

# Unofficial 2012 Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **209-02-189**  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Columbia Arizona 11<sup>th</sup> Industrial, LLC  
c/o Lincoln Advisory Group, Ltd.  
120 N. LaSalle Street, #1750, Chicago, IL 60602

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

IPT Pinnacle IC LLC  
c/o Dividend Capital Group, Ltd.  
518 17<sup>th</sup> Street, Suite 1700, Denver, CO 80202

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

### 4. ADDRESS OF PROPERTY:

23040 N. 11<sup>th</sup> Avenue  
Phoenix, Arizona

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

IPT Pinnacle IC LLC  
c/o Dividend Capital Group, Ltd.  
518 17<sup>th</sup> 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 \_\_\_\_\_

150  
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: \$ 17,802,724

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  
(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:

\$ 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):

Seller and Buyer Herein Agent.

### 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- PINNACLE PARK

**SELLER:**

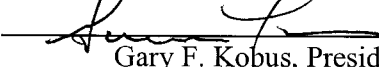
COLUMBIA ARIZONA 11TH INDUSTRIAL, LLC,  
a Delaware limited liability company

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:**

Unofficial Document  
IPT PINNACLE INDUSTRIAL 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

**See Counterpart**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE- PINNACLE PARK

**SELLER:**

COLUMBIA ARIZONA 11TH 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 PINNACLE (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

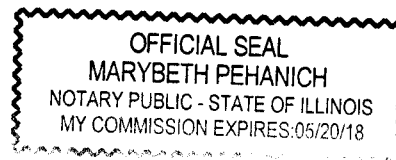
STATE OF ARIZONA       )  
   ) ss.  
 County of Maricopa       )

The foregoing instrument was acknowledged before me this 18th day of December, 2015, by  
Gary Kobus, personally known to me, the President of  
Cal AZ 1st Inc, on behalf of that limited liability company.

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

  
 \_\_\_\_\_  
 Notary Public

My commission expires: 5/20/18



05/20/18

STATE OF ARIZONA       )  
   ) ss.  
 County of Maricopa       )

Unofficial Document

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

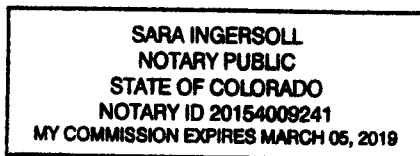
My commission expires:

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 Pinnacle 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**

PARCEL NO. 1:

Lot 1, PINNACLE PARK 2, according to Book 760 of Maps, page 21, records of Maricopa County, Arizona, and Affidavit of Correction recorded August 25, 2005 in Document No. 2005-1235738.

PARCEL NO. 2:

A nonexclusive easement for ingress and egress by or pursuant to that certain "Reciprocal Easement Agreement" dated October 1, 2007, by and between LaPour Deer Valley North, L.L.C., an Arizona limited liability company, and LaPour Deer Valley, L.L.C., an Arizona limited liability company, recorded October 2, 2007, in Document No. 20071083929, Official Records of Maricopa County, Arizona.

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