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ELECTRONIC RECORDING

SALES AFFIDAVIT

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crocfers

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 304-61-006F

BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Unbound Phase I Property Owner, LLC, a Delaware limited liability company

2525 East Camelback Road, Suite 500

Phoenix, AZ 85016

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

Union Pacific Railroad Company, a Delaware corporation

1400 Douglas Street Mail Stop 1690

Omaha, NE 68179

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6933 S Sossaman Rd

Mesa, AZ 85212

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

Union Pacific Railroad Company, a Delaware corporation

1400 Douglas Street Mail Stop 1690

Omaha, NE 68179

(b) Next tax payment due 10/1/2023

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

☐ 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 Apartment Properties, 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:

\$9,542,253.60

11. DATE OF SALE (Numeric Digits):

5 / 2023

Month Year

12. DOWN PAYMENT:

0.00

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)

e. ☐ New loan(s) from financial institution:

b. ☐ Barter or trade

(1) ☐ Conventional

c. ☐ Assumption of existing loan(s)

(2) ☐ VA

(3) ☐ FHA

d. ☐ Seller Loan (Carryback)

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% 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: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sales 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):

Thomas Title and Escrow Agency

4800 N. Scottsdale Road, Suite 4300

Scottsdale, AZ 85251

480.222.1116

18. LEGAL DESCRIPTION (attach copy if necessary)

See Exhibit "A" attached hereto and made a part hereof.

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 this 3rd day of May 2023

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

Beverlee R Minetti



BEVERLEE R. MINETTI
Notary Public, State of Arizona
Maricopa County
Commission # 619418
My Commission Expires
November 22, 2025

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this _____ day of _____

Notary Public

Notary Expiration Date

Signed in Counterpart

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**Primary Parcel: 304-61-006F

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If Yes, state relationship: _____

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Mesa, AZ 85212**5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)**Union Pacific Railroad Company, a Delaware corporation
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See reverse side for definition of a "primary residence, secondary residence" and "family member"

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For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY**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: _____

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Month Year**12. DOWN PAYMENT:****0.00****13. METHOD OF FINANCING:**

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- b. ☐ Barter or trade (1) ☐ Conventional
- c. ☐ Assumption of existing loan(s) (2) ☐ VA
- (3) ☐ FHA
- d. ☐ Seller Loan (Carryback) f. ☐ Other financing; Specify: _____

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\$ _____ 00 AND

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Scottsdale, AZ 85251
480.222.1116**18. LEGAL DESCRIPTION (attach copy if necessary)**

See Exhibit "A" attached hereto and made a part hereof.

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 this _____ day of _____ 20____.

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

Signature of Buyer/Agent

State of Nebraska County of DouglasSubscribed and sworn to before me this 5th day of May2023

Notary Public _____

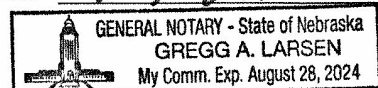
Notary Expiration Date Aug 28, 2024

Exhibit 'A'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 2 INCH ALUMINUM CAP 2 FEET BELOW THE SURFACE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 1/2 INCH ALUMINUM CAP STAMPED "LS 32778" ON SOSSAMAN ROAD BEARS NORTH 89 DEGREES 29 MINUTES 18 SECONDS WEST 2637.96 FEET, AND THE NORTHEAST CORNER OF SAID SECTION 5, BEING A 3 INCH GENERAL LAND OFFICE BRASS CAP, BEARS SOUTH 89 DEGREES 29 MINUTES 44 SECONDS EAST 2637.96 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5 SOUTH 89 DEGREES 29 MINUTES 44 SECONDS EAST 659.52 FEET TO A FOUND 1/2 INCH REBAR WITH CAP STAMPED "RLS 31020";

THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 39 MINUTES 23 SECONDS EAST 199.00 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 36 SECONDS WEST 659.47 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 29 MINUTES 23 SECONDS WEST 1,582.74 FEET;

THENCE SOUTH 01 DEGREES 08 MINUTES 32 SECONDS EAST 6.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 01 DEGREES 08 MINUTES 32 SECONDS EAST 674.49 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69 DEGREES 21 MINUTES 09 SECONDS AN ARC DISTANCE OF 816.42 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST 10.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 70 DEGREES 11 MINUTES 40 SECONDS EAST 664.49 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 54 MINUTES 51 SECONDS AN ARC DISTANCE OF 149.77 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 05 DEGREES 46 MINUTES 23 SECONDS WEST 41.12 FEET;

THENCE SOUTH 05 DEGREES 14 MINUTES 34 SECONDS WEST 159.48 FEET;

THENCE SOUTH 05 DEGREES 48 MINUTES 33 SECONDS WEST 46.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 83 DEGREES 06 MINUTES 31 SECONDS WEST 864.49 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 56 MINUTES 58 SECONDS AN ARC DISTANCE OF 285.91 FEET TO A POINT ON THE NORTH LINE OF THE MATHEMATICAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 36 MINUTES 55 SECONDS WEST 193.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOSSAMAN ROAD, AS SHOWN ON DOCUMENT 2001-0366205, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST 1,326.93 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 29 MINUTES 18 SECONDS EAST 2,540.93 FEET TO THE POINT OF BEGINNING.