

Unofficial Document

FOR R20

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-15-142

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

MAZAL TOV REALTY ADA COMPLIANT LIMITED
PARTNERSHIP, an Arizona limited partnership
4444 Ste Catherine West, Suite 100
Westmount, Quebec Canada H3Z 1R2

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

IPT BASELINE IC LLC
c/o Industrial Property Trust Inc.
518 17th Street, 17th Floor
Denver, CO 80202

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

4. ADDRESS OF PROPERTY:

4707 East Baseline Road
Phoenix, AZ 85042

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

IPT BASELINE IC LLC
c/o Industrial Property Trust Inc.
518 17th Street, 17th Floor
Denver, CO 80202

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☒ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
d. ☐ 2-4 Plex i. ☐ Other Use; Specify: _____
e. ☐ Apartment Building

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,

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 1 day of MARCH 20 16

Notary Public

Notary Expiration Date



MICHELLE E. HENDRIX
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
April 30, 2017

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 1 day of MARCH 20 16

Notary Public

Notary Expiration Date



MICHELLE E. HENDRIX
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
April 30, 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 Book 1024 of Maps, page 17, and thereafter Affidavit of Correction recorded in Document No. 2009-443271;

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 ^{Unofficial Document} 33 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

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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