

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 174-57-005 1 - X
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:

Broadstone Lincoln, LLC
c/o Prudential Real Estate Prudential Real Estate Investors 7 Giralda
Farms, 2nd Floor
Madison, NJ 07940

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

Third Avenue Investments, LLC
c/o The Praedium Group, LLC, 825 Third Avenue, 36th Floor
New York, NY 10022

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7100 E Lincoln Dr
Paradise Valley, AZ 85253

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

Third Avenue Investments, LLC
c/o The Praedium Group, LLC, 825 Third Avenue, 36th Floor
New York, NY 10022

(b) Next tax payment due 3/2016

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
☐ 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. _____

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: \$79,000,000.00 00

11. DATE OF SALE (Numeric 1 2 / 1 5
Digits): Month/Year

12. DOWN PAYMENT \$79,000,000.00 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from
Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
f. ☐ Other financing; Specify: _____
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:
\$ 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 Exhibit "A" attached hereto

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.

Shula Hunter
Signature of Seller / Agent

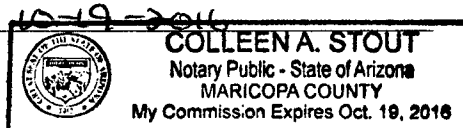
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of December 20 1 5

Notary Public Colleen A Stout

Notary Expiration Date 10-19-2016

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DOR FORM 82162 (04/2014)



Shula Hunter
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of December 20 1 5

Notary Public Colleen A Stout

Notary Expiration Date 10-19-2016

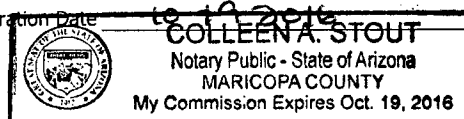


EXHIBIT "A"

LOT 1, OF PERIMETER EXCEPTION PLAT BROADSTONE LINCOLN, ACCORDING TO THE PLAT OF COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1222 OF MAPS, PAGE 9.

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