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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200 - 53 - 250 - A
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:

KP ARROWHEAD LLC, a Delaware LLC
c/o AEW Capital Management, L.P.
Two Seaport Lane, WTC East, Boston, MA 02210

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

IPF ARROWHEAD, LLC, a Delaware LLC
c/o Fenway Asset Management, LLC; 10525 Vista
Sorrento Pkwy, Ste. 310, San Diego, CA 92121

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

4. ADDRESS OF PROPERTY:

16150 North Arrowhead Fountains Center
Peoria, Arizona 85382

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

IPF ARROWHEAD, LLC, a Delaware LLC
c/o Fenway Asset Management, LLC; 10525 Vista
Sorrento Pkwy, Ste. 310, San Diego, CA 92121

(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.

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: $ 12,893,865 **00**

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

12. DOWN PAYMENT $ 12,893,865 **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 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):

Stewart Title Guaranty Company
One Washington Mall, Suite 1400
Boston, MA 02108 (617) 933-24

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit A - 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.

See attached signature page
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 _____

See Attached signature page
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 _____

DOR FORM 82162 (04/2014)

IN WITNESS WHEREOF, the Grantor has executed this Affidavit of Property Value on the date set forth above.

SELLER: **KP ARROWHEAD LLC**, a Delaware limited liability company

By: KP Industrial/Office Portfolio Subsidiary LLC, a Delaware limited liability company, its sole member

By: KP Industrial/Office Portfolio LLC, a Delaware limited liability company, its sole member

By: KP Industrial/Office Portfolio Holdings LLC, a Delaware limited liability company, its sole member

By: IDA Fund I LLC, a Delaware limited liability company, its sole member

By: AEW Capital Management, L.P., a Delaware limited partnership, its manager

By: _____
Name: Michael P. Byrne
Title: Authorized Signatory

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[Acknowledgement on following page]

STATE OF Massachusetts

ss.

COUNTY OF Suffolk

I certify that I know or have satisfactory evidence that Michael P. Byrne is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Authorized Signatory of AEW CAPITAL MANAGEMENT, L.P., the manager of IDA FUND I LLC, the sole member of KP INDUSTRIAL/OFFICE PORTFOLIO HOLDINGS LLC, who is in turn the sole member of KP INDUSTRIAL/OFFICE PORTFOLIO LLC, who is in turn the sole member of KP INDUSTRIAL/OFFICE PORTFOLIO SUBSIDIARY LLC, who is in turn the sole member of KP ARROWHEAD LLC, the entity who is a party to this instrument, and acknowledged this instrument to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

Dated this 9th day of February 2016.

Linda M. Prisco
(Signature of Notary)

Linda M. Prisco
(Legibly print or stamp name of notary)

Notary public in and for the state of Massachusetts, residing at Boston.

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My commission expires: 10/2/20

LINDA M PRISCO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 02, 2020

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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See attached signature page
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 _____

See Attached signature page
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 _____

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)
) ss.
COUNTY OF San Diego)

On Feb. 9, 2016 before me, Debi L. Moore, a Notary Public in and for said State, personally appeared Lawrence Jackel, 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.

Signature Debi L. Moore

Unofficial Document

DEBI L. MOORE
Commission # 2139933
Notary Public - California
San Diego County
My Comm. Expires Jan 11, 2020

(Area for Notary Seal)

EXHIBIT "A" TO AFFIDAVIT OF PROPERTY VALUE

Legal Description of the Real Property

(Arrowhead Fountains)

Parcel No. 1:

The North 5 acres of Lot 3, ARROWHEAD FOUNTAINS CENTER, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 446 of Maps, Page 38, described on Minor Land Division Map, recorded in Book 457 of Maps, Page 17 and more particularly described as follows:

Beginning at the Northwest corner of said Lot 3; thence South 90 degrees 00 minutes 00 seconds East along the North line of said Lot 3, a distance of 591.29 feet to the Northeasterly line of said Lot 3, being an non-tangent point of intersection with a curve concave to the Northeast, having a radius of 535.00 feet and a radial bearing North 37 degrees 43 minutes 33 seconds East; thence Southeasterly along said Northeasterly line and said curve through a central angle of 02 degrees 48 minutes 52 seconds, an arc distance of 26.28 feet; thence South 55 degrees 05 minutes 19 seconds East along said Northeasterly line, a distance of 25.00 feet to a point of tangency of a curve concave to the West and having a radius of 35.00 feet; thence Southerly along said curve through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 54.98 feet to the Southeasterly line of said Lot 3; thence South 34 degrees 54 minutes 41 seconds West along said Southeasterly line, a distance of 425.60 feet; thence North 71 degrees 35 minutes 48 seconds West, a distance of 512.71 feet to the Westerly line of said Lot 3; thence North 18 degrees 24 minutes 12 seconds East along said Westerly line, a distance of 280.07 feet to the True Point of Beginning.

Parcel No. 2:

The rights and benefits of non-exclusive easements appurtenant to Parcel No. 1, as created, granted and more particularly described in Declaration of Covenants, Conditions and Restrictions for Arrowhead Fountains Center, recorded November 5, 1997 in Document No. 97-780045.

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