

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 125-08-002C  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Longmeadow Properties, L.L.P. and Samuel Kelso Hughes and Suzanne Hughes  
5960 West Washington Street  
Phoenix, AZ 85043

3. (a) BUYER'S NAME AND ADDRESS:  
4802 East Van Buren, LLC  
c/o IO Data Centers, LLC, 1475 N. Scottsdale Road, Suite 120  
Scottsdale, AZ 85257  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
4802 East Van Buren Street  
Phoenix, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
4802 East Van Buren, LLC  
c/o IO Data Centers, LLC, 1475 N. Scottsdale Road, Suite 120  
Scottsdale, AZ 85257  
 (b) Next tax payment due October 1, 2016

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 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: 0/0  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

14  
ch.

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: \$ 8,550,000 :00

11. DATE OF SALE (Numeric Digits): 09 / 15 / 15  
 Month/Year

12. DOWN PAYMENT \$ 8,550,000 :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: \_\_\_\_\_

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:  
 \$ 0.00 :00 AND  
 briefly describe the Personal Property: N/A

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):  
First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
 Phone (602)567-8100

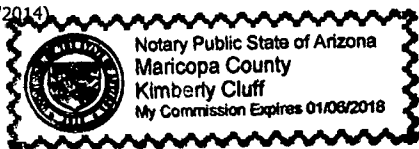
18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Exhibit "A" attached hereto

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 Samuel Kelso Hughes  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 29 day of January 20 16  
 Notary Public [Signature]  
 Notary Expiration Date 01/08/2018

Signature of Buyer / Agent [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 1 day of February 20 16  
 Notary Public [Signature]  
 Notary Expiration Date September 5, 2019

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DOR FORM 82162 (04/2014)



**EXHIBIT "A"**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 40.00 FEET THEREOF BEING THE 48TH STREET RIGHT-OF-WAY;

EXCEPT THE SOUTH 50 FEET THEREOF BEING THE VAN BUREN STREET RIGHT-OF-WAY;

EXCEPT A 21.00 FOOT BY 21.00 FOOT TRIANGLE SECTION LOCATED AT THE SOUTHWEST CORNER OF SAID PROPERTY AS SHOWN IN RESULTS OF SURVEY, RECORDED AS BOOK 887 OF MAPS, PAGE 46, BEING PART OF THE DEDICATED RIGHT-OF-WAY OF 48TH STREET AND VAN BUREN STREET;

EXCEPT THAT PROPERTY DEPICTED BY THE PLAT OF TRILLIUM AT PAPAGO RECORDED AS BOOK 843 OF MAPS, PAGE 8.