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AFFIDAVIT OF PROPERTY VALUE 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	FOR R 20 Document						
Primary Parcel: 301-15-142 BOOK MAP PARCEL SPLIT	14						
Does this sale include any parcels that are being split / divided? Check one: Yes X No	mo.						
How many parcels, other than the Primary Parcel, are included in this sale?							
Please list the additional parcels below (attach list if necessary):							
(1)(3)							
(2)(4)	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. Warranty Deed d. Contract or Agreement						
2. SELLER'S NAME AND ADDRESS:	b.X Special Warranty Deed e. Quit Claim Deed						
MAZAL TOV REALTY ADA COMPLIANT LIMITED PARTNERSHIP, an Arizona limited partnership	c. Joint Tenancy Deed f. Other:						
4444 Ste Catherine West, Suite 100	10. SALE PRICE: \$ \$14,000,000.00						
Westmount, Quebec Canada H3Z 1R2	11. DATE OF SALE (Numeric Digits): Month / Year						
3. (a) BUYER'S NAME AND ADDRESS:	12. DOWN PAYMENT \$						
IPT BASELINE IC LLC c/o Industrial Property Trust Inc.	13. METHOD OF FINANCING:						
518 17th Street, 17th Floor	a. X Cash (100% of Sale Price) e. New loan(s) from financial Institution:						
Denver, CO 80202	b. Barter or Trade (1) Conventional						
(b) Are the Buyer and Seller related? Yes No X If Yes, state relationship:	c. Assumption of existing loan(s)						
4. ADDRESS OF PROPERTY:	f. ☐ Other financing; Specify: d.☐ Seller Loan (Carryback)						
4707 East Baseline Road Phoenix, AZ 85042	14. PERSONAL PROPERTY (see reverse side for definition):						
Fildeliix, AZ 65042	a. Did the Sale Price in Item 10 include Personal Property that						
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	impacted the Sale Price by 5 percent or more? Yes No X b. If Yes, provide the dollar amount of the Personal Property:						
IPT BASELINE IC LLC	\$ 00 AND						
c/o Industrial Property Trust Inc	briefly describe the partial interest:						
518 17th Street, 17th Floor Denver, CO 80202	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,						
(b) Next tax payment due	briefly describe the partial interest:						
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	16. SOLAR / ENERGY EFFICIENT COMPONENTS:						
a. Vacant Land b. Single Family Residence c. Condo or Townhouse f. Commercial or Industrial Use g. Agricultural h. Mobile or Manufactured Home	(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy 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:						
d. ☐ 2-4 Plex i. ☐ Other Use; Specify:							
e. Apartment Building	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):						
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:	Stewart Title						
a. To be used as a primary residence.	2930 East Camelback Rd. Suite 210, Phoenix, AZ 85016 (602) 462-8000						
b. To be rented to someone other than a " qualified family member."	18. LEGAL DESCRIPTION (attach copy if necessary):						
 c. To be used as a non-primary or secondary residence. See reverse side for definition of a primary residence, secondary residence and a primary residence, secondary residence. 							
 If you checked e or f in Item 6 above, indicate the number of units: For Apartments, Motets Thotels, Mobile Home / RV Parks, 	-						
	FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS						
Signature of Seller / Agent	Signature of Buyer / Agent						
State of ACICOPA, County of MACICOPA	State of ACTIONA County of MACLOSIA						
Subscribed and sworn to before me on this <u>I</u> day of <u>that call</u> 20							
Notary Public	Notary Public Notary Public						
Notary Expiration Date MICHELLE HENDRIX Notary Public - State of Arizona MARICOPA COUNTY My Commission Expires April 30, 2017	Notary Expiration Date MICHELLE HENDRIX V-30 30 MARICOPA COUNTY My Commission Expires April 20 2017						

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 05501-15035

Lot 1, 47TH AND EAST BASELINE, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in <u>Book 1024 of Maps</u>, page 17, and thereafter Affidavit of Correction recorded in <u>Document No. 2009-443271</u>;

Except the following described parcel:

Beginning at the Southeast corner of said Lot 1, being the beginning of a non-tangent curve the center of which bears South 09 degrees 45 minutes 15 seconds West 435.00 feet;

Thence along the South line of said Lot 1, along said non-tangent curve to the left through a central angle of 31 degrees 24 minutes 16 seconds an arc length of 238.43 feet to the beginning of a reverse curve with a radius of 365.00 feet;

Thence continuing along the South line of said Lot 1, along said reverse curve to the right, through a central angle of 20 degrees 57 minutes 56 seconds on an arc length of 133.56 feet;

Thence continuing along the South line of said Lot 1 South 89 degrees 18 minutes 55 seconds West 63.60 feet;

Thence North 00 degrees 41 minutes 05 seconds Deciment 3 feet to the beginning of a non-tangent curve to the right the center of which bears North 00 degrees 41 minutes 05 seconds West 33.00 feet;

Thence along said non-tangent curve to the right through a central angle of 82 degrees 04 minutes 19 seconds an arc length of 47.27 feet;

Thence North 08 degrees 36 minutes 47 seconds West 37.89 feet to the beginning of a tangent curve to the left with a radius of 85.00 feet;

Thence along said tangent curve to the left through a central angle of 64 degrees 09 minutes 52 seconds an arc length of 95.19 feet;

Thence North 72 degrees 46 minutes 29 seconds West 24.09 feet to the beginning of a tangent curve to the right with a radius of 20.00 feet;

Thence along said curve to the right through a central angle of 73 degrees 00 minutes 09 seconds an arc length of 25.48 feet to a point on the Southerly prolongation of the West line of Lot 3 of said 47th and East Baseline;

Thence along last said line North 00 degrees 13 minutes 40 seconds East 125.63 feet to the Southwest corner of said Lot 3;

Thence along the South line of said Lot 3 South 82 degrees 02 minutes 25 seconds East 110.31 feet to

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Exhibit A Legal Description Escrow SAC

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the beginning of a tangent curve to the right with a radius of 323.00 feet;

Thence continuing along the South line of said Lot 3 and the South line of Lot 2 of said 47th and East Baseline along said tangent curve to the right through a central angle of 37 degrees 47 minutes 00 seconds an arc length of 213.00 feet;

Thence continuing along the South line of said Lot 2 South 44 degrees 15 minutes 25 seconds East 93.50 feet to the beginning of a tangent curve to the left with a radius of 158.00 feet;

Thence continuing along the said South line of said Lot 2 along said tangent curve to the left through a central angle of 35 degrees 47 minutes 56 seconds an arc length of 98.72 feet;

Thence continuing along the South line of said Lot 2 South 80 degrees 03 minutes 21 seconds East 117.10 feet to the Point of Beginning.

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File No.: 05501-15035

Exhibit A Legal Description Escrow SAC