, 195.03 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 245.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 10 MINUTES 21 SECONDS WEST, 155.03 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, 413.88 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 5.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXHIBIT "B"

TPN 231-02-654B 1  
TPN 231-02-655B 9  
TPN 231-02-656B 6  
TPN 231-02-661B 6  
TPN 231-02-666B 2  
TPN 231-02-668B 7  
TPN 231-02-669B 4  
TPN 231-02-761 3  
TPN 231-02-762 1  
TPN 231-02-763 8  
TPN 231-02-764 5