

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 303 - 25 - 776 - \_\_\_\_\_  
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:

NextFort Ventures Chandler, LLC  
16511 Scientific Way  
Irvine, CA 92612

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

H5 Data Centers - Chandler, LLC  
9320 Wilshire Boulevard, Suite 300  
Beverly Hills, CA 90212

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2600 West Germann Road  
Chandler, AZ 85286

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

H5 Data Centers - Chandler, LLC  
9320 Wilshire Boulevard, Suite 300  
Beverly Hills, CA 90212

(b) Next tax payment due 03/01/16

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: \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public See attached signature page.

Notary Expiration Date \_\_\_\_\_

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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: \$ 14,845,992 **00**

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

12. DOWN PAYMENT \$ 10,345,992 **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:  
\$ 7,853,532 **00** AND  
briefly describe the Personal Property: equipment

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: None

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):  
Alison K. Shea  
2555 East Camelback Road, Suite 800  
Phoenix, AZ 85016 (602) 264-7101

-18.  
see Attached Exhibit A

Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public See attached signature page.

Notary Expiration Date \_\_\_\_\_

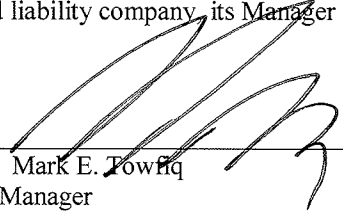
**SIGNED IN COUNTERPART**

SIGNATURE PAGES TO AFFIDAVIT OF PROPERTY VALUE

“Seller”

Nextfort Ventures Chandler, LLC, a Nevada limited liability company

By: NextFort Ventures, LLC, a Nevada limited liability company, its Manager

By:   
Name: Mark E. Towfiq  
Title: Manager

ACKNOWLEDGMENT

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.

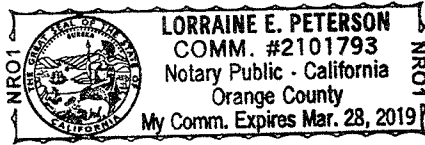
STATE OF CALIFORNIA  
COUNTY OF ORANGE

Unofficial Document  
)  
) ss  
)

On January 08, 2016, before me, LORRAINE E. PETERSON, a Notary Public, personally appeared Mark E. Towfiq, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

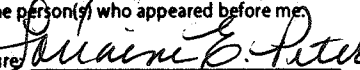
WITNESS my hand and official seal.



  
Notary Public

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 ORANGE  
Subscribed and sworn to (or affirmed) before me  
on this 08<sup>th</sup> day of JANUARY, 20 16,  
by MARK E. TOWFIQ,  
proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.  
Signature 

SIGNED IN COUNTERPART

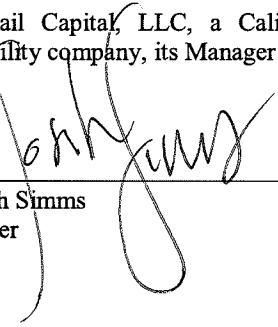
SIGNATURE PAGES TO AFFIDAVIT OF PROPERTY VALUE (CONTINUED)

“BUYER”

H5 DATA CENTERS – CHANDLER, LLC,  
a Delaware limited liability company

By: Tigertail Capital, LLC, a California  
limited liability company, its Manager

By: \_\_\_\_\_  
Name: Josh Simms  
Its: Manager



ACKNOWLEDGMENT

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.

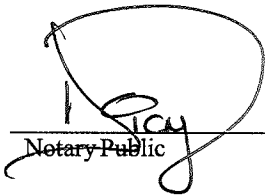
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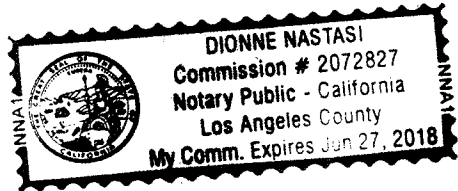
STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF LOS ANGELES )

On JANUARY 16, 2016, before me, DIONNE NASTASI, a Notary Public, personally appeared JOSH SIMMS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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



SIGNED IN COUNTERPART

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL NO. 1:

Lot 2, FINAL PLAT OF TRACT "A" OF PRICE AND GERMANN PROFESSIONAL CENTER, according to Book 1132 of Maps, page 27, records of Maricopa County, Arizona.

PARCEL NO. 2:

A non-exclusive easement for access and utilities as more particularly set forth in Reciprocal Easement, Maintenance and Restriction Agreement, recorded September 12, 2002 in Recording No. 20020938627 and First Amendment thereto recorded January 18, 2005 in Recording No. 2005-0065384.