

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 217-15-036G 6

BOOK MAP PARCEL 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? 2

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

(1) 217-15-036J 1 (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

15111 & 15333 North Pima Road Holdings, LLC, a Maryland limited liability company
c/o CWC Capital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West
Bethesda, MD 20814

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

CCM-VWP Raintree Corporate Center, LLC, a Delaware limited liability company
411 W. Putnam Avenue, Suite 425
Greenwich, Connecticut 06830

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

15111 and 15333 North Pima Road
Scottsdale, AZ 85260

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

CCM-VWP Raintree Corporate Center, LLC
411 W. Putnam Avenue, Suite 425
Greenwich, Connecticut 06830

(b) Next tax payment due

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 30th day of August Dec 20 1 5

Notary Public
Notary Expiration Date

NOTARY PUBLIC DISTRICT OF COLUMBIA

MICHELLE L. PERRY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 15, 2018

14 ch.

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: \$49,500,000 00

11. DATE OF SALE (Numeric Digits): 0 8 / 1 5
Month/Year

12. DOWN PAYMENT \$1,500,000 00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [X] New loan(s) from Financial institution:
b. [] Barter or trade (1) [] Conventional
c. [] Assumption of existing loan(s) (2) [] VA
d. [] Seller Loan (Carryback) (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 [X]

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 0.00 00 AND

briefly describe the Personal Property:

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

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:

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

First American Title Insurance Company National Commercial Services

1850 K Street NW, Suite 1050
Washington, DC 20006

Phone (202)530-1200

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit A.

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28th day of August 20 1 5

Notary Public
Notary Expiration Date

LEAH MARGARET O'CONNOR
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
May 31, 2019

EXHIBIT A**LEGAL DESCRIPTION**

PARCEL NO. 1:

BEING A PORTION OF THE NORTH ONE-HALF OF LOT 1 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION, NORTH 89 DEGREES 59 MINUTES 19 SECONDS EAST 350.02 FEET, TO A POINT ON THE EAST LINE OF THE PIMA FREEWAY (ADOT PROJECT NO. RBA 600-1-703), THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 59 MINUTES 19 SECONDS EAST 371.24 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 660.48 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST 415.93 FEET, TO A POINT, SAID POINT BEING ON THE EASTERLY LINE OF SAID PIMA FREEWAY;

THENCE ALONG SAID EASTERLY LINE OF SAID PIMA FREEWAY, NORTH 05 DEGREES 44 MINUTES 10 SECONDS EAST 425.01 FEET TO A POINT;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST 237.64 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEING A PORTION OF THE SOUTH ONE HALF OF LOT 1, SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION, NORTH 89 DEGREES 59 MINUTES 19 SECONDS EAST, 1179.11 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 OF SECTION 7;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 00 DEGREES 03 MINUTES 52 SECONDS EAST, 660.48 FEET, TO THE MID-POINT OF SAID EASTERLY LINE;

THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, 455.89 FEET, TO A POINT, SAID POINT MARKING THE NORTHWEST CORNER OF PARCEL 2 HEREIN, THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 660.49 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, SOUTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, 485.01 FEET TO A POINT ON THE EAST LINE OF THE PIMA FREEWAY (ADOT PROJECT NO. RBA 600-1-703);

THENCE ALONG SAID EAST LINE, NORTH 05 DEGREES 44 MINUTES 10 SECONDS EAST, 663.84 FEET TO A POINT;

THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 418.66 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND FOR STORM AND DRAINAGE, ALL AS CREATED BY "RESTRICTIONS AND EASEMENTS AGREEMENT" RECORDED APRIL 7, 1999 IN DOCUMENT NO. 99-0332178.

Unofficial Document

Exhibit A