

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-07-069
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:

11001 North Black Canyon, LLC
c/o Zwilling Greek & Knecht 2425 E. Camelback Rd Ste 600
Phoenix, AZ 85016

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

Drawbridge Black Canyon, LLC
Three Embarcadero Center, Suite 2310
San Francisco, CA 94111

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

11001 North Black Canyon Highway
Phoenix, AZ

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

Drawbridge Black Canyon, LLC
Three Embarcadero Center, Suite 2310
San Francisco, CA 94111

(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. Agriculture
- 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: _____

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.

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this 11 day of December 20 15

Notary Public _____

Notary Expiration Date 9.1.19

15

DOR FORM 82162 (04/2015)



14
mo

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: \$ 14,500,000.00 00

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

12. DOWN PAYMENT \$ 0 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: N/A

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:

N/A

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

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

-see Attached-

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 San Francisco)

Subscribed and sworn to (or affirmed) before me on this 9 day of December, 2015, by Charlie Mceachron, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature *Dawn Marie Taylor*

EXHIBIT "A"

PARCEL NO. 1:

A PART OF THE PLAT OF METRO GROVE OFFICE PARK AMENDED, ACCORDING TO BOOK 311 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 48 MINUTES 45 SECONDS EAST, 92.01 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY;

THENCE NORTH 00 DEGREES 28 MINUTES 57 SECONDS EAST, 613.72 FEET ALONG SAID RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, ALSO BEING THE WESTERLY LINE OF METRO GROVE OFFICE PARK AMENDED;

THENCE NORTH 89 DEGREES 33 MINUTES 57 SECONDS EAST 15.00 FEET TO THE MOST NORTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN DOCUMENT 20020029283 OF OFFICIAL RECORDS;

THENCE CONTINUING ALONG SAID BEARING OF NORTH 89 DEGREES 33 MINUTES 57 SECONDS EAST, 299.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BEARING OF NORTH 89 DEGREES 33 MINUTES 57 SECONDS EAST, 108.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

Unofficial Document

THENCE CONTINUING ALONG SAID BEARING OF NORTH 89 DEGREES 33 MINUTES 57 SECONDS EAST, 75.41 FEET TO THE SOUTHEAST CORNER OF "THE PAPPAS ADDITION" RECORDED IN BOOK 439, PAGE 16, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL FOUR AS DESCRIBED IN DOCUMENT 20020029283 OF OFFICIAL RECORDS, AND ALSO BEING A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIAL THAT BEARS NORTH 76 DEGREES 34 MINUTES 50 SECONDS EAST, AND A RADIUS OF 905.00 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4, AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 53 SECONDS AN ARC LENGTH OF 440.66 FEET;

THENCE SOUTH 67 DEGREES 21 MINUTES 42 SECONDS WEST, 105.80 FEET ALONG THE SOUTH LINE OF SAID PARCEL 4 TO THE EAST LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING COURSES:

THENCE ALONG SAID EAST LINE SOUTH 22 DEGREES 38 MINUTES 18 SECONDS EAST, 121.67 FEET;

THENCE SOUTH 67 DEGREES 21 MINUTES 42 SECONDS WEST, 119.99 FEET;

THENCE NORTH 22 DEGREES 38 MINUTES 18 SECONDS WEST, 37.30 FEET;

THENCE SOUTH 67 DEGREES 21 MINUTES 42 SECONDS WEST, 130.00 FEET;

THENCE NORTH 22 DEGREES 38 MINUTES 18 SECONDS WEST, 63.24 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 03 SECONDS WEST, 196.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL THAT BEARS SOUTH 66 DEGREES 40 MINUTES 46 SECONDS WEST, AND A RADIUS OF 206.58 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 19 MINUTES 04 SECONDS AN ARC

DISTANCE OF 87.67 FEET;

THENCE NORTH 47 DEGREES 38 MINUTES 18 SECONDS WEST 59.49 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 83.42 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 07 MINUTES 15 SECONDS AN ARC LENGTH OF 70.06 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 57 SECONDS EAST 106.58 FEET TO THE MOST SOUTHWEST CORNER OF THE EXCEPTION TO PARCEL 1 AS SHOWN IN SAID DOCUMENT 20020029283 OF OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID EXCEPTION THE FOLLOWING COURSES:

THENCE SOUTH 85 DEGREES 47 MINUTES 37 SECONDS EAST, 32.68 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, 263.23 FEET;

THENCE NORTH 22 DEGREES 14 MINUTES 38 SECONDS WEST, 54.97 FEET;

THENCE NORTH 67 DEGREES 18 MINUTES 21 SECONDS EAST, 32.41 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 39 SECONDS WEST, 142.04 FEET;

THENCE NORTH 67 DEGREES 18 MINUTES 21 SECONDS EAST, 30.40 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 39 SECONDS WEST, 63.89 FEET RETURNING TO THE POINT OF BEGINNING.

PARCEL NO. 2:

Unofficial Document

AN EASEMENT FOR INGRESS AND EGRESS CREATED IN DOCUMENT NO. 85-398206 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THAT PART OF METRO GROVE OFFICE PARK, AS RECORDED IN BOOK 221 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

AN EASEMENT FOR INGRESS AND EGRESS CREATED IN DOCUMENT NO. 85-398207 OF OFFICIAL RECORDS, OVER THAT PART OF METRO GROVE OFFICE PARK, AS RECORDED IN BOOK 221 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER, UNDER, ACROSS, AS CREATED IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THE GROVE AT BLACK CANYON, RECORDED IN DOCUMENT NO. 2004-0130470 OF OFFICIAL RECORDS.

PARCEL NO. 5:

NON-EXCLUSIVE EASEMENTS AND RIGHTS OF ENTRY AS CREATED IN DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN DOCUMENT NO. 2004-0268976 OF OFFICIAL RECORDS.

PARCEL NO. 6:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER, UNDER, ACROSS, AS CREATED IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THE GROVE AT BLACK CANYON, RECORDED IN DOCUMENT NO. 2004-1427026 OF OFFICIAL RECORDS, FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2011-0675885 OF OFFICIAL RECORDS.

PARCEL NO. 7:

AN EASEMENT AND NECESSARY ACCESS TO UTILITY ROOMS, BUILDING AND COMMON AREAS TO CONSTRUCT, PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE ELECTRICAL FACILITIES, AS CREATED IN GRANT EASEMENT RECORDED IN DOCUMENT NO. 20130821059 OF OFFICIAL RECORDS.

PARCEL NO. 8:

NON-EXCLUSIVE EASEMENTS AS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE EASEMENT AGREEMENT" RECORDED NOVEMBER 10, 1997 AS 97-0788775 OF OFFICIAL RECORDS.

PARCEL NO. 9:

EASEMENT FOR USE OF SIGN AS MORE PARTICULARLY SET FORTH IN DECLARATION OF EXCLUSIVE SIGNAGE RIGHTS RECORDED JULY 1, 1998 AS 98-0569426 OF OFFICIAL RECORDS.