

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-15-128
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? 3

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

(1) 149-15-130 (3) 149-15-131
(2) 149-15-132 (4) _____

2. SELLER'S NAME AND ADDRESS:

Metro Gateway, LLC
6643 Ventura Drive
Rancho Murieta, CA 95683

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

TSP Metro Gateway LLC
c/o TitanStar Properties, Inc., 1745 - 1050 West Pender Street
Vancouver, BC V6E 3S7

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Metro Gateway Shopping Center, SEC of 35th Ave. & Peoria Ave.
Phoenix, AZ

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

TSP Metro Gateway LLC
c/o TitanStar Properties, Inc., 1745 - 1050 West Pender Street
Vancouver, BC V6E 3S7

(b) Next tax payment due 10/1/2016

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. Agriculture
- 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: _____

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.

Shila Hunter

Signature of Seller / Agent

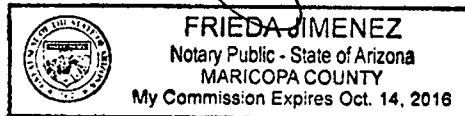
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of March 20 16

Notary Public *Frieda Jimenez*

Notary Expiration Date 10-14-2016

16
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: \$ 9,100,000.00 00

11. DATE OF SALE (Numeric Digits): 03/16
Month/Year

12. DOWN PAYMENT \$ 2,850,000.00 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):

First American Title Insurance Company National Commercial Services

2425 E. Camelback Road, Suite 300

Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

Shila Hunter

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of March 20 16

Notary Public *Frieda Jimenez*

Notary Expiration Date 10-14-2016

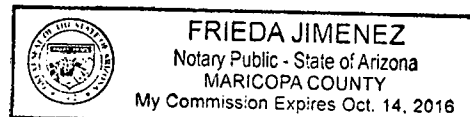


Exhibit "A "

LOTS 2, 4, 5 AND 6, FURR VILLAGE, ACCORDING TO BOOK 189 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.