

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-69-110 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? 8

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

(1) 200-69-111 4 & 200-69-112 1 (3) 200-69-113 9 & 200-69-114 6
(2) 200-69-115 3 & 200-69-119 2 (4) 200-69-120 3 & 200-69-121 1

2. SELLER'S NAME AND ADDRESS:

TBIRD COMMONS, L.P.
c/o Second City Real Estate 1075 West Georgia Street Suite 2600
Vancouver, BC V6E 3C9

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

MPG PHX - Thunderbird LLC
40 Skokie Boulevard, Suite 410
Northbrook, IL 60062

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6750-6790 W. Thunderbird Road
Peoria, AZ 85381

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

MPG PHX - Thunderbird LLC
40 Skokie Boulevard, Suite 410
Northbrook, IL 60062

(b) Next tax payment due October 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. Agriculture
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: n/a For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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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: \$ 15,500,000.00 00

11. DATE OF SALE (Numeric Digits): 0 7 / 1 5
Month/Year

12. DOWN PAYMENT \$ 2,375,000.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from
Financial institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
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:

\$ None 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: N/A

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):

First American Title Insurance Company National Commercial Services

2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
LOTS 1, 2, 3, 4, 5, AND 6 AND TRACTS A, B AND C, OF THUNDERBIRD
COMMONS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN
BOOK 801 OF MAPS, PAGE 10

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.

Signed in counterpart

Signature of Seller / Agent
Province of British Columbia, City of Vancouver
Subscribed and sworn to before me on this 13th day of 15 October 20 15
Notary Public Rob D Watson
Notary Expiration Date _____

Signature of Buyer / Agent
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of _____ 20 15
Notary Public _____
Notary Expiration Date _____

DOR FORM 82162 (04/2014)

ROBERT D. WATSON
BARRISTER & SOLICITOR
SUITE 2800 - 1075 WEST GEORGIA STREET
VANCOUVER, BC V6E 3C9
(M) (604) 687-3707 (F) (604) 806-3389
rwatson@gibralt.com



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Signed in counterpart

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of 15 _____ 20 ____
Notary Public _____
Notary Expiration Date _____
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DOR FORM 82162 (04/2014)

Paul Wozniak
Signature of Buyer / Agent _____
State of IL, County of Cook
Subscribed and sworn to before me on this 12th day of October 20 15
Notary Public *Wozniak*
Notary Expiration Date 6/18/2019

