

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: SEE BELOW
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) 302-09-006H (Parcel 1 & 2) (2) 302-09-006T (Parcel 3)
(3) 302-09-481A (Parcel 6) (4) 302-24-422 (Parcel 7)

2. SELLER'S NAME AND ADDRESS:

Myron Zimmerman, Trustee of the Zimmerman Revocable Trust Dated May 28, 1996
1330 Broadway, Suite 1050, Oakland, CA 94612

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

LIT Industrial Limited Partnership
1717 McKinney Avenue, Suite 1900
Dallas, Texas 75202

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

4. ADDRESS OF PROPERTY:

601 N 75th Avenue; 605 N 75th Avenue; 1010 N 47th Avenue; 2020 W Guadalupe Road; 1171 N Fiesta Blvd; 2075 W Obispo Avenue, Phoenix, Arizona

5. MAIL TAX BILL TO:

Clarion Partners LLC / Attn: David Paul
1717 McKinney Avenue, Suite 1900, Dallas, TX 75202

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

- a. [] Vacant Land f. [x] Commercial or Industrial Use
b. [] Single Family Resident 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:

- [] To be used as a primary residence. [] Owner occupied, not a primary residence.
[] To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: [11] 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. [x] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other: []

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's Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 24th day of September 2015

Notary Public

Notary Expiration Date 3/27/2017



EILEEN M. HEARN
Notary Public - Arizona
Maricopa County
Expires 03/27/2017

Signature of Buyer's Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 24th day of September 2015

Notary Public

Notary Expiration Date 3/27/2017



EILEEN M. HEARN
Notary Public - Arizona
Maricopa County
Expires 03/27/2017

10. SALE PRICE: \$ 80,000,000.00

11. DATE OF SALE (Numeric Digits): 09 2015
Month / Year

12. DOWN PAYMENT \$ 80,000,000.00

13. METHOD OF FINANCING:

- a. [x] Cash (100% of Sale Price) e. [] New loan(s) from financial institution:
(1) [] 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:
\$ AND
briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: Not applicable

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):

DeLinda J Tobar, Chicago Title Insurance Company
2828 Routh Street, Suite 800, Dallas, Texas 75201
Phone: 214-965-1717

18. LEGAL DESCRIPTION (attach copy if necessary): SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CONTINUATION

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

- (5). 103-34-018C (Parcel 9)
- (6). 102-42-004 (Parcel 10)
- (7). 102-42-005 (Parcel 11)

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EXHIBIT "A"
Legal Description

EXHIBIT "A"

PARCEL NO. 1:

That part of the Southwest quarter of Section 3, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the South quarter corner of said Section 3;

Thence South 88 degrees 45 minutes 10 seconds West, along the South line of said Section 3, a distance of 350.00 feet;

Thence North 01 degree 14 minutes 50 seconds West, 65.00 feet to the beginning of a tangent curve of 400.00 foot radius, concave Westerly;

Thence Northerly, along said curve, through a central angle of 19 degrees 57 minutes 21 seconds, a distance of 139.32 feet;

Thence North 21 degrees 12 minutes 11 seconds West, 41.68 feet;

Thence North 68 degrees 47 minutes 49 seconds East, 104.23 feet;

Thence North 87 degrees 15 minutes 08 seconds East, 282.94 feet to a point on the North South mid-section line of said Section 3;

Thence South 02 degrees 44 minutes 52 seconds East, along said mid-section line, 283.77 feet to the POINT OF BEGINNING;

EXCEPT any part of "Landscape Tract 4" as shown on the CONTINENTAL TECH CENTER Map of Dedication recorded in Book 308, page 17, Maricopa County Records, within the above described parcel;

EXCEPT any part of "Landscape Tract 4" and "Landscape Tract 8", as shown on the CONTINENTAL TECH CENTER PARCEL 5C Map of Dedication recorded in Book 320, page 21, Maricopa County Records, within the above described parcel;

EXCEPT any part of the roadway rights of way for Guadalupe Road as shown on the CONTINENTAL TECH CENTER Map of Dedication recorded in Book 308, page 17, Maricopa County Records, within the above described parcel;

EXCEPT any part of the roadway rights of way for Guadalupe Road and North Fiesta Boulevard as shown on the CONTINENTAL TECH CENTER PARCEL 5C Map of Dedication recorded in Book 320, page 21, Maricopa County Records, within the above described parcel.

PARCEL NO. 2:

That part of the Southwest quarter of Section 3, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 3;

Thence South 88 degrees 45 minutes 10 seconds West, along the South line of said Section 3, a distance of 350.00 feet;

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Thence North 01 degrees 14 minutes 50 seconds West, 65.00 feet to the beginning of a tangent curve of 400.00 foot radius, concave Westerly; thence Northerly, along said curve through a central angle of 19 degrees 57 minutes 21 seconds, a distance of 139.32 feet;

Thence North 21 degrees 12 minutes 11 seconds West, 41.68 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 21 degrees 12 minutes 11 seconds West, 61.98 feet to the beginning of a tangent curve of 400.00 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 18 degrees 27 minutes 19 seconds, a distance of 128.84 feet;

Thence North 02 degrees 44 minutes 52 seconds West, 738.18 feet;

Thence North 87 degrees 15 minutes 08 seconds East, 148.00 feet;

Thence South 02 degrees 44 minutes 52 seconds East, 54.11 feet;

Thence North 87 degrees 15 minutes 08 seconds East, 3.00 feet;

Thence South 02 degrees 44 minutes 52 seconds East, 51.50 feet;

Thence North 87 degrees 15 minutes 08 seconds East, 102.00 feet;

Thence South 72 degrees 11 minutes 30 seconds East, 8.54 feet;

Thence North 87 degrees 15 minutes 08 seconds East, 161.00 feet to a point on the North-South mid-section line of said Section 3;

Thence South 02 degrees 44 minutes 52 seconds East, along said mid-section line, 782.00 feet;

Thence South 87 degrees 15 minutes 08 seconds West, 282.94 feet;

Thence South 68 degrees 47 minutes 49 seconds West, 104.23 feet to the TRUE POINT OF BEGINNING.

EXCEPT any part of the "Landscape Tract 8" as shown on the CONTINENTAL TECH CENTER PARCEL 5C Map of Dedication recorded in Book 320, page 21, Maricopa County Records, within the above described parcel;

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EXCEPT any part of the roadway rights of way for North Fiesta Boulevard as shown on the CONTINENTAL TECH CENTER PARCEL 5C Map of Dedication recorded in Book 320, page 21, Maricopa County Records, within the above described parcel.

PARCEL NO. 3:

A portion of the Southwest quarter of Section 3, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of the said Section 3;

THENCE North 02 degrees 44 minutes 52 seconds West, along the North-South midsection line of said Section 3, a distance of 1728.25 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 02 degrees 44 minutes 52 seconds West, a distance of 925.23 feet along said North-South midsection line to the East-West midsection line of said Section 3;

THENCE South 88 degrees 45 minutes 42 seconds West, a distance of 405.14 feet along said East-West midsection line of said Section 3 to the East right-of-way line of North Fiesta Boulevard;

THENCE South 02 degrees 44 minutes 52 seconds East along said right-of-way line, a distance of 411.74 feet;

THENCE South 05 degrees 25 minutes 11 seconds East along said right-of-way line, a distance of 150.16 feet to a point of non-tangent curvature to the left, having a radius point which bears South 87 degrees 15 minutes 08 seconds West, a distance of 793.96 feet;

THENCE along said right-of-way line and non-tangent curve, being concave to the West, through 12 degrees 15 minutes 52 seconds of central angle, along an arc distance of 169.95 feet to a point of tangency;

THENCE South 09 degrees 31 minutes 00 seconds West along said right-of-way line, a distance of 100.63 feet to the beginning of a tangent curve to the left, having a radius point that bears South 80 degrees 29 minutes 00 seconds East, a distance of 360.00 feet;

THENCE along said right-of-way and tangent curve, being concave to the East, through 17 degrees 28 minutes 31 seconds of central angle, along an arc distance of 109.80 feet to a point of tangent compound curvature to the left, having a radius point that bears North 82 degrees 02 minutes 31 seconds East, a distance of 20.00 feet;

THENCE leaving said right-of-way line, along the arc of said curve, being concave Northeasterly, through 95 degrees 13 minutes 48 seconds of central angle along an arc distance of 33.24 feet to a point of tangency;

THENCE North 76 degrees 48 minutes 40 seconds East, a distance of 100.00 feet to a point of tangent curvature to the right, having a radius point that bears South 13 degrees 11 minutes 20 seconds East, a distance of 802.18 feet;

THENCE along the arc of said curve, being concave Southerly, through 12 degrees 00 minutes 45 seconds of central angle, along an arc distance of 168.18 feet, to a point of non-tangency;

THENCE South 88 degrees 35 minutes 37 seconds East, a distance of 155.37 feet to the TRUE POINT OF BEGINNING;

EXCEPT THEREFROM Tract 5, CONTINENTAL TECH CENTER, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 308 of Maps, Page 17.

PARCEL NO. 4:

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A nonexclusive easement for ingress and egress over a portion of the Southwest quarter of Section 3, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of the said Section 3;

THENCE North 02 degrees 44 minutes 52 seconds West, along the North-South midsection of said Section 3, a distance of 1728.25 feet;

THENCE North 88 degrees 35 minutes 37 seconds West, a distance of 155.37 feet to a point of non-tangent curvature to the left, having a radius point which bears South 01 degrees 10 minutes 35 seconds East, a distance of 802.18 feet;

THENCE along the arc of said curve, being concave Southerly, through 12 degrees 00 minutes 45 seconds of central angle, along an arc distance of 168.19 feet, to a point of tangency;

THENCE South 76 degrees 48 minutes 40 seconds West, a distance of 5.75 feet to the TRUE POINT OF BEGINNING;

THENCE South 02 degrees 44 minutes 52 seconds East, a distance of 81.35 feet;

THENCE South 76 degrees 48 minutes 40 seconds West, a distance of 79.50 feet to the beginning of a tangent curve to the left having a radius point which bears North 13 degrees 11 minutes 20 seconds West, a distance of 2137.50 feet;

THENCE along the arc of said curve, being concave Northerly through 00 degrees 38 minutes 00 seconds of central angle, along an arc distance of 23.63 feet to a point on the East right-of-way line of North Fiesta Boulevard;

THENCE North 11 degrees 29 minutes 00 seconds West along said right-of-way line, a distance of 79.63 feet to the beginning of a tangent curve concave to the Northeast and having a radius point that bears North 78 degrees 31 minutes 00 seconds East, a distance of 360.00 feet;

THENCE Northwesterly along the arc of said curve, through 03 degrees 31 minutes 29 seconds of central angle, and along an arc distance of 22.15 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius point that bears North 82 degrees 02 minutes 28 seconds East, a distance of 20.00 feet;

THENCE leaving said right-of-way line, Southeasterly along the arc of said curve, through 95 degrees 13 minutes 48 seconds of central angle, an arc distance of 33.24 feet to a point of tangency;

THENCE North 76 degrees 48 minutes 40 seconds East, a distance of 94.25 feet to the TRUE POINT OF BEGINNING, as created in Access Easement Agreement recorded March 14, 1995 as Instrument No. 95-0138734.

PARCEL NO. 5:

A nonexclusive Non-Building easement described as follows:

The abandonment of a portion of right of way for West San Angelo as shown on the Map of Dedication of a portion of the South half of Section 3, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as recorded in Book 320 of Maps, Page 21, Maricopa County Records, and further described as follows:

The North 60 feet of:

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COMMENCING at the South quarter corner of said Section 3;

THENCE North 02 degrees 44 minutes 52 seconds West along the North-South mid-section line of said Section 3 as shown on said Map of Dedication, a distance of 1662.23 feet to the POINT OF BEGINNING;

THENCE South 86 degrees 16 minutes 16 seconds West, a distance of 157.81 feet to the beginning of a curve concave to the South having a radius point that bears South 1 degrees 10 minutes 35 seconds East, a distance of 722.18 feet;

THENCE Southwesterly along the arc of said curve, through 12 degrees 0 minutes 45 seconds of central angle, a distance of 151.41 feet;

THENCE South 76 degrees 48 minutes 40 seconds West, a distance of 100.00 feet to the beginning of a curve concave to the North having a radius point that bears North 13 degrees 11 minutes 20 seconds West, a distance of 2137.50 feet;

THENCE Westerly along the arc of said curve, through 0 degrees 06 minutes 31 seconds of central angle, a distance of 4.05 feet to the beginning of a curve concave to the Southeast had having a radius point that bears

South 13 degrees 04 minutes 49 seconds East, a distance of 20.00 feet;

THENCE Southwesterly along the arc of said curve, through 89 degrees 09 minutes 56 seconds of central angle, a distance of 31.12 feet to a point on the East right-of-way of North Fiesta Boulevard and the beginning of a curve concave to the East, having a radius point that bears North 77 degrees 45 minutes 15 seconds East, a distance of 1460.00 feet;

THENCE Northerly along the arc of said curve, also being the prolongation of the East right-of-way of North Fiesta Boulevard, through 0 degrees 45 minutes 45 seconds of central angle, a distance of 19.43 feet;

THENCE continue North 11 degrees 29 minutes 00 seconds West along the said prolonged line, a distance of 80.00 feet to the beginning of a curve concave to the East, having a radius point that bears North 78 degrees 31 minutes 00 seconds East, a distance of 360.00 feet;

THENCE continue Northerly along said prolonged line, through 3 degrees 31 minutes 29 seconds of central angle, a distance of 22.15 feet to a point on the East right-of-way of North Fiesta Boulevard, and the beginning of a curve to the Northeast, having a radius point that bears North 82 degrees 02 minutes 29 seconds East, a distance of 20.00 feet;

THENCE Southeasterly along the arc of said curve, through 95 degrees 13 minutes 49 seconds of central angle, a distance of 33.24 feet;

THENCE North 76 degrees 48 minutes 40 seconds East, a distance of 100.00 feet to the beginning of a curve concave to the South, having a radius point that bears South 13 degrees 11 minutes 20 seconds East, a distance of 802.18 feet;

THENCE Easterly along the arc of said curve, through 12 degrees 00 minutes 45 seconds of central angle, a distance of 168.18 feet;

THENCE South 88 degrees 35 minutes 28 seconds East, a distance of 155.37 feet to a point on the North-South mid-section line of said Section 3;

THENCE South 02 degrees 44 minutes 52 seconds East along the said mid-section line, a distance of 66.02 feet to the POINT OF BEGINNING, as created in Non-Building Easement recorded March 14, 1995 as Instrument No. 95-0138735.

EXCEPTING THEREFROM any portion of said land lying within Parcel No. 4 hereinabove first described.

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PARCEL NO. 6:

A portion of the Southwest quarter of Section 3, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 3;

THENCE North 02 degrees 44 minutes 52 seconds West, along the North-South midsection of said Section 3, a distance of 1728.25 feet to the Northeast corner of Final Plat of GILBERT TECH CENTER, recorded in Book 391 of Maps, Page 41, records of said Maricopa County, also being the TRUE POINT OF BEGINNING;

THENCE along the North line of said Final Plat, North 88 degrees 35 minutes 37 seconds West, a distance of 155.37 feet to a point of non-tangent curvature to the left, having a radius point which bears South 01 degrees 10 minutes 35 seconds East, a distance of 802.18 feet;

THENCE continuing along said North line along the arc of said curve, being concave Southerly, through 12 degrees 00 minutes 45 seconds of central angle, along an arc distance of 168.18 feet to a point of tangency;

THENCE continuing along said North line, South 76 degrees 48 minutes 40 seconds West, a distance of 96.24 feet to a point of non-tangent curvature to the right, having a radius point which bears North 78 degrees 41 minutes 33 seconds East, a distance of 335.00 feet;

THENCE along the arc of said curve, being concave to the East through 04 degrees 17 minutes 14 seconds of central angle, along an arc distance of 25.07 feet to a point of non-tangency;

THENCE North 76 degrees 48 minutes 40 seconds East, a distance of 94.48 feet to the beginning of a curve concave to the South and having a radius point that bears South 13 degrees 11 minutes 20 seconds East, a distance of 827.18 feet;

THENCE Easterly along the arc of said curve, through 12 degrees 00 minutes 45 seconds of central angle, an arc distance of 173.42 feet to a point of tangency;

THENCE South 88 degrees 35 minutes 37 seconds East, a distance of 154.68 feet to a point on the North-South midsection line of said Section 3;

THENCE South 02 degrees 44 minutes 52 seconds East along the midsection line, a distance of 25.04 feet to the POINT OF BEGINNING.

PARCEL NO.7:

Lot 1A, ELDORADO TECH CENTER IV, as per map recorded in Book 886 of Maps, Page 30, records of Maricopa County, Arizona.

PARCEL NO. 8:

A nonexclusive easement for vehicular and pedestrian ingress and egress in, over and across Landscape Tract 7, as depicted on Map of Dedication for Continental Tech Center, recorded in Book 308 of Maps, page 17, and as created at Recorder's No. 86-419846, records of Maricopa County, Arizona.

PARCEL NO. 9:

Lot 11, of PAPAGO WEST, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded as Book 397 of ^{Unofficial Document} Maps, Page 36;

EXCEPT the South 440.50 feet; and

EXCEPT all oil, gas, petroleum hydrocarbon substances and other minerals below a depth of 500 feet measured vertically from the present surface of the property, as excepted in instrument recorded in Document No. 92-0357430, of Official Records.

PARCEL NO.10:

Lot 1, "MACK 75", according to Book 497 of Maps, page 21, records of Maricopa County, Arizona.

PARCEL NO.11:

Lot 1, "MACK 75 UNIT TWO", according to Book 531 of Maps, page 12, records of Maricopa County, Arizona.