

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

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

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
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. 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.

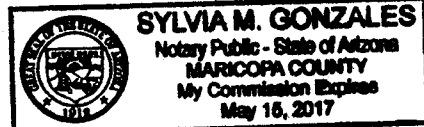
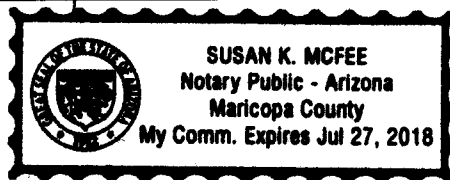
See reverse side for definition of a "primary residence, secondary residence" or "family member."

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.

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 17 day of MARCH 2016
Notary Public Susan K McFee
Notary Expiration Date 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 _____



120
16
sa

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: \$ **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. 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:

\$ **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 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):

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.

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.

Unofficial Document