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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132-28-931
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? None

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

(1) _____ (2) _____

(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

425 S. Mill, LLC
20401 North 100th Place
Scottsdale, AZ 85255

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

Tempe 425 Mill LP
290-700 6th Avenue S.W.
Calgary, Alberta Canada T2P 0T8

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

4. ADDRESS OF PROPERTY:

425 South Mill Avenue
Tempe, AZ

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

Tempe 425 Mill LP c/o Westgate Developments
290-700 6th Avenue S.W.
Calgary, Alberta Canada T2P 0T8

(b) Next tax payment due March 2016

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" 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.

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:** $ **9,995,000.00**

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

12. DOWN PAYMENT $ **9,995,000.00**

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: _____

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 devises, 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):

425 S. Mill, LLC
20401 North 100th Place Scottsdale, AZ 85255

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 12 day of Jan 2016

Notary Public Debra K. Nation

Notary Expiration Date 7-1-16

DEBRA K. NATION
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
July 1, 2016

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this ___ day of _____ 20__

Notary Public Debra K. Nation

Notary Expiration Date 7-1-16

DEBRA K. NATION
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
July 1, 2016

EXHIBIT "A"
Legal Description

Lot 1, of MILL AVENUE LOFTS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 974 of Maps, page 44.

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