

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 301 - 90 - 473 - 7  
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? 36

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

(1) LIST ATTACHED (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

Chandler Commerce Center, LLC  
101 Hodencamp Road, Suite 200  
Thousand Oaks, CA 91360

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

Chandler NCP, LLC  
1999 Broadway, Suite 770  
Denver, CO 80202

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

### 4. ADDRESS OF PROPERTY:

5500-5550 W Chandler Blvd.  
Chandler, AZ 85226

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

c/o Northstar Commercial Partners  
1999 Broadway, Suite 770  
Denver, CO 80202

(b) Next tax payment due March 1, 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  
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: \_\_\_\_\_  
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

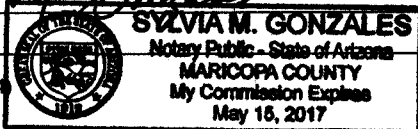
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of OCT 2015

Notary Public Sylvia M. Gonzales

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (04/2014)



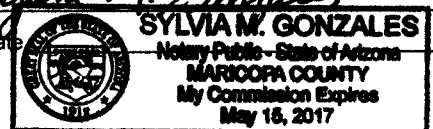
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of OCT 2015

Notary Public Sylvia M. Gonzales

Notary Expiration Date \_\_\_\_\_



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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: \$ 18,282,409 00

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

12. DOWN PAYMENT \$ 3,582,409 00

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial Institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller Loan (Carryback) (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):  
Akerman LLP (213) 688-9500  
725 S. Figueroa St., 38th Floor  
Los Angeles, CA 90017

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel No. 1:

Units A-1 to A-5, inclusive, B-1 to B-3, inclusive, C-1 to C-3, inclusive, D-1 to D-3, inclusive, E-1 to E-3, inclusive, F-1 to F-4, inclusive, G-1 and G-2, I-1 to I-5, inclusive, J-1 to J-4, inclusive, and K-1 to K-4, inclusive, CHANDLER COMMERCE CENTER, a condominium according to Declaration of Condominium recorded May 7, 2008, in Document No. 20080406049, and re-recorded June 12, 2008 in Document No. 20080523516, and plat recorded in Book 987 of Maps, page 8, Records of Maricopa County, Arizona.

Parcel No. 2:

Non-exclusive easements for ingress and egress and enjoyment of the Common Area as created and more particularly described in that certain Declaration of Covenant and Restrictions for Gila Springs recorded February 12, 1985 as Recording No. 85 060220, and amended by First Amendment recorded November 22, 1985 as Unofficial Document Recording No. 85 558195, of Official Records of Maricopa County, Arizona.

## EXHIBIT "B"

## ADDITIONAL PARCEL IDENTIFICATION NUMBERS

301-90-474 4	301-90-507 7
301-90-475 1	301-90-508 4
301-90-476 9	301-90-509 1
301-90-477 6	
301-90-478 3	
301-90-479 1	
301-90-480 1	
301-90-481 9	
301-90-482 6	
301-90-483 3	
301-90-484 1	
301-90-485 8	
301-90-486 5	
301-90-487 2	
301-90-488 0	
301-90-789 7	
301-90-490 8	
301-90-491 5	
301-90-492 2	
301-90-493 0	
301-90-494 7	
301-90-495 4	
301-90-496 1	
301-90-497 9	
301-90-498 6	
301-90-499 3	
301-90-500 6	
301-90-501 3	
301-90-502 1	
301-90-503 8	
301-90-504 5	
301-90-505 2	
301-90-506 0	

Unofficial Document