

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 141-50-003  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

New Hope and Park Place Home Community, LLC, a Delaware limited liability company  
7835 E. Redfield Road # 106  
Scottsdale, AZ 85260

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

TRICON/COB Park Place LP, a Delaware limited partnership  
17W220 22nd Street, Ste 220  
Oakbrook Terrace, IL 60181

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

### 4. ADDRESS OF PROPERTY:

306 S. Recker  
Mesa, AZ 85206

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

TRICON/COB Park Place LP, a Delaware limited partnership  
c/o Cobblestone Property Mgmt LLC  
17W220 22nd Street, Ste 220  
Oakbrook Terrace, IL 60181

(b) Next tax payment due 10/01/2016

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

a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 Affixed  Not Affixed  
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: 460

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 Arizona, County of Maricopa

Subscribed and sworn to before me on this 8 day of January 2016

Notary Public Jessica Tapia

Notary Expiration Date 06/03/18

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 8 day of January 2016

Notary Public Jessica Tapia

Notary Expiration Date 06/03/18



JESSICA TAPIA  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
June 3, 2018



JESSICA TAPIA  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
June 3, 2018

### 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: \$ 11,309,166.00

11. DATE OF SALE (Numeric Digits): 06/2015  
Month / Year

12. DOWN PAYMENT \$ 3,721,944.17

### 13. METHOD OF FINANCING:

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

\$ 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):

Grand Canyon Title Agency, a division of FNTA

2730 East Camelback Road, No. 110

Phoenix, AZ 85016

Phone: 602/343-3424 Rebecca Damian

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

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

**EXHIBIT "A"**  
**Legal Description**

That part of the East half of the Southeast quarter of Section 23, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a found brass cap in handhole marking the East quarter corner of said Section 23 from which a found brass cap in handhole marking the Southeast corner of said Section 23 bears South 00 degrees 00 minutes 00 seconds West 2622.35 feet, said line being the basis of bearings for this description;

Thence South 89 degrees 25 minutes 10 seconds West along the North line of said Southeast quarter 222.01 feet to the West line of the East 222.00 feet of said Southeast quarter;

Thence South 00 degrees 00 minutes 00 seconds West along said West line 50.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 00 minutes 00 seconds West along said West line 300.02 feet to the South line of the North 350.00 feet of said Southeast quarter;

Thence North 89 degrees 25 minutes 10 seconds East along said South line 182.01 feet to the West line of the East 40.00 feet of said Southeast quarter;

Thence South 00 degrees 00 minutes 00 seconds West along said West line 2232.41 feet to the North line of the South 40.00 feet of said Southeast quarter;

Thence South 89 degrees 17 minutes 38 seconds West along said North line 560.04 feet to the West line of the East 600.00 feet of said Southeast quarter;

Thence North 00 degrees 00 minutes 00 seconds East along said West line 1983.63 feet to the South line of the North 600.00 feet of said Southeast quarter;

Thence North 89 degrees 25 minutes 10 seconds East along said South line 236.01 feet to the West line of the East 364.00 feet of said Southeast quarter;

Thence North 00 degrees 00 minutes 00 seconds East along said West line 550.03 feet to the South line of the North 50.00 feet of said Southeast quarter;

Thence North 89 degrees 25 minutes 10 seconds East along said South line 142.01 feet to the Point of Beginning.

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