

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 500 - 04 - 031 - B
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? 6

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

- (1) See Attached (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

PVPW CORP.
191 N. WACKER DR., STE 2500
CHICAGO, IL 60606

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

DDR PALM VALLEY EAT LLC c/o DDR Corp.
3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122

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

4. ADDRESS OF PROPERTY:

PALM VALLEY PAVILIONS WEST
SWC MCDOWELL & LITCHFIELD RDS.
GOODYEAR, AZ 85395

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

DDR PALM VALLEY EAT LLC c/o DDR Corp.
3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122

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

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" 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.

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: \$ 60,500,000 00

11. DATE OF SALE (Numeric Digits): 02 / 16
Month / Year

12. DOWN PAYMENT \$ 1,400,000 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)
d. Seller Loan (Carryback) f. Other financing; Specify: Loan from DDR entity

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):

THOMAS P. DUFFY // 312-650-8650
200 S. WACKER DRIVE, STE 3800
CHICAGO, IL 60606

18. LEGAL DESCRIPTION (attach copy if necessary): SEE ATTACHED LEGAL DESCRIPTION

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 Illinois, County of Cook

Subscribed and sworn to before me on this 2 day of February, 2014

Notary Public

Notary Expiration Date

DOR FORM 82162 (04/2014)



Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public

Notary Expiration Date _____

Signed in counterpart

FOR RECORDER'S USE ONLY

AFFIDAVIT OF PROPERTY VALUE

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3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122

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

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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 _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

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

- a. Warranty Deed d. Contract or Agreement
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Month / Year

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Loan from DDR entity
- d. Seller Loan (Carryback)

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\$ 00 AND

briefly describe the Personal Property: _____

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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):

THOMAS P. DUFFY // 312-650-8650
200 S. WACKER DRIVE, STE 3800
CHICAGO, IL 60606

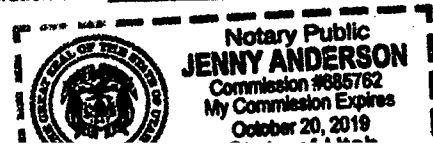
18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent Thomas P. Duffy
State of Utah County of Salt Lake

Subscribed and sworn to before me on this 8th day of Feb 2016

Notary Public J. Anderson

Notary Expiration Date 10.20.19



ADDITIONAL ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S):

500-04-040
 500-04-041
 500-04-042
 500-04-005H
 500-04-005B
 500-04-004T

LEGAL DESCRIPTION

PARCEL NO. 1:

LOT 1, AND TRACTS A, B, AND C, WIGWAM OUTLET STORES, ACCORDING TO BOOK 489 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 19 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE Unofficial Document 33 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 334.03 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 34 SECONDS EAST A DISTANCE OF 19.63 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 87 DEGREES 31 MINUTES 26 SECONDS WEST A DISTANCE OF 93.11 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 69.94 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 08 SECONDS EAST A DISTANCE OF 314.73 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST A DISTANCE OF 126.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 08 SECONDS WEST A DISTANCE OF 24.50 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST A DISTANCE OF 32.58 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 08 SECONDS WEST A DISTANCE OF 209.50 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST A DISTANCE OF 23.49 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 34 SECONDS WEST A DISTANCE OF 105.30 FEET TO A POINT OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 08 MINUTES 52 SECONDS, AN ARC LENGTH OF 30.42 FEET TO THE TRUE POINT OF BEGINNING.

(LOT 1: 500-04-031 B8, TRACT A: 500-04-040-9, TRACT B: 500-04-041 6, AND TRACT C: 500-04-042 3)

PARCEL NO. 2:

EASEMENTS FOR PARKING, INGRESS AND EGRESS, AND UTILITIES OVER, ACROSS AND UNDER THE COMMON AREA AS DEFINED IN, AND CERTAIN OTHER AREAS DESCRIBED IN, THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 14, 1994, AND RECORDED IN DOCUMENT NO. 940822973, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF

Unofficial Document

THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 89 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1,118.86 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 33 SECONDS WEST A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 37 MINUTES 27 SECONDS WEST, PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 28 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, A DISTANCE OF 1,296.67 FEET;

THENCE SOUTH 88 DEGREES 46 MINUTES 37 SECONDS EAST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF WIGWAM OUTLET STORES, ACCORDING TO THE PLAT OF RECORD IN BOOK 489 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 86.26 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF SAID WIGWAM OUTLET STORES;

THENCE NORTH 00 DEGREES 22 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID WIGWAM OUTLET STORES, A DISTANCE OF 1,229.95 FEET TO A CORNER THEREOF;

THENCE SOUTH 89 DEGREES 37 MINUTES 27 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID WIGWAM OUTLET STORES, A DISTANCE OF 13.00 FEET TO A CORNER THEREOF;

THENCE NORTH 00 DEGREES 20 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID WIGWAM OUTLET STORES, A DISTANCE OF 68.00 FEET TO THE TRUE POINT OF BEGINNING.

(500-04-005 H2 A PORTION OF, 500-04-005B 8 A PORTION OF, AND 500-04-004T A PORTION OF)

PARCEL NO. 4:

EASEMENTS FOR DRAINAGE FROM THE LAND DESCRIBED IN SCHEDULE A TO THE "BASINS" DESCRIBED IN THAT CERTAIN CONTRIBUTION, DRAINAGE RIGHTS AND EASEMENTS AGREEMENT AND ANY GRANTED FOR TEMPORARY ACCESS AND TEMPORARY CONSTRUCTION ACCESS DATED JULY 14, 2003 BY AND BETWEEN SUNCOR DEVELOPMENT COMPANY AND THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, RECORDED IN DOCUMENT NO. 20031177794.

PARCEL NO. 5:

NON-EXCLUSIVE EASEMENTS FOR THE MONUMENT SIGN AND ELECTRIC AS FURTHER DESCRIBED IN Unofficial Document MONUMENT SIGN EASEMENT AGREEMENT RECORDED APRIL 1, 2010 AS 2010-0276569 OF OFFICIAL RECORDS.