

Unofficial 2013 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **209-25-048**
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) 209-25-049 (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Columbia Arizona 15th Industrial, LLC
c/o Lincoln Advisory Group, Ltd.
120 N. LaSalle Street, #1750, Chicago, IL 60602

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

IPD Deer Valley IC LLC
c/o Dividend Capital Group
518 17th Street, Suite 1700, Denver, CO 80202

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

4. ADDRESS OF PROPERTY:

21420 and 21430 N. 15th Lane
Phoenix, Arizona

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

IPD Deer Valley IC LLC
c/o Dividend Capital Group
518 17th Street, Suite 1700, Denver, CO 80202

(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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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 used as a vacation home or secondary residence.
c. ☐ To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: N/A
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.

SEE ATTACHED SIGNATURE PAGE

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

15
Yo:

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: \$ 20,180,420

11. DATE OF SALE (Numeric Digits): 11/2015
Month / Year

12. DOWN PAYMENT \$ 0

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
(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:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):

Buyer and seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

See Attached Signature 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 _____

SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE- DEER VALLEY

SELLER:

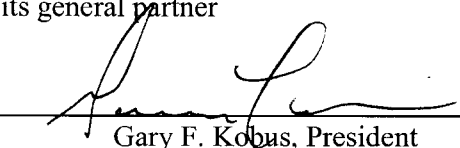
COLUMBIA ARIZONA 15TH INDUSTRIAL, LLC,
a Delaware limited liability company

By: Columbia Industrial Properties, LLC,
its sole member

By: Lincoln Industrial Manager, LLC,
its managing member

By: Lincoln Advisory Group, Ltd.,
its sole member

By: Lincoln GP Advisory Group, Inc.,
its general partner

By: 
Gary F. Kobus, President

BUYER:

IPT DEER VALLEY IC LLC,
Unofficial Document
a Delaware limited liability company

By: IPT Real Estate Holdco LLC,
a Delaware limited liability company,
its sole member

By: Industrial Property Operating Partnership LP,
a Delaware limited partnership,
its sole member

By: Industrial Property Trust Inc.,
a Maryland corporation,
its general partner

See Counterpart

By: _____

Name: _____

Title: _____

SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE- DEER VALLEY

SELLER:

COLUMBIA ARIZONA 15TH INDUSTRIAL, LLC,
a Delaware limited liability company

By: Columbia Industrial Properties, LLC,
its sole member

By: Lincoln Industrial Manager, LLC,
its managing member

By: Lincoln Advisory Group, Ltd.,
its sole member

By: Lincoln GP Advisory Group, Inc.,
its general partner

See Counterpart

By: _____
Gary F. Kobus, President


BUYER:

IPT DEER ^{Unofficial Document} LLC,
a Delaware limited liability company

By: IPT Real Estate Holdco LLC,
a Delaware limited liability company,
its sole member

By: Industrial Property Operating Partnership LP,
a Delaware limited partnership,
its sole member

By: Industrial Property Trust Inc.,
a Maryland corporation,
its general partner

By: 
Name: Andrea Karp
Title: SVP, Real Estate

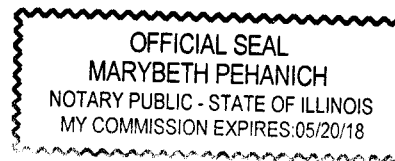
STATE OF ARIZONA)
) ss.
 County of Maricopa)

The foregoing instrument was acknowledged before me this 18th day of December 2015, by
Cary Kobus, personally known to me, the President of
Columbia AZ 15th Industrial on behalf of that limited liability company.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Marybeth Pehanich
 Notary Public

My commission expires:



05/20/18

Unofficial Document

STATE OF ARIZONA)
) ss.
 County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by
 _____, personally known to me, the _____ of
 _____, on behalf of that limited liability company.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

 Notary Public

My commission expires:

STATE OF ARIZONA)
) ss.
 County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, personally known to me, the _____ of _____, on behalf of that limited liability company.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

 Notary Public

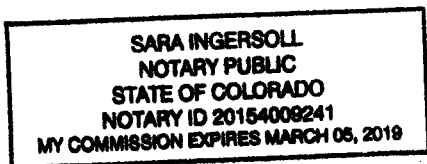
My commission expires:

Colorado
 STATE OF ~~ARIZONA~~)
) ss.
 County of ~~Maricopa~~)

Unofficial Document

The foregoing instrument was acknowledged before me this 18 day of December, 2015, by Andrea Karp, personally known to me, the SVP Real Estate of IPT Deer Valley IC LLC, on behalf of that limited liability company.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Sara Ingersoll
 Notary Public

My commission expires: March 05, 2019

EXHIBIT "A"
Legal Description

Lots 1 and 2, DEER VALLEY COMMERCE CENTER AMENDED, a subdivision recorded in Book 727 of Maps, page 12, records of Maricopa County, Arizona.

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