

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-22-852
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) 504-22-856 (2) 504-22-855
(3) 504-22-857 (4) _____

2. SELLER'S NAME AND ADDRESS:

Watson & Yuma Properties, L.L.C.
7114 E. Stetson Drive, #400
Scottsdale, AZ 85251

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

GTT The Shoppes at Buckeye Marketplace, LLC
10320 N. Scottsdale Road, Suite 9
Scottsdale, AZ 85253

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

4. ADDRESS OF PROPERTY:

1280,1300,1460,1480,1500, 1510 S. Watson Rd.
Buckeye, AZ 85326

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

GTT The Shoppes at Buckeye Marketplace, LLC
c/o Carbas Corporation
1790 E. River Road, Suite #310, Tucson, AZ 85718.

(b) Next tax payment due October 2016

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
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify: _____
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 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" or "family member."

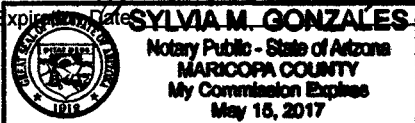
8. If you checked e or f in Item 6 above, indicate the number of units: n/a For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

Signature of Seller / Agent _____
State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 5 day of JAN 2016

Notary Public Sylvia M. Gonzales
Notary Expiration Date _____



FC 20: _____
15
sa: _____

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: \$ 16,450,000.00

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

12. DOWN PAYMENT \$ 16,450,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
b. Barter or trade
c. Assumption of existing loan(s) 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):

Watson & Yuma Properties, L.L.C.
7114 E. Stetson Drive, #400 Scottsdale, AZ 85251

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 5 day of JAN 2016

Notary Public Debra K. Nation
Notary Expiration Date 7-1-16

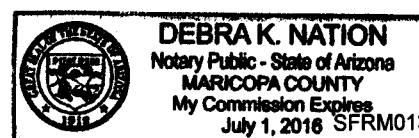


EXHIBIT "A"
Legal Description

Parcel No. 1:

Lot 2, 5, 6 and 7, WATSON/YUMA, according to Book 714 of Maps, Page 34, records of Maricopa County, Arizona.

Parcel No. 2:

A non-exclusive easement for pedestrian and vehicular access, ingress, egress, the parking of motor vehicles in designated areas and use of facilities installed for the comfort and convenience of customers, invitees and employees as created by instrument recorded June 09, 2004 in Recording No. 2004-0654616, records of Maricopa County, Arizona.

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