

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 501 - 45 - 938 -  
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? 0

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_

(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

Skyway, LLC

101 Hodencamp Road, Suite 200

Thousand Oaks, CA 91360

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

Surprise Industrial 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:

12000 N 132nd Avenue

Surprise, AZ 85379

### 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

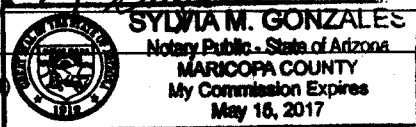
State of Arizona, County of Maricopa

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)



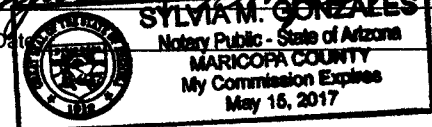
Signature of Buyer / Agent

State of Arizona, County of Maricopa

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



### 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: \$ 18,912,927 00

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

12. DOWN PAYMENT \$ 4,912,927 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 attached legal description

**EXHIBIT A**  
**Legal Description**

Lot 1, Final Plat for SKYWAY BUSINESS PARK II UNITS 29 - 47, a condominium according to the Declaration of Covenants, Conditions and Restrictions recorded August 24, 2007, in Document No. 20070952269, as amended in First Amendment recorded October 23, 2012, in Document No. 2012-0962125, and Plat recorded in Book 1124 of Maps, page 24, records of Maricopa County, Arizona;

TOGETHER with a proportionate interest in and to the common elements as set forth in said Declaration and on said Plat.

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