

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301 - 65 - 968 - _____
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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

Broadstone Fashion Center, LLC
2525 E. Camelback Road, Ste. 500
Phoenix, AZ 85016

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

Fashion Center Acquisition, LLC
555 South Galleria Way
Chandler, AZ 85226

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

555 South Galleria Way
Chandler, AZ 85226

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

Fashion Center Acquisition LLC
1400-3280 Bloor Street West, Centre Tower
Toronto, Ontario M8X 2X3

(b) Next tax payment due 10/01/18

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" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 335
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 _____

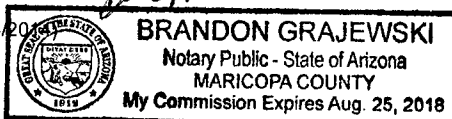
State of AZ, County of Maricopa

Subscribed and sworn to before me on this 17 day of February 2018

Notary Public _____

Notary Expiration Date 8/25/18

DOR FORM 82162 (04/2018)



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: \$ 84,000,000 00

11. DATE OF SALE (Numeric Digits): 02/18
Month / Year

12. DOWN PAYMENT \$ 29,400,000 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:

\$ 0 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):

Broadstone Fashion Center, LLC
2525 E. Camelback Road, Ste. 500
Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 2 According to the Plat of Record as Book 1203 of Maps, Page 34, Official Records, Maricopa County, Arizona

Signature of Buyer / Agent _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 17 day of February 2018

Notary Public _____

Notary Expiration Date 8/25/18

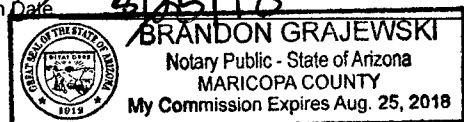


Exhibit A
Legal Description

LOT 2, RESIDENCES AT CHANDLER COMMONS, A MINOR LAND DIVISION MAP, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1203 OF MAPS, PAGE 34.

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