

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 212 - 38 - 001 - J
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:

I&G Desert Ridge, LLC
200 East Randolph, 44th Floor
Chicago, Illinois 60601

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

EGW Shade Investment LP
1185 West Georgia Street, Suite 1045
Vancouver, BC, Canada V6E 4E6

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

4. ADDRESS OF PROPERTY:

21150 North Tatum Blvd
Phoenix, Arizona 85050

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

EGW Shade Investment LP
1185 West Georgia Street, Suite 1045
Vancouver, BC, Canada V6E 4E6

(b) Next tax payment due _____

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: 0
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: \$ 52,000,000 00

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

12. DOWN PAYMENT \$ 0 00

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:

\$ 0 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: _____

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):

R.K. Hagan
200 East Randolph, 43rd Floor
Chicago, Illinois 60601

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit A attached.

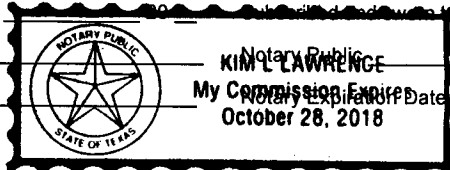
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

(see next page)
Signature of Seller / Agent _____
State of _____, County of _____

Signature of Buyer / Agent _____
State of Texas, County of Dallas

Subscribed and sworn to before me on this _____ day of _____, 2015 before me on this 5th day of August 2015

Notary Public _____
Notary Expiration Date _____
My Commission Expires Date 10-28-2018



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FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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Signature of Seller / Agent [Signature]

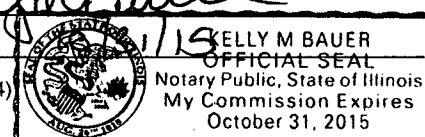
State of IL, County of COOK

Subscribed and sworn to before me on this 10 day of August 2015

Notary Public [Signature]

Notary Expiration Date _____

DOR FORM 82162 (04/2014)



Signature of Buyer / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

EXHIBIT A

Legal Description

BEING A PORTION OF TRACT 1, BLOCK 5 OF STATE PLAT NO. 44 DESERT RIDGE WEST AS RECORDED IN BOOK 454, PAGE 25 AND TRACT 5, BLOCK 5, OF STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 19 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES, 01 MINUTES, 08 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 66.99 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES, 59 MINUTES, 31 SECONDS WEST, A DISTANCE OF 543.71 FEET TO THE POINT OF BEGINNING;

Unofficial Document

THENCE CONTINUING SOUTH 89 DEGREES, 59 MINUTES, 31 SECONDS WEST, A DISTANCE OF 137.48 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1, BLOCK 5;

THENCE NORTH 01 DEGREES, 59 MINUTES, 26 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 792.64 FEET;

THENCE NORTH 04 DEGREES, 27 MINUTES, 08 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 757.67 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1, BLOCK 5;

THENCE SOUTH 72 DEGREES, 48 MINUTES, 18 SECONDS EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID TRACT 5, BLOCK 5, A DISTANCE OF 704.73 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 79 DEGREES, 49 MINUTES, 44 SECONDS WEST AND A RADIUS OF 4975.00 FEET;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 5, BLOCK 5, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES, 31 MINUTES, 09 SECONDS, AN ARC LENGTH OF 826.55 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89 DEGREES, 20 MINUTES, 53 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TATUM BOULEVARD;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 309.52 FEET;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 11.52 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 52.78 FEET;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 85.98 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 64.65 FEET;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 95.00 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 9.11 FEET;

Unofficial Document

THENCE SOUTH 02 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 203.96 FEET;

THENCE NORTH 88 DEGREES, 00 MINUTES, 34 SECONDS WEST, A DISTANCE OF 28.08 FEET;

THENCE SOUTH 01 DEGREES, 59 MINUTES, 26 SECONDS WEST, A DISTANCE OF 82.75 FEET TO THE NORTH RIGHT OF WAY LINE OF ROSE GARDEN LANE;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 29 SECONDS EAST, A DISTANCE OF 39.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 710,946 SQUARE FEET OR 16.321 ACRES MORE OR LESS.