

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 111 - 46 - 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? 8

Please list the additional parcels below (attach list if necessary):

(1) 111-46-141 (3) 111-46-148
(2) 111-46-147 (4) 111-46-138

2. SELLER'S NAME AND ADDRESS:

Hub Properties Trust
Two North Riverside Plaza, Suite 600
Chicago, Illinois 60606

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

AGP Arizona Center Owner LLC
4105 Sorrento Valley Boulevard
San Diego, California 92121

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

4. ADDRESS OF PROPERTY:

One South Church Street
Tucson, Arizona

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

AGP Arizona Center Owner LLC
4105 Sorrento Valley Boulevard
San Diego, California 92121

(b) Next tax payment due MARCH 1, 2016

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. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: Office

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.

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 _____

DOR FORM 82162 (04/2014)

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: \$ 126,000,000 00

11. DATE OF SALE (Numeric Digits): 11/15
Month / Year

12. DOWN PAYMENT \$ 2,000,000 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: _____

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):

Darrin S. Forbes, Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 1700
Chicago, Illinois

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached

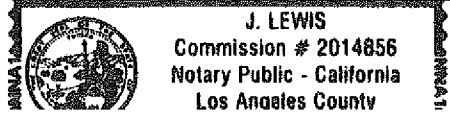
foran M. foran as agent
Signature of Buyer / Agent

State of CA, County of LOS ANGELES

Subscribed and sworn to before me on this 10 day of DECEMBER 2015

Notary Public J. Lewis

Notary Expiration Date 12/25/2017



ATTACHMENT TO
AFFIDAVIT OF PROPERTY VALUE.

Additional Parcel Numbers:

111-46-133

111-46-132

111-46-146

111-46-143

EXHIBIT A**LEGAL DESCRIPTION**

LOT 1EA OF LOTS 1YA, IYB AND 1EA, ARIZONA CENTER, A SUBDIVISION
RECORDED IN BOOK 420 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY,
ARIZONA

LOT IC OF ARIZONA CENTER BLOCK 1, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 339 OF MAPS, PAGE 23

LOT 1B OF ARIZONA CENTER LOT 1-B FINAL PLAT, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 330 OF MAPS, PAGE 49

LOT 1A OF ARIZONA CENTER LOT 1-A FINAL PLAT, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 331 OF MAPS, PAGE 1

LOT 1YA OF LOTS 1YA, 1YB AND 1EA, ARIZONA CENTER, A SUBDIVISION
RECORDED IN BOOK 420 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY,
ARIZONA

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LOT 1Z OF ARIZONA CENTER BLOCK 1, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 339 OF MAPS, PAGE 23.

PARCEL NO. 1: (Leasehold Parcel)

LOT 1D AND 1F, ARIZONA CENTER BLOCK 1, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 339 OF MAPS, PAGE 23.

PARCEL NO. 2:

LOT 1YB OF LOTS 1YA, 1YB AND 1EA, ARIZONA CENTER, A SUBDIVISION
RECORDED IN BOOK 420 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY,
ARIZONA.