Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

120

16
sa

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **134-23-017E**
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No x

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):
(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Pathfinder TRF Twelve LLC
21 E. 6th St., Ste. 706
Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS:
Mesa Investment Corp.
450 2nd Avenue North, Suite 100
Saskatoon, SK s7K 2C3 Canada

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

4. ADDRESS OF PROPERTY:
827 W. Grove Ave.
Mesa, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Mesa Investment Corp.
450 2nd Ave North, #100
Saskatoon, SK S7K 2C3, Canada

(b) Next tax payment due 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. x 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" or "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. X Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other: _____

10. **SALE PRICE:** $ **14,000,000.00**

11. DATE OF SALE (Numeric Digits): 03/2016
Month / Year

12. DOWN PAYMENT $ **14,000,000.00**

13. METHOD OF FINANCING:
a. x 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 X No
(b) If Yes, provide the dollar amount of the Personal Property:
$ 720,274 00 AND
briefly describe the Personal Property: 267 work stations

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Pathfinder TRF Twelve LLC
21 E. 6th St., Ste. 706 Tempe, AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 17th day of MARCH 2016
Notary Public Susan K McFee
Notary Expiration Date JUL 27, 2018

SUSAN K. MCFEE
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 27, 2018

Signature of Buyer / Agent
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 17 day of MAR 2016
Notary Public Sylvia M. Gonzales
Notary Expiration Date

SYLVIA M. GONZALES
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
May 16, 2017

EXHIBIT "A"
Legal Description

Lots 8, 9 and the East 132.22 feet of Lot 10, KENT COMMERCIAL PARK, according to Book 191 of Maps, page 17, records of Maricopa County, Arizona;

Except the East 220 feet of the South 200 feet of Lot 8; and

Except the West 5 feet of the East 225 feet of the South 150 feet of Lot 8; and

Except that portion Deeded to the City of Mesa, a municipal corporation, in Recording No. 94-173923, and in Recording No. 98-0490733, records of Maricopa County, Arizona.

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