

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 167-44-004 - 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? 1

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

(1) 167-44-005 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Paradise Valley Corporate Center Limited Partnership
c/o Presson Corporation 2122 East Highland Ave. Ste. 400
Phoenix, AZ 85016

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

Wilson PVCC, LLC
c/o Buchanan Street Partners, 3501 Jamboree Road Suite 4200
Newport Beach, CA 92660

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4835 East Cactus Road
Scottsdale, AZ 85254

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

Wilson PVCC, LLC
c/o Buchanan Street Partners, 3501 Jamboree Road Suite 4200
Newport Beach, CA 92660
(b) Next tax payment due 10/1/2016

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
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: na
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: \$ 37,400,000.00 00

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

12. DOWN PAYMENT \$ 37,400,000.00 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
f. ☐ Other financing; Specify: (3) ☐ FHA
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:

\$ 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.

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 17 day of November 20 15

Notary Public Hollie Takacs

Notary Expiration Date September 5, 2019

15
DOR FORM 82162 (04/2014)

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 17 day of November 20 15

Notary Public Hollie Takacs

Notary Expiration Date September 5, 2019



Exhibit "A "

PARCEL NO. 1:

LOT 2, PARADISE VILLAGE CROSSROADS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 386 OF MAPS, PAGE 32, AND CERTIFICATE OF CORRECTION RECORDED AS 2002-0379655 OF OFFICIAL RECORDS.

PARCEL NO. 2:

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN THOSE EASEMENTS PURSUANT TO AGREEMENT RESPECTING CONSTRUCTION, RESTRICTIONS, EASEMENTS AND REPURCHASE OPTION RECORDED JANUARY 19, 2001 IN DOCUMENT NO. 2001-0042106, RECORDS OF MARICOPA COUNTY, ARIZONA.