

39
Pa.

AFFIDAVIT OF PROPERTY VALUE

1. 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) _____

(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Pegasus Corporate Center LLC,
c/o ASB Capital Management, LLC,
7501 Wisconsin Ave, Ste 1300W, Bethesda, MD 20814

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

MG-PIMA, LLC
c/o Miller Global Holdings, LLC
4643 S. Ulster St., Suite 1500, Denver, CO 80237

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

14000 North Pima Road
Scottsdale, Arizona 85260

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

MG-PIMA, LLC
c/o Miller Global Holdings, LLC
4643 S. Ulster St., Suite 1500, Denver, CO 80237

(b) Next tax payment due Oct 2016

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: 4 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

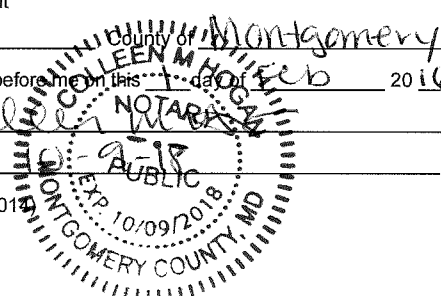
State of MD

Subscribed and sworn to before me on this 11 day of Feb 2016

Notary Public Colleen M. Hildebrand

Notary Expiration Date 10/09/2018

DOR FORM 82162 (04/2014)



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: \$ 28,100,000 00

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

12. DOWN PAYMENT \$ 6,540,594 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: _____

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):

Barbara A. Trachtenberg, Esq.
c/o DLA Piper LLP (US), 33 Arch St. Boston, MA
(617) 406-6011

18. LEGAL DESCRIPTION (attach copy if necessary):

Legal description attached as Exhibit A.

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

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4643 S. Ulster St., Suite 1500, Denver, CO 80237

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

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MG-PIMA, LLC
Unofficial Document (*) If Yes, provide the dollar amount of the Personal Property:
c/o Miller Global Holdings, LLC
4643 S. Ulster St., Suite 1500, Denver, CO 80237

(b) Next tax payment due _____

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 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 _____

FOR RECORDER'S USE ONLY

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
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 - f. Other: _____

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If Yes, briefly describe the solar / energy efficient components: _____

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Barbara A. Trachtenberg, Esq.
c/o DLA Piper LLP (US), 33 Arch St. Boston, MA
(617) 406-6011

18. LEGAL DESCRIPTION (attach copy if necessary):

Legal description attached as Exhibit A.

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 _____

Notary Expiration Date _____

MG-PIMA, LLC,
a Colorado limited liability company

By: *[Signature]*
Name: Peter W. Savoie
Title: Authorized Signatory

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 1st day of February, 2016, by Peter W. Savoie, the Authorized Signatory of MG-Pima, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 08/30/2019
Unofficial Document

DEBORAH R STEELE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20074033280
MY COMMISSION EXPIRES AUGUST 30, 2019

Deborah R Steele
Notary Public

[SEAL]

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 lying ^{Unofficial Document} 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, 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;

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 ^{Unofficial Document} ~~Unofficial Document~~, 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;

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 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', 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.