

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 162-15-085 - SPLIT
BOOK MAP PARCEL

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:

Presson Advisory, L.L.C.
c/o Presson Corporation 2122 East Highland Avenue Suite 400
Phoenix, AZ 85016

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

East Missouri LLC
3025 South 48th Street
Tempe, AZ 85050

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

711 and 777 East Missouri Avenue
Phoenix, AZ

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

East Missouri LLC
3025 South 48th Street
Tempe, AZ 85050

(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. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
i. ☐ 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.

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: \$ 10,400,000.00 00

11. DATE OF SALE (Numeric Digits): 09 / 15 Month/Year

12. DOWN PAYMENT \$ 2,150,000.00 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
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:

\$ 0.00 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):

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):

See attached Exhibit "A"

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.

Mollie Lekan
Signature of Seller/Agent

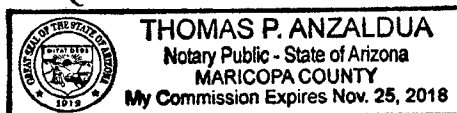
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 15 day of Oct, 2015

Notary Public Thomas P. Anzaldúa

Notary Expiration Date 11/25/18

DOR FORM 82162 (04/2014)



Mollie Lekan
Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 15 day of Oct, 2015

Notary Public Thomas P. Anzaldúa

Notary Expiration Date 11/25/18

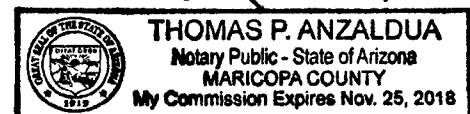


Exhibit "A "

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 43 FEET OF THE SOUTHWEST QUARTER OF SECTION 16 WITH THE EAST LINE OF THE WEST 33 FEET THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SECTION 16 WHICH IS 10 FEET NORTH AND 10 FEET EAST OF THE POINT OF BEGINNING;

THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SECTION 16, A DISTANCE OF 12 FEET;

THENCE SOUTHWESTERLY TO A POINT WHICH IS 5 FEET SOUTH AND 7 FEET EAST OF THE POINT OF BEGINNING;

THENCE SOUTHERLY, PARALLEL WITH AND 40 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, A DISTANCE OF 7 FEET TO THE EAST LINE OF THE WEST 33 FEET OF THE SOUTHWEST QUARTER OF SECTION 16;

THENCE TO THE POINT OF BEGINNING; AND Unofficial Document

EXCEPT THE EAST 25 FEET; AND

EXCEPT BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 25 FEET OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 WITH THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTH HALF;

THENCE SOUTHERLY ALONG SAID WEST LINE; 7 FEET;

THENCE NORTHWESTERLY TO A POINT IN SAID SOUTH LINE WHICH IS 7 FEET WEST OF THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING; AND

EXCEPT THE NORTH 33 FEET; AND

EXCEPT THE WEST 33 FEET THEREOF.