AFFIDAVIT OF PROPERTY VALUE	1 2º Document	
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)		
Primary Parcel: <u>215</u> - <u>53</u> - <u>005</u> - <u>k</u> BOOK MAP PARCEL SPLIT		
Does this sale include any parcels that are being split / divided?	39	
Check one: Yes ☐ No ☑	Pa.	
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)	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):	
2. SELLER'S NAME AND ADDRESS:	a. Warranty Deed d. Contract or Agreement b. Special Warranty Deed e. Quit Claim Deed	
Pegasus Corporate Center LLC,	c. Joint Tenancy Deed f. Other:	
c/o ASB Capital Management, LLC,	10. SALE PRICE: \$ 28,100,000 00	
7501 Wisconsin Ave, Ste 1300W, Bethesda, MD 20814		
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits):02/16	
MG-PIMA, LLC	Month / Year	
c/o Miller Global Holdings, LLC	12. DOWN PAYMENT \$ (4,540,594) 00	
4643 S. Ulster St., Suite 1500, Denver, CO 80237	13. METHOD OF FINANCING:	
(b) Are the Buyer and Seller related? Yes ☐ No ✓	a. ☐ Cash (100% of Sale Price) e. ☑ New loan(s) from financial Institution:	
If Yes, state relationship:	b. ☐ Barter or trade (1) ☑ Conventional	
4. ADDRESS OF PROPERTY:	(2) ☐ VA c. ☐ Assumption of existing loan(s) (3) ☐ FHA	
14000 North Pima Road	f. 🔲 Other financing; Specify:	
Scottsdale, Arizona 85260	d. Seller Loan (Carryback)	
	14. PERSONAL PROPERTY (see reverse side for definition):	
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ✓	
MG-PIMA, LLC	(b) If Yes, provide the dollar amount of the Personal Property:	
c/o Miller Global Holdings, LLC	\$ 00 AND	
4643 S. Ulster St., Suite 1500, Denver, CO 80237	briefly describe the Personal Property:	
A	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,	
(b) Next tax payment due 00 2016	_	
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	briefly describe the partial interest:	
a. ☐ Vacant Land f. ☐ Commercial or Industrial Use	 SOLAR / ENERGY EFFICIENT COMPONENTS: (a) Did the Sale Price in Item 10 include solar energy devices, energy 	
b. Single Family Residence g. Agricultural	efficient building components, renewable energy equipment or	
c.	combined heat and power systems that impacted the Sale Price by	
d. ☐2-4 Plex i. ☐Other Use; Specify:	5 percent or more? Yes ☐ No ✓ If Yes, briefly describe the solar / energy efficient components:	
e. Apartment Building	it res, briefly describe the solar renergy emident components.	
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.	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):	
b. To be used as a primary residence. b. To be rented to someone other than a "qualified family member."	Barbara A. Trachtenberg, Esq.	
c. To be used as a non-primary or secondary residence.	c/o DLA Piper LLP (US), 33 Arch St. Boston, MA	
See reverse side for definition of a "primary residence, secondary	(617) 406-6011	
residence" and "family member."		
8. If you checked e or f in Item 6 above, indicate the number of units: <u>4</u> For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.	18. LEGAL DESCRIPTION (attach copy if necessary):	
Torrigaranento, inicialo 7 Ficiale, iniciale Ficine 7 RV Fairo, etc.	Legal description attached as Exhibit A.	
THE UNDERSIGNED BEING BULY SWORN, ON OATH, SAYS THAT THE F	OREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF	
THE EAST'S PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBE	D PROPERTY.	
Signature of Selfer Agent	Signature of Buyer / Agent	
State of MD wedling of Montgomery	State of, County of	
Subscribed and sworn to before ment this "1" datof FCO 20 i.6		
A A A S S : NOTA A S S - S	Subscribed and sworn to before me on thisday of20	
Notary Public WWW WWW	Notary Public	
Notary Expiration Date	Notary Expiration Date	
DOR FORM 82162 (04/2014) 3 1/2/2019		
ERY COUNTRIES		

Unofficial

AFFIDAVIT OF PROPERTY VALUE	FOR RECORDER'S USE ONLY	
ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)		
Primary Parcel: 215 - 53 - 005 - k		
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) (4)	TOP OF REED OR MOTEUMEN	(Object Only One Day)
2. SELLER'S NAME AND ADDRESS:	 TYPE OF DEED OR INSTRUMENT a. Warranty Deed 	(Check Only One Box): d. ☐ Contract or Agreement
Pegasus Corporate Center LLC,	b. Special Warranty Deed	e. Quit Claim Deed
c/o ASB Capital Management, LLC,	c. Joint Tenancy Deed	f. Other:
7501 Wisconsin Ave, Ste 1300W, Bethesda, MD 20814	10. SALE PRICE:	\$ 28,100,000 00
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits): _	02/16
MG-PIMA, LLC		Month / Year
c/o Miller Global Holdings, LLC	12. DOWN PAYMENT	\$ 6,540,594 00
4643 S. Ulster St., Suite 1500, Denver, CO 80237	13. METHOD OF FINANCING:	
(b) Are the Buyer and Seller related? Yes No 🗸	a. Cash (100% of Sale Price)	e.☑ New loan(s) from financial Institution:
If Yes, state relationship:	b. Barter or trade	(1) 🗹 Conventional
4. ADDRESS OF PROPERTY:	c. Assumption of existing loan(s)	(2) □ VA (3) □ FHA
14000 North Pima Road		f. Other financing; Specify:
Scottsdale, Arizona 85260	d. Seller Loan (Carryback)	
	14. PERSONAL PROPERTY (see rever(a) Did the Sale Price in Item 10 inc	
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	impacted the Sale Price by 5 pe	
MG-PIMA, LLC	Document 1) If Yes, provide the dollar amoun	of the Dereanal Property:
Unofficial	Document 7 ii 165, provide the dollar amoun	to the reisonal rioperty.
c/o Miller Global Holdings, LLC	\$	00 AND
	\$ briefly describe the Personal Pro	00 AND
c/o Miller Global Holdings, LLC	\$	00 AND
c/o Miller Global Holdings, LLC 4643 S. Ulster St., Suite 1500, Denver, CO 80237 (b) Next tax payment due	\$ briefly describe the Personal Pro	00 AND
c/o Miller Global Holdings, LLC 4643 S. Ulster St., Suite 1500, Denver, CO 80237	briefly describe the Personal Pro 15. PARTIAL INTEREST: If only a partition briefly describe the partial interest: 16. SOLAR / ENERGY EFFICIENT CO	pperty:al ownership interest is being sold,
c/o Miller Global Holdings, LLC 4643 S. Ulster St., Suite 1500, Denver, CO 80237 (b) Next tax payment due 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	briefly describe the Personal Pro 15. PARTIAL INTEREST: If only a particular briefly describe the partial interest: 16. SOLAR / ENERGY EFFICIENT CO (a) Did the Sale Price in Item 10 income	pperty:
c/o Miller Global Holdings, LLC 4643 S. Ulster St., Suite 1500, Denver, CO 80237 (b) Next tax payment due 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	briefly describe the Personal Pro 15. PARTIAL INTEREST: If only a particular briefly describe the partial interest: 16. SOLAR / ENERGY EFFICIENT CO (a) Did the Sale Price in Item 10 incomponents, recombined heat and power systems.	pperty:
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c/o Miller Global Holdings, LLC 4643 S. Ulster St., Suite 1500, Denver, CO 80237 (b) Next tax payment due 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box a.	briefly describe the Personal Pro- 15. PARTIAL INTEREST: If only a partition briefly describe the partial interest: 16. SOLAR / ENERGY EFFICIENT CO (a) Did the Sale Price in Item 10 include efficient building components, recombined heat and power systetic 5 percent or more? Yes If Yes, briefly describe the solar / entered to the solar / en	poperty: al ownership interest is being sold, MPONENTS: lude solar energy devices, energy enewable energy equipment or ms that impacted the Sale Price by No iergy efficient components: (Name, Address, Phone Number): th St. Boston, MA y if necessary): hibit A. ND CORRECT STATEMENT OF
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c/o Miller Global Holdings, LLC 4643 S. Ulster St., Suite 1500, Denver, CO 80237 (b) Next tax payment due 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box a.	briefly describe the Personal Pro- 15. PARTIAL INTEREST: If only a partition briefly describe the partial interest: 16. SOLAR / ENERGY EFFICIENT CO (a) Did the Sale Price in Item 10 including components, recombined heat and power systeting of percent or more? Yes If Yes, briefly describe the solar / endition of the solar / endits / endit	Doperty: all ownership interest is being sold, MPONENTS: lude solar energy devices, energy enewable energy equipment or ms that impacted the Sale Price by No Moderate of the Sale Price of
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DOR FORM 82162 (04/2014)

MG-PIMA, LLC,
a Colorade limited/liability company
By: //////
Name: Peter W. Savoie
Title: Authorized Signatory
STATE OF COLORADO)
λ ,
COUNTY OF JULY () ss.
The foregoing instrument was acknowledged before me this //t day of February 2016 by
The foregoing instrument was acknowledged before me this /at day of February, 2016, by /efek W. Savore , the furthounged Signa love of MG-Pima, LLC, a Colorado limited liability company
Colorado limited liability company.
Witness my hand and official seal.
My Commission Expires: $08/30/20/9$
Unofficial Document —
DEBORAHR STEELE Delyrah & Steele
NOTARY PUBLIC STATE OF COLORADO Notary Public
NOTARY ID # 20074033280 AY COMMISSION EXPIRES AUGUST 30, 2019

[SEAL]

20160072506

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

That portion of Parcel 1, as shown on the Map of Dedication, NORTHSIGHT, recorded in Book 302 of Maps, Page 11 and Affidavit of Correction recorded in Document No. 87-478660, records of Maricopa County, Arizona, situated in a portion of the Southeast quarter of Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 7, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown on said Map of Dedication, said point lying North 00 degrees 07 minutes 09 seconds East a distance of 195.91 feet of the Southeast corner of said Section 12, as shown on said Map of Dedication;

THENCE North 89 degrees 52 minutes 51 seconds West, along the centerline of 86th Street as shown on said Map of Dedication, a distance of 428.79 feet;

THENCE North 00 degrees 07 minutes 09 seconds East, leaving said centerline, a distance of 45.00 feet to a point lyiling on the Jouth line of Parcel "D", as recorded in Document No. 94-0128764, records of Maricopa County, Arizona, being a 10 foot wide right-of-way abandonment;

THENCE North 53 degrees 48 minutes 07 seconds East along the Westerly right-of-way line of State Route 101, as recorded in Document No. 98-0626667, records of Maricopa County, Arizona, a distance of 92.47 feet; THENCE North 00 degrees 58 minutes 01 seconds West along said Westerly line a distance of 358.49 feet to the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 52 minutes 51 seconds West leaving said Westerly line a distance of 330.00 feet;

THENCE South 00 degrees 58 minutes 01 seconds East a distance of 26.11 feet;

THENCE North 89 degrees 52 minutes 51 seconds West a distance of 208.90 feet;

THENCE North 00 degrees 58 minutes 01 seconds West a distance of 371.24 feet;

THENCE North 42 degrees 59 minutes 06 seconds West, a distance of 79.21 feet to a point on the Easterly right-of-way line of 87th Street as shown on said Map of Dedication, said point lying on a curve the radius of which bears North 41 degrees 53 minutes 18 seconds West a distance of 1045.00 feet;

THENCE Northeasterly along said Easterly right-of-way line and the arc of said curve through a central angle of 02 degrees 11 minutes 36 seconds a distance of 40.00 feet;

20160072506

THENCE South 42 degrees 59 minutes 06 seconds East leaving said Easterly line a distance of 57.17 feet;

THENCE South 89 degrees 52 minutes 51 seconds East a distance of 529.49 feet to a point on said Westerly right-of-way line of State Route 101;

THENCE South 00 degrees 31 minutes 48 seconds West along said Westerly right-of-way line a distance of 212.59 feet;

THENCE South 00 degrees 58 minutes 01 seconds East along said Westerly right-of-way line a distance of 175.94 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion lying within that certain property described in Final Order Of Condemnation, recorded October 30, 2001 in Document No. 2001-1004543, records of Maricopa County, Arizona.

PARCEL NO. 2:

Easement for ingress and egress and utilities as created by that certain Reciprocal Easement Agreement dated January 15, 2002, recorded February 19, 2002 in Document No. 2002-0166037, over the following described property:

That portion of Parcel 1, as shown on the Map of Dedication, NORTHSIGHT, recorded in Book 302 of Maps, Page 11 and Affidavit of Correction recorded in Document No. 87-478660, records of Maricopa County, Arizona, situated in a portion of the Southeast quarter of Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 7, Township 3 North, Range 5 East, as shown on said Map of Dedication, said point lying North 00 degrees 07 minutes 09 seconds East a distance of 195.91 feet to the Southeast corner of said Section 12, as shown on said Map of Dedication;

THENCE North 89 degrees 52 minutes 51 seconds West, along the centerline of 86th Street as shown on said Map of Dedication, a distance of 428.79 feet;

THENCE North 00 degrees 07 minutes 09 seconds East, leaving said centerline, a distance of 45.00 feet to a point lying on the South line of Parcel D, as recorded in Document No. 94-0128764, records of Maricopa County, Arizona, being a 10 foot wide right-of-way abandonment;

THENCE North 53 degrees 48 minutes 07 seconds East along the Westerly right-of-way line of State Route 101, as recorded in Document No. 98-0626667, records of Maricopa County, a distance of 92.47 feet;

THENCE North 00 degrees 58 minutes 01 seconds West along said Westerly line a distance of 338.49 feet to the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 52 minutes 51 seconds West leaving said Westerly line a distance of 330.00 feet;

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THENCE North 00 degrees 58 minutes 01 seconds West a distance of 20.00 feet;

THENCE South 89 degrees 52 minutes 51 seconds East a distance of 330.00 feet to a point on said Westerly line;

THENCE South 00 degrees 58 minutes 01 seconds East along said Westerly line a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

An easement for underground telecommunications services cable, as created by Easement Agreement recorded in Document No. 2002-0166039, records of Maricopa County, Arizona, over:

That portion of Parcel 1, as shown on the Map of Dedication, NORTHSIGHT, recorded in Book 302 of Maps, Page 11 and Affidavit of Correction recorded in Document No. 87-478660, records of Maricopa County, Arizona, situated in a portion of the Southeast quarter of Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 7, Township 3 North, Range 5 East, as shown on said Map of Dedication, said point lying North 00 degrees 07 minutes 09 seconds East, a distance of 195.91 feet of the Southeast corner of said Section 12, as shown on said Map of Dedication;

THENCE North 89 degrees 52 minutes 51 seconds West, along the centerline of 86th Street, as shown on said Map of Dedi^{Unofficial Document} stance of 428.79 feet;

THENCE North 00 degrees 07 minutes 09 seconds East, leaving said centerline, a distance of 45.00 feet to a point lying on the South line of Parcel 'D', and recorded in Document No. 94-0128764, records of Maricopa County, Arizona, being a 10 foot wide right of way abandonment;

THENCE North 89 degrees 52 minutes 51 seconds West, along said South line, a distance of 455.35 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 52 minutes 51 seconds West along said South line, a distance of 8.00 feet;

THENCE North 00 degrees 58 minutes 01 seconds West, leaving said South line, a distance of 387.16 feet;

THENCE South 89 degrees 52 minutes 51 seconds East, a distance of 8.00 feet;

THENCE South 00 degrees 58 minutes 01 seconds East, a distance of 387.16 feet to the TRUE POINT OF BEGINNING.