

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-49-818
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? _____

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Tempe Campus Lot 2 LLC, a Delaware limited liability company
1819 Wazee Street, 2nd Floor
Denver, CO 80202

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

RW Tempe, LLC, a Delaware limited liability company
1388 Kapiolani Blvd.
Honolulu, HI 96814

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

4. ADDRESS OF PROPERTY:

Discovery Business Campus Lot 2
Tempe, AZ 85283

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

RW Tempe, LLC, a Delaware limited liability company
1388 Kapiolani Blvd
Honolulu, HI 96814

(b) Next tax payment due 3/16

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: _____

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: 1 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: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 27 day of Dec 20 15
Notary Public: [Signature]
Notary Expiration Date: 1-21-2017

Signature of Buyer / Agent: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 27 day of Dec 20 15
Notary Public: [Signature]
Notary Expiration Date: 1-21-2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

SFRM0135 (DSI Rev. 07/03/14)

DOR FORM 82162 (04/2014)

F20
C1
ch.

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: \$ 43,100,000.00

11. DATE OF SALE (Numeric Digits): 09 / 15
Month / Year

12. DOWN PAYMENT \$ 13,100,000.00

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: NA

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

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):
Chicago Title
2425 E. Camelback #200, Phoenix, AZ 85016
602-667-1046

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lot 2, of DISCOVERY BUSINESS CAMPUS, according to the plat recorded in Book 1174 of Maps, Page 46, records of Maricopa County, Arizona.

PARCEL NO. 2:

An easement for vehicular and pedestrian ingress and egress as set forth in Maintenance and Reciprocal Easement Agreement recorded February 18, 2014 in Recording No. 20140102326 and thereafter First Amendment recorded March 24, 2014 in Recording No. 20140184339 and Second Amendment recorded May 18, 2015 in Recording No. 20150348543, records of Maricopa County, Arizona.

PARCEL NO. 3:

An easement for monument sign as set forth in Monument Sign Easement Agreement recorded March 24, 2014 in Recording No. 20140184350, records of Maricopa County, Arizona.

PARCEL NO. 4:

An easement for monument and pylon signs and a limited right of ingress and egress, as set forth in that Easement Agreement recorded on May 18, 2015 in Recording No. 2015-0348546, records of Maricopa County, Arizona.

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