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sa:

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 207-42-262 -
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:

Black Canyon CC, LLC
4105 Sorrento Valley Blvd.
San Diego, CA 92121

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

SCRE II Black Canyon Limited Partnership
1075 West Georgia Street, Ste 2600
Vancouver, BC V6E 3C9

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

16404 North Black Canyon Highway
Phoenix, AZ 85053

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

SCRE II Black Canyon Limited Partnership
1075 West Georgia Street, Ste 2600
Vancouver, BC V6E 3C9

(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. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
☐ Affixed ☐ Not Affixed
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, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 27,100,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 5
Month/Year

12. DOWN PAYMENT \$ 1,600,000.00 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
f. ☐ Other financing; Specify:
d. ☐ Seller Loan (Carryback)

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):

First American Title Company National Commercial Services
4380 La Jolla Village Drive, Suite 110
San Diego, CA 92122

Phone (858)410-3900

18. LEGAL DESCRIPTION (attach copy if necessary):

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 , County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date Signed in counterpart

DOR FORM 82162 (04/2014)

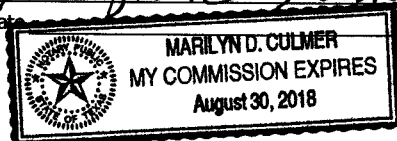
Signature of Buyer / Agent

State of Texas, County of Dallas

Subscribed and sworn to before me on this 2 day of Feb. 2015

Notary Public Marilyn D. Culmer

Notary Expiration Date



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

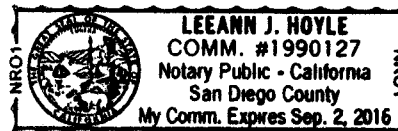
On 02-23-2015 before me, LeeAnn J. Hoyle
(insert name and title of the officer)

personally appeared Paola Vanessa Cicuttini
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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WITNESS my hand and official seal.



Signature

(Seal)

EXHIBIT 'A'

Property: **16404 North Black Canyon Highway, Phoenix, AZ 85053**

PARCEL NO. 1:

LOT 2, HONEYWELL INC., ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 388 OF MAPS, PAGE 18;

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED TO THE STATE OF ARIZONA, IN ARIZONA REVISED STATUTES.

PARCEL NO. 2:

A NON-BUILD/OPEN SPACE EASEMENT OVER LOT 3, OF DEER VALLEY PARK AND RIDE, AS RECORDED IN BOOK 501 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA FOR THE BENEFIT OF LOT 2, HONEYWELL INC., AS RECORDED IN BOOK 388 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA AS SET FORTH IN EASEMENT RECORDED NOVEMBER 19, 2002 IN 2002-1225293.

A.P.N. 207-42-262

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