

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 303-06-138, 303-06-139
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) 303-06-139 (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

St. Paul Fire and Marine Insurance Company
385 Washington Street, NB12A
St. Paul, Minnesota 55102-1396
Attention: James C. Adams

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

c/o Tryperion Partners
10990 Wilshire Blvd., #1060
Los Angeles, CA 90024
Attention: Jeffrey Karsh

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

4. ADDRESS OF PROPERTY:

55 N. Arizona Place, Chandler, AZ

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

c/o Tryperion Partners
10990 Wilshire Blvd., #1060
Los Angeles, CA 90024
Attention: Jeffrey Karsh
(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. ☐ Agricultural
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: _____
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.

Rambolundie, agent
Signature of Seller / Agent

State of Minnesota, County of Hennepin

Subscribed and sworn to before me on this 18 day of December 2015

Notary Public Holly Johnson

Notary Expiration Date Jan 31, 2020

SEE ATTACHED SIGNATURE AND NOTARY PAGE

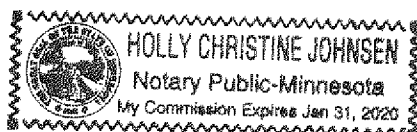
Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____



BUYER:

DT Chandler Property LLC,
 a Delaware limited liability company

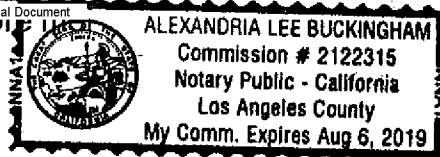
By: [Signature]
 Name: Joseph Kessel
 Title: Vice President

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 16 day of December,
 2015, by Joseph Kessel, proved to me on the basis of satisfactory
 evidence to be the person(s) who appeared before me.



(Seal)

Signature [Signature]

EXHIBIT "A"
Legal Description

Office Property:

Lot 1, Replat of Lots 116 thru 127 of the Map of the Township of Chandler, according to Book 459 of Maps, Page 44, records of Maricopa County, Arizona.

Parking Property:

Lot 1, Replat of Lots 101 thru 115 and Lots 418 thru 425 of the Map of the Township of Chandler, according to Book 459 of Maps, Page 43, records of Maricopa County, Arizona.

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