

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215-04-721C - SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes [] No [X]

How many parcels, other than the Primary Parcel, are included in this sale? 1

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

- (1) 215-04-721D (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

Scottsdale 101 Retail, LLC
7000 E. Mayo Blvd
Phoenix, AZ

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

101 & Scottsdale, LLC
15475 North 84th Street
Scottsdale, AZ 85260

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

7000 E. Mayo Blvd
Phoenix, AZ

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

101 & Scottsdale, LLC
15475 North 84th Street
Scottsdale, AZ 85260

(b) Next tax payment due March 2016

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. [] Vacant land f. [X] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agriculture
c. [] Condo or Townhouse h. [] Mobile or manufactured Home
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" 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 Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of January 20 2016

Notary Public

Notary Expiration Date

2016 DOR FORM 82162 (04/2016)



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of January 20 2016

Notary Public

Notary Expiration Date



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [] Warranty Deed d. [] Contract or Agreement
b. [X] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$81,000,000.00 00

11. DATE OF SALE (Numeric Digits): 1 2 / 1 5 Month/Year

12. DOWN PAYMENT \$81,000,000.00 00

13. METHOD OF FINANCING:

- a. [X] Cash (100% of Sale Price) e. [] New loan(s) from Financial institution:
b. [] Barter or trade (1) [] Conventional (2) [] VA (3) [] FHA
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 [X] No []
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: Improvements and Structures

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 [X]

If Yes, briefly describe the solar / energy efficient components: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A"

TRACT 2.03 OF STATE PLAT NO. 34 PARADISE RIDGE, RECORDED IN BOOK 416, PAGE 12, MARICOPA COUNTY RECORDS (M.C.R.) AND AFFIDAVIT RECORDED IN DOCUMENT 1996-797420 OF OFFICIAL RECORDS, M.C.R., ALSO SHOWN AS TRACT NO. 2.03 ON STATE PLAT NO. 55, PARADISE RIDGE AMENDED, RECORDED IN BOOK 924 OF MAPS, PAGE 3, M.C.R., STATE LAND NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949 OF MAPS, PAGE 50, LYING WITHIN SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.