

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 303-25-574
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [X]

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:

Piedmont Operating Partnership, formerly known as
Well's Operating Partnership
11695 Johns Creek Pkwy, St 350
Johns Creek, GA 30097

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

Chandler Forum Building LLC
c/o H25A, LLC
333 South Grand Avenue, Floor 28
Los Angeles, CA 90071

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

4. ADDRESS OF PROPERTY:

1975 South Price Rd
Chandler, AZ

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

c/o H25A, LLC
333 South Grand Ave, Floor 28
Los Angeles, CA 90071

(b) Next tax payment due 10/1/15

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

- a. [] Vacant Land f. [X] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
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:

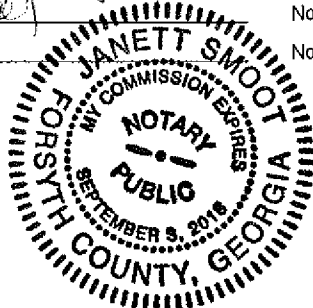
- a. [] To be used as a primary residence.
b. [] To be rented to someone other than a "qualified family member."
c. [] To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

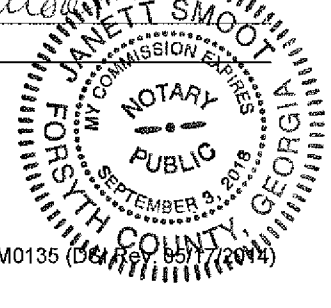
8. If you checked e or f in Item 6 above, indicate the number of units: ONE
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 Georgia, County of Fulton
Subscribed and sworn to before me on this 31 day of August 20 15
Notary Public
Notary Expiration Date 9-3-18



Signature of Buyer / Agent
State of Georgia, County of Fulton
Subscribed and sworn to before me on this 31 day of August 20 15
Notary Public
Notary Expiration Date 9-3-18



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

- a. [] Warranty Deed d. [] Contract or Agreement
b. [X] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 33,900,000.00

11. DATE OF SALE (Numeric Digits): 9/1/15
Month / Year

12. DOWN PAYMENT \$ 2,000,000.00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [X] New loan(s) from financial institution:
(1) [X] Conventional
(2) [] VA
(3) [] FHA
f. [] Other financing; Specify:
b. [] Barter or trade
c. [] Assumption of existing loan(s)
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 [X]
(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 [X]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Chicago Title Insurance
5505 Glenridge Connc. Dr, Atlanta, GA
Phone: 404-419-3224

18. LEGAL DESCRIPTION (attach copy if necessary):

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

EXHIBIT "A"

Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

Lot 1, PRICE AND GERMANN PROFESSIONAL CENTER, according to Book 719 of Maps, Page 47, records of Maricopa County, Arizona.

PARCEL NO. 2:

A non-exclusive easement for access and utilities as more particularly set forth in Reciprocal Easement, Maintenance and Restriction Agreement, recorded September 12, 2002 in Recording No. 20020938627 and First Amendment thereto recorded January 18, 2005 in Recording No. 20050065384.

APN: 303-25-574

Unofficial Document