

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 114-16-013 3 -
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? 2

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

- (1) 114-16-014 1 (3)
- (2) 114-16-015B 6 (4)

2. SELLER'S NAME AND ADDRESS:

WA Mountain Park 1, LLC (see attached for complete list)
90 NW Dogwood Street Ste 102
Issaquah, WA 98027

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

Mountain Park Retail, LLC, Exchangor
330 Passaic Avenue Ste 110
Fairfield, NJ 07004

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

510 602 and 610 E. Baseline Rd.
Phoenix, AZ 85040

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

Mountain Park Retail, LLC, Exchangor
330 Passaic Avenue Ste 110
Fairfield, NJ 07004

(b) Next tax payment due 10-01-2016

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

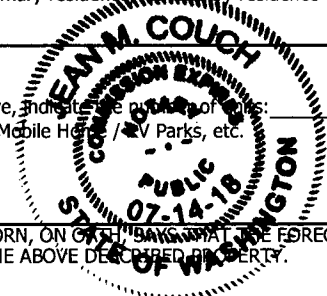
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:

- 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 purpose of this: For Apartments, Motels / Hotels, Mobile Homes / RV Parks, etc.

N/A - Retail Shopping Center



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 Washington, County of King

Subscribed and sworn to before me on this 13th day of Jan. 20 16

Notary Public Jean M. Couch

Notary Expiration Date 7-14-18

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: \$ 9,665,000.00 00

11. DATE OF SALE (Numeric Digits): 02/01/2016
Month/Year

12. DOWN PAYMENT \$ 9,665,000.00 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:

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

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
818 Stewart Street, Suite 800
Seattle, WA 98101

Phone (206) 728-0400

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached

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.

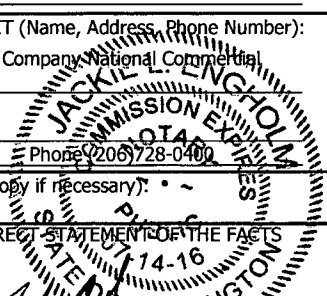
Signature of Buyer / Agent

State of Washington, County of King

Subscribed and sworn to before me on this 13th day of Feb. 20 16

Notary Public Jackie L. Engholm

Notary Expiration Date 7/14/2016



SCHEDULE
LIST OF TENANTS IN COMMON

	<u>Percentage Interest</u>
WA Mountain Park 1, LLC	16.020%
WA Mountain Park 2, LLC	4.404%
WA Mountain Park 3, LLC	17.794%
WA Mountain Park 4, LLC	5.000%
WA Mountain Park 5, LLC	4.808%
WA Mountain Park 6, LLC	3.918%
WA Mountain Park 7, LLC	1.923%
WA Mountain Park 8, LLC	8.000%
WA Mountain Park 9, LLC	4.000%
WA Mountain Park 10, LLC	4.000%
WA Mountain Park 11, LLC	4.409%
WA Mountain Park 12, LLC	4.000%
WA Mountain Park 13, LLC	4.085%
WA Mountain Park 14, LLC	2.038%
WA Mountain Park 15, LLC	2.038%
WA Mountain Park 16, LLC	2.928%
WA Mountain Park 17, LLC	4.558%
WA Mountain Park 18, LLC	4.000%
WA Mountain Park 19, LLC	<u>2.011%</u> <small>Unofficial Document</small>
 Total:	 100.00%

EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

PARCEL NO. 1:

LOTS 2, 3 AND 4, OF MOUNTAIN PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 406 OF MAPS, PAGE 7;
 EXCEPT A PORTION OF LOT 4 MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;
 THENCE WEST A DISTANCE OF 180.00 FEET;
 THENCE NORTH A DISTANCE OF 68.29 FEET;
 THENCE EAST A DISTANCE OF 14.00 FEET;
 THENCE NORTH A DISTANCE OF 91.71 FEET;
 THENCE EAST A DISTANCE OF 165.94 FEET;
 THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 132.76 FEET;
 THENCE WEST A DISTANCE OF 5.00 FEET;
 THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST A DISTANCE OF 5 FEET;
 THENCE EAST 5 FEET;
 THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 22.24 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR PARKING VEHICLES AND PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND SUCH OTHER PURPOSES ALL AS SET FORTH IN THE DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED DECEMBER 31, 1986 IN 86-733063, OF OFFICIAL RECORDS, AS AMENDED BY AMENDMENT TO DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED APRIL 8, 1988 IN 88-166039, OF OFFICIAL RECORDS AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS ORIGINALLY RECORDED ON OCTOBER 4, 1995 IN 95-0609600, OF OFFICIAL RECORDS AND RERECORDED ON DECEMBER 14, 1995 IN 95-0769237, OF OFFICIAL RECORDS AND DECLARATION OF EASEMENT RECORDED NOVEMBER 10, 1999 AS 99-1033055, OF OFFICIAL RECORDS.