

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 175-50-020A  
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? \_\_\_\_\_

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

Shea 70, LLC  
8 Brentcliffe Rd., #200  
Toronto, ON, Canada, AZ 85016

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

Shea Center, LLC  
1036 Munras Avenue  
Monterey, CA 93940

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

### 4. ADDRESS OF PROPERTY:

6949-6969 East Shea Blvd  
Scottsdale, AZ 85254

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

Shea Center, LLC  
1036 Munras Avenue  
Monterey, CA 93940

(b) Next tax payment due 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.  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" or "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: \$ 8,500,000.00

11. DATE OF SALE (Numeric Digits): 12/2015  
Month / Year

12. DOWN PAYMENT \$ 2,600,000.00

### 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):

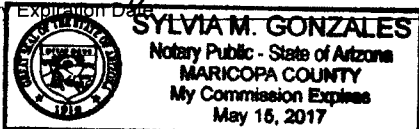
Shea 70, LLC  
8 Brentcliffe Rd., #200 Toronto, ON, Canada, AZ 85016

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

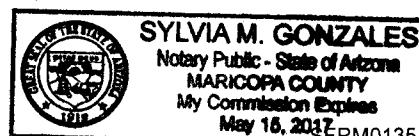
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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]  
Signature of Seller / Agent  
State of ARIZONA, County of MARICOPA  
Subscribed and sworn to before me on this 9 day of DEC 2015  
Notary Public Sylvia M. Gonzales  
Notary Expiration Date \_\_\_\_\_



[Signature]  
Signature of Buyer / Agent  
State of ARIZONA, County of MARICOPA  
Subscribed and sworn to before me on this 9 day of DEC. 2015  
Notary Public Sylvia M. Gonzales  
Notary Expiration Date \_\_\_\_\_



## EXHIBIT "A"

## PARCEL NO. 1:

That portion of the North half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

**COMMENCING** at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 27, which is also the centerline intersection of Shea Blvd and 70th Street;

**THENCE** South 89 degrees 39 minutes 00 seconds West along the North line of said Section 27, a distance of 473.16 feet;

**THENCE** South 00 degrees 21 minutes 00 seconds East a distance of 65.00 feet to a point, said point being the Northeast corner of that property described in Deed recorded in Recording No. 88-390287, records of Maricopa County, Arizona, said point also being the **TRUE POINT OF BEGINNING**;

**THENCE** North 89 degrees 39 minutes 00 seconds East a distance of 399.61 feet;

**THENCE** South 00 degrees 07 minutes 54 seconds West a distance of 25.00 feet;

**THENCE** North 89 degrees 39 minutes 00 seconds East a distance of 28.00 feet;

**THENCE** South 00 degrees 07 minutes 54 seconds West a distance of 240.50 feet to a point on the South line of the North half of the Northwest quarter of the Northeast quarter of said Section 27;

**THENCE** South 89 degrees 39 minutes 17 seconds West along said South line a distance of 585.25 feet;

**THENCE** North 00 degrees 03 minutes 56 seconds East a distance of 65.44 feet to the Southwest corner of the above referenced property;

**THENCE** North 89 degrees 39 minutes 00 seconds East along the South line of said referenced property a distance of 159.39 feet to the Southeast corner of said referenced property;

**THENCE** North 00 degrees 21 minutes 00 seconds West along the East line of said referenced property a distance of 200.00 feet to the **TRUE POINT OF BEGINNING**.