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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 123 - 28 - 152 -
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? 6

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

(1) List Attached (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Walton Diablo Owner, L.L.C. c/o Walton Street
Capital L.L.C., 900 N. Michigan Ave., Suite 1900
Chicago, Illinois 60611

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

Tempe Diablo LLC c/o the Muller Company
1881 Von Karman Avenue, Irvine, California 92612
Attn: Property Manager - Diablo Tech. Park

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

4. ADDRESS OF PROPERTY:

2900 South Diablo Way
Tempe, Arizona 85282

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

c/o the Muller Company
1881 Von Karman Avenue, Suite 400, Irvine
California 92612, Attn: Accounting

(b) Next tax payment due _____

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" and "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.

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 _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public See Attached.

Notary Expiration Date _____

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: \$ 47,800,000 **00**

11. DATE OF SALE (Numeric Digits): 07/15
Month / Year

12. DOWN PAYMENT \$ 14,550,000 **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):

Tempe Diablo LLC c/o the Muller
1881 Von Karman Ave. Irvine, CA Co.
92612

18. LEGAL DESCRIPTION (attach copy if necessary):

See Legal Description attached

See Attached.

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 _____

LEGAL DESCRIPTION

The land situated in the County of Maricopa, State of Arizona, more particularly described as follows;

PARCEL NO. 1:

Lot 1 of DIABLO TECHNOLOGY PARK, according to Book 766 of Maps, page 46, records of Maricopa County, Arizona.

PARCEL NO. 2:

Units 1, 2, 3, 4, and 5 pursuant to the CONDOMINIUM PLAT FOR DIABLO TECHNOLOGY PARK CONDOMINIUM, recorded in Book 836 of Maps, page 10, and Affidavit of Correction in Recording No. 2006-0683392, records of Maricopa County, Arizona ("Plat") and the Condominium Declaration of Covenants, Conditions and Restrictions for Diablo Technology Park Condominium in Recording No. 2006-0683393, records of Maricopa County Arizona ("Declaration").

TOGETHER WITH an undivided 100% interest in the common elements as set forth in said Declaration and as shown on the Plat.

EXCEPTING therefrom the following:

Those portions of the common area of ~~Unofficial Document~~ Technology Park Condominium, according to Condominium Declaration in Recording No. 2006-0683393, and Plat recorded in Book 836 of Maps, page 10, and Affidavit of Correction in Recording No. 2006-0683392, records of Maricopa County, Arizona, located in the Northwest quarter of the Southeast quarter of Section 29, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which lies between the existing Westerly right-of-way line of Interstate Highway 10 (Phoenix - Casa Grande Highway) and the following described new right-of-way line:

New right-of-way line description:

COMMENCING at a City of Tempe (c.o.t.) brass cap in a handhole marking the East quarter corner of said Section 29, being North 89 degrees 40 minutes 03 seconds East, 2676.43 feet from a 3/8 inch iron bar marking the center quarter corner of said Section 29;

Thence along the East - West mid section line of said Section 29, South 89 degrees 40 minutes 03 seconds West 2294.22 feet;

Thence South 00 degrees 19 minutes 57 seconds East 33.00 feet to the POINT OF BEGINNING on the existing Northerly line of said Diablo Technology Park Condominium;

Thence South 45 degrees 43 minutes 46 seconds East 43.59 feet;

Thence South 01 degrees 07 minutes 26 seconds East 31.91 feet;

Thence South 01 degrees 15 minutes 46 seconds East 1134.57 feet;

Thence along a curve to the right, having a radius of 4103.97 feet, a length of 37.05 feet;

Thence South 46 degrees 12 minutes 03 seconds West 40.93 feet to the POINT OF ENDING on the Northerly right-of-way line of Fairmont Drive.

APN: 123-28-152

123-28-154

123-28-155

123-28-156

123-28-157

123-28-158

123-28-159B

WALTON DIABLO OWNER, L.L.C.,
a Delaware limited liability company

By: Walton Diablo Holdings VI, L.L.C.,
a Delaware limited liability company,
Sole Member


By: Walton Diablo Investors VI, L.L.C.,
a Delaware limited liability company
Managing Member

By: Walton Acquisition REOC Master VI, L.L.C.,
a Delaware limited liability company,
Sole Member

By: Walton Street Real Estate Fund VI-Q, L.P.,
a Delaware limited partnership,
Managing Member

By: Walton Street Managers VI, L.P.,
a Delaware limited partnership,
General Partner

By: ^{Unofficial Document} WSC Managers VI, Inc.,
a Delaware corporation,
General Partner

By: 
Name: Matthew Withey
Its: Vice President

SIGNED IN COUNTERPART

STATE OF ILLINOIS)
) ss.
County of COOK)

The foregoing instrument was acknowledged before me this 16th day of July, 2015, by Matthew Withy, as Vice President of WSC Managers VI, Inc., a Delaware corporation, the General Partner of Walton Street Managers VI, L.P., a Delaware limited partnership, the General Partner of Walton Street Real Estate Fund VI-Q, L.P., a Delaware limited partnership, the Managing Member of Walton Acquisition REO Master VI, L.L.C., a Delaware limited liability company, the Sole Member of Walton Diablo Investors VI, L.L.C., a Delaware limited liability company, the Managing Member of Walton Diablo Holdings VI, L.L.C., a Delaware limited liability company, the Sole Member of Walton Diablo Owner, L.L.C., a Delaware limited liability company.

Carolyn Lundgren
Notary Public


My commission expires:
3-30-19



Unofficial Document

TEMPE DIABLO LLC,
a Delaware limited liability company

By: Muller Tempe, LLC,
a Delaware limited liability company,
its Manager

By: 
Name: STEPHEN F. MULLER
Title: MANAGING MEMBER

Unofficial Document

SIGNED IN COUNTERPART

ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Orange)

On July 16th, 2015, before me, Melissa Cooper, Notary Public, personally appeared Stephen J. Muller, 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 he executed the same in his authorized capacity as the CO manager of Muller Tempe, LLC, a Delaware limited liability company, as Manager of Tempe Diablo LLC, a Delaware limited liability company, and that by his signature on the instrument the person, or the entity Unofficial Document half 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.

Signature Melissa Cooper (Seal)

