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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 124 - 24 - 248 - 6
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:

Tempe 601 W. Rio Salado, LLC
700 NW 107th Street
Miami, Florida 33172

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

TR Skywater LLC
c/o Heitman - 191 North Wacker Drive
Chicago, Illinois 60601

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

4. ADDRESS OF PROPERTY:

601 W. Rio Salado
Tempe, Arizona

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

TR Skywater LLC
c/o Heitman - 191 North Wacker Drive
Chicago, Illinois 60601

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☑ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed
i. ☐ Other Use; Specify: _____

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: 328
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☐ Warranty Deed
b. ☑ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

10. **SALE PRICE:** $ 94,200,000 00

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

12. DOWN PAYMENT $ 47,100,000 00

13. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price)
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☑ New loan(s) from financial Institution:
(1) ☑ Conventional
(2) ☐ VA
(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):

Catherine S. Moore
100 Galleria Parkway, Suite 1800
Atlanta, GA 30339

18. LEGAL DESCRIPTION (attach copy if necessary):

601 W. Salado, Tempe, Arizona

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 Colorado, County of Denver

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

Notary Public Rachael Miesen

Notary Expiration Date October 6, 2018

SIGNED IN COUNTERPART

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20 __

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

RACHAEL MIESEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144038831
MY COMMISSION EXPIRES OCTOBER 06, 2018

AFFIDAVIT OF PROPERTY VALUE

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FOR RECORDER'S USE ONLY

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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 _____ 20 __

Notary Public _____

Notary Expiration Date _____

Manager
Signature of Buyer / Agent

State of ILLINOIS, County of COOK

Subscribed and sworn to before me on this 23rd day of November 20 15

Notary Public Susan M. Whelihan

Notary Expiration Date 11/20/19

"OFFICIAL SEAL"
Susan M Whelihan
Notary Public, State of Illinois
My Commission Expires 11/20/2019

DOR FORM 82162 (04/2014)

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

Lot 1, THE ARGO AT TOWN LAKE, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1133 of Maps, page 34.

EXCEPT 1/16th of all gas, oil, metal and mineral rights as reserved to the State of Arizona in the Patent to said land; and

EXCEPT all oil, gas other hydrocarbon substances, helium or other substance of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value.

PARCEL NO. 2:

An Easement for driveway for access and egress, sidewalk, lighting, public and private utilities, storm water drainage and retention, signage, landscape and irrigation purposes as set forth in that Second Amended and Restated Street and Landscape Easement recorded April 19, 2013 in Recording No. 2013-0360268, records of Maricopa County, Arizona, over a portion of the Northeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

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Commencing at a City of Tempe brass cap flush with the pavement marking the center of said Section 16 at the intersection of Hardy Drive and 1st Street from which a City of Tempe Aluminum cap marking the East quarter corner of said Section 16 bears North 89 degrees 28 minutes 05 seconds East 2,674.63 feet;

Thence North 89 degrees 28 minutes 05 seconds East 1005.71 feet along the monument line of said Hardy Drive and the South line of the Northeast quarter of said Section 16 to the Southerly extension of the West line of Lot 15, STATE PLAT NO. 9, recorded in Book 23 of Maps, Page 48, records of Maricopa County, Arizona;

Thence North 01 degree 04 minutes 55 seconds West 443.49 feet along said Southerly extension and the West line of said Lot 15 to the Northwest corner of said Lot 15 and the Point of Beginning;

Thence continuing North 01 degree 04 minutes 55 seconds West 93.86 feet along Northerly extension of said West line to the Southerly right of way line of Rio Salado Parkway as described in Document No. 89-023644, of Official Records of Maricopa County, Arizona, being the beginning of a non-tangent curve the center of which bears North 03 degrees 26 minutes 01 second East 1974.86 feet;

Thence Easterly along the arc of said curve and said Southerly right of way line through a central angle of 16 degrees 02 minutes 26 seconds an arc length of 552.88 feet to the Northerly extension of the East line of Lot 8E, STATE PLAT NO. 12 AMENDED, recorded in Book 69 of Maps, Page 38, records of Maricopa County, Arizona;

Thence South 01 degree 04 minutes 25 seconds East 92.40 feet along said Northerly extension;

Thence South 80 degrees 14 minutes 05 seconds West 293.02 feet;

Thence North 89 degrees 04 minutes 55 seconds West 260.53 feet to the Point of Beginning;

EXCEPT all oil, gas other hydrocarbon substances, helium or other substance of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value; And

Except the following described property:

A Parcel of land lying within Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 16, a Maricopa County Aluminum Cap Flush, from which the center of said Section, a City of Tempe Brass Cap in Handhold, bears South 89 degrees 41 minutes 29 seconds West (basis of bearing), a distance of 2674.58 feet;

THENCE along the East-West Mid-Section Line of said Section, South 89 degrees 41 minutes 29 seconds West, a distance of 1412.00 feet;

THENCE leaving said East-West Mid-Section line, North 00 degrees 18 minutes 31 seconds West, a distance of 436.86 feet, to the Northerly line of State Plat No. 12 Amended, recorded in Book 69 of Maps, page 38, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING;

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THENCE along said Northerly line, North 88 degrees 51 minutes 28 seconds West, a distance of 184.70 feet;

THENCE leaving said Northerly line, North 29 degrees 11 minutes 59 seconds East, a distance of 24.67 feet;

THENCE North 87 degrees 46 minutes 47 seconds East, a distance of 189.50 feet;

THENCE South 60 degrees 48 minutes 01 second East, a distance of 46.88 feet, to said Northerly line;

THENCE along said Northerly line, South 80 degrees 27 minutes 49 seconds West, a distance of 58.45 feet to the POINT OF BEGINNING.