

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 164 - 60 - 010 - H
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? 4

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

(1) 164-60-003 (3) 164-60-010F
(2) 164-60-004 (4) 164-60-010G

2. SELLER'S NAME AND ADDRESS:

East Camelback Road, Inc., c/o SBA of Florida
1801 Hermitage Boulevard, Suite 100
Tallahassee, Florida 32308

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

AB/WVP BFC Owner, LLC, c/o ViaWest Properties
5110 N. 40th Street, Suite 110
Phoenix, AZ 85018

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2390, 2394, and 2398 East Camelback Road
Phoenix, Arizona 85016

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

c/o ViaWest Properties, LLC
5110 N. 40th Street, Suite 110
Phoenix, AZ 85018

(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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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.

Fi
20
39
1e

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: \$ 163100000 00

11. DATE OF SALE (Numeric Digits): 07/2015
Month / Year

12. DOWN PAYMENT \$ 48930000 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
f. ☐ Other financing; Specify: (3) ☐ FHA
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:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: Not Applicable

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):

Sacks Tierney P.A.
4250 N. Drinkwater Blvd., Fourth Floor
Scottsdale, AZ 85251

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit A attached.

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.

See Exhibit B

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

See Exhibit C

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

EXHIBIT B**SELLER:**

East Camelback Road, Inc.,
a Florida corporation

By: [Signature]
Name: RON RAGSDALE 25
Its: VICE PRESIDENT

STATE OF Texas §
COUNTY OF Dallas §
§

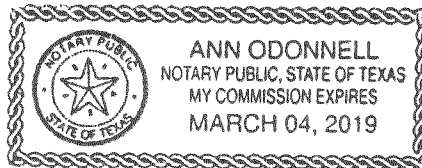
The foregoing instrument was acknowledged before me this 24th day of July, 2015, by Ron Ragsdale, the Vice President of East Camelback Road, Inc., a Florida corporation, on behalf of said corporation.

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[Signature]
Notary Public

My Commission Expires:

03/04/2019



*EXHIBIT A**LEGAL DESCRIPTION OF THE LAND***Parcel No. 1:**

That part of the Southeast quarter of the Southeast quarter of Section 15, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West, along the South line of said Section 15, a distance of 241.45 feet;

thence North 00 degrees 31 minutes 05 seconds West, a distance of 55 feet to the Southeast corner of that parcel of land described in Deed of Trust, Assignment of Rents and Security Agreement recorded in 85- 475762, of Official Records;

thence continuing North 00 degrees 31 minutes 05 seconds West, along the East line of said parcel, a distance of 10.00 feet to a point on the North right of way line of Camelback Road, said point also being the TRUE POINT OF BEGINNING;

thence continuing North 00 degrees 31 minutes 05 seconds West, along said East line, a distance of 100.39 feet;

thence North 42 degrees 30 minutes 19 seconds West, a distance of 69.51 feet to a point on a boundary line of said Parcel;

thence South 89 degrees 29 minutes 23 seconds ^{Unofficial Document} said boundary line, a distance of 102.24 feet to a corner of said Parcel;

thence North 00 degrees 31 minutes 05 seconds West along a boundary line of said Parcel and the North extension thereof, a distance of 194.43 feet;

thence North 89 degrees 28 minutes 55 seconds East, a distance of 116.20 feet to a point on the West line of that parcel of land described in Warranty Deed recorded in 85-373621, of Official Records;

thence South 00 degrees 10 minutes 06 seconds East along said West line, a distance of 16.40 feet to the Southwest corner of the last mentioned Parcel;

thence North 89 degrees 29 minutes 34 seconds East along the South line of the last mentioned parcel and the South line of that Parcel described in Warranty Deed recorded in Docket 7611, Page 310, a distance of 216.50 feet to the West right-of-way line of 24th Street, being 60.00 feet West of the East line of the Southeast quarter of said Section;

thence South 00 degrees 10 minutes 06 seconds East parallel to and 60.00 feet West of said East line of the Southeast quarter of said Section 15, a distance of 255.16 feet;

thence South 10 degrees 36 minutes 36 seconds West 58.48 feet (record) 58.52 feet (measured);

thence South 89 degrees 49 minutes 54 seconds West 1.06 feet to a point of curvature;

thence Westerly, Southwesterly and Southerly along a curve concave to the Southeast having a radius of 20.50 feet, an arc length of 32.33 feet and a central angle of 90 degrees 21 minutes 16 seconds to a point of tangency;

thence South 00 degrees 31 minutes 22 seconds East, a distance of 2.78 feet;

thence North 79 degrees 22 minutes 41 seconds West 29.89 feet along the Northerly right-of-way line

of Camelback Road;

thence South 89 degrees 28 minutes 55 seconds West 120.00 feet along said Northerly right-of-way line to the POINT OF BEGINNING;

EXCEPT from a portion of said land, the minerals and oil, gas and other hydrocarbon substances under said land below a depth of 500 feet as reserved in Deed recorded in 85- 303604, of Official Records.

Parcel No. 2:

That portion of the Southeast quarter of the Southeast quarter of Section 15, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West, along the South line of said Section 15, a distance of 241.45 feet;

thence North 00 degrees 31 minutes 05 seconds West, a distance of 55 feet to the Southeast corner of the parcel of land described in Deed of Trust, Assignment of Rents and Security Agreement recorded in 85- 475762, of Official Records;

thence continuing North 00 degrees 31 minutes 05 seconds West along the East line of said parcel, a distance of 10.00 feet to a point on the North right of way line of Camelback Road.

thence continuing North 00 degrees 31 minutes 05 seconds West along said East line, a distance of 100.39 feet;

thence North 42 degrees 30 minutes 19 seconds West, a distance of 69.51 feet to a point on a boundary line of said Parcel;

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thence South 89 degrees 29 minutes 23 seconds West along said line, a distance of 102.24 feet to a corner of said Parcel;

thence North 00 degrees 31 minutes 05 seconds West along a boundary line of said Parcel and the North extension thereof, a distance of 194.43 feet to the TRUE POINT OF BEGINNING;

thence North 00 degrees 31 minutes 05 seconds West, a distance of 6.50 feet;

thence South 89 degrees 28 minutes 55 seconds West, a distance of 206.04 feet;

thence South 00 degrees 31 minutes 05 seconds East, a distance of 35.75 feet;

thence South 89 degrees 28 minutes 55 seconds West, a distance of 60.87 feet to a point on the East line of Lot 3, of SWEETACRES, according to a plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 44 of Maps, Page 3;

thence North 00 degrees 10 minutes 52 seconds West along said East line, a distance of 276.93 feet to the Northwest corner of the Southeast quarter of the Southeast quarter of the Southeast quarter of said Section 15;

thence North 89 degrees 29 minutes 34 seconds East, along the North line of the Southeast quarter of the Southeast quarter of the Southeast quarter of said Section 15, a distance of 571.91 feet to a point on the West right-of-way line of 24th Street;

thence South 00 degrees 10 minutes 06 seconds East along said right-of-way line, 62.00 feet;

thence South 89 degrees 29 minutes 34 seconds West 188.92 feet to the Northwest corner of that parcel of land described in Warranty Deed recorded in 85-373621, of Official Records, records of Maricopa County, Arizona;

thence South 00 degrees 10 minutes 06 seconds East along the West line of said Parcel, a distance of 185.60 feet to a point which bears North 00 degrees 10 minutes 06 seconds West, 16.40 feet from the Southwest corner of said Parcel;

thence South 89 degrees 28 minutes 55 seconds West, 116.20 feet to the POINT OF BEGINNING.

Parcel No. 3:

Lots 3 and 4, SWEETACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 44 of Maps, Page 3.

Parcel No. 4:

A NON-EXCLUSIVE EASEMENT for ingress, egress, pedestrian and vehicular traffic and exclusive easement for sign purposes as set forth in Reciprocal Easement Agreement recorded September 30, 1993 in 93- 664457, of Official Records.

Parcel No. 5:

NON-EXCLUSIVE EASEMENT for joint use area, vehicular facility area, ingress and egress, parking, public utilities, foundation and support and an exclusive easement for parking as set forth in Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements, recorded July 22, 1987 in 87-465067, of Official Records and amended February 2, 1994 in 94-0093414, of Official Records.

Exclusive Easement for parking affects Parcel No. 1 ^{Unofficial Document} herein only.

Parcel No. 6:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF USE for ingress and egress, as set forth in Easement Agreement recorded May 2, 1986 in 86-219437, of Official Records and recorded April 20, 1987 in 87-238348, of Official Records.

Parcel No. 7:

That part of the Southeast quarter of the Southeast quarter of Section 15, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West, along the monument line of Camelback Road, a distance of 158.00 feet;

thence North 00 degrees 10 minutes 05 seconds West a distance of 55.00 feet to a point on the North right of way line of Camelback Road, said right of way line being 55 feet North of said monument line;

thence South 89 degrees 28 minutes 55 seconds West along said North right of way line of Camelback Road a distance of 83.78 feet to the TRUE POINT OF BEGINNING;

thence South 89 degrees 28 minutes 55 seconds West along said North right of way line of Camelback Road a distance of 417.57 feet;

thence North 00 degrees 10 minutes 52 seconds West a distance of 326.93 feet;

thence North 89 degrees 28 minutes 55 seconds East a distance of 104.08 feet;
 thence North 00 degrees 31 minutes 05 seconds West a distance of 15.05 feet;
 thence North 89 degrees 25 minutes 49 seconds East a distance of 162.83 feet;
 thence South 00 degrees 31 minutes 05 seconds East a distance of 180.05 feet;
 thence North 89 degrees 29 minutes 23 seconds East a distance of 148.74 feet;
 thence South 00 degrees 31 minutes 05 seconds East a distance of 162.05 feet to the TRUE POINT OF BEGINNING;

EXCEPT commencing at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West along the monument line of Camelback Road a distance of 241.45 feet;

thence North 00 degrees 31 minutes 05 seconds West a distance of 55.00 feet to a point on the North right of way line of Camelback Road;

thence continuing North 00 degrees 31 minutes 05 seconds West a distance of 10.00 feet;

thence continuing North 00 degrees 31 minutes 05 seconds West a distance of 100.39 feet to the POINT OF BEGINNING;

thence North 42 degrees 30 minutes 19 seconds West a distance of 69.51 feet;

thence North 89 degrees 29 minutes 23 seconds East a distance of 46.50 feet;

thence South 00 degrees 31 minutes 05 seconds East a distance of 51.66 feet to the TRUE POINT OF BEGINNING; and

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EXCEPT that portion conveyed to the City of Phoenix in Document No. 93-202824 described as follows:

That part of the North 13 feet of the South 68 feet of the West 33.87 feet of the Southeast quarter of the Southeast quarter of Section 15, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying East of the line described as follows:

COMMENCING at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West along the monument line of Camelback Road, a distance of 158.00 feet;

thence North 00 degrees 10 minutes 05 seconds West a distance of 55.00 feet to the North line of the South 55 feet of said Southeast quarter of the Southeast quarter;

thence South 89 degrees 28 minutes 55 seconds West along said North line a distance of 83.78 feet to a point designated herein as Point "A";

thence continuing South 89 degrees 28 minutes 55 seconds West along said North line a distance of 417.57 feet to the POINT OF BEGINNING;

thence North 00 degrees 10 minutes 52 seconds West a distance of 326.93 feet to the terminus of the line described herein;

TOGETHER with that part of said Southeast quarter of the Southeast quarter described as follows:

BEGINNING at the intersection of said North line of the South 55 feet and the East line of the said West 33.87 feet;

thence Northerly, along said East line to the North line of said South 68 feet;

thence Southeasterly, to a point in first said North line which is 13 feet Easterly of the POINT OF BEGINNING;

thence to the POINT OF BEGINNING; and

TOGETHER WITH that part of said Southeast quarter of the Southeast quarter, described as follows:

BEGINNING at said Point "A";

thence North 00 degrees 31 minutes 05 seconds West a distance of 10 feet to a point in the North line of the South 65 feet of said Southeast quarter of the Southeast quarter;

thence Southwesterly to a point in the North line of said South 55 feet which is 20 feet Westerly of the POINT OF BEGINNING;

thence to the POINT OF BEGINNING.

Parcel No. 8:

That part of the Southeast quarter of the Southeast quarter of Section 15, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West along the South line of said Section 15 a distance of 659.34 feet;

thence North 00 degrees 10 minutes 52 seconds West a distance of 382.26 feet partially along the Easterly line of a plat entitled "Sweetacres" according to Book 44 of Maps, Page 3, records of Maricopa County, Arizona, to the POINT OF BEGINNING;

thence North 89 degrees 28 minutes 55 seconds East a distance of 60.87 feet;

thence North 00 degrees 31 minutes 05 seconds West a distance of 35.75 feet;

thence North 89 degrees 28 minutes 55 seconds East a distance of 206.04 feet;

thence South 00 degrees 31 minutes 05 seconds East a distance of 20.88 feet to the most Northerly Northeast corner of the Parcel of Land described in Deed of Trust, Assignment of Rents and Security Agreement recorded in Document No. 85-475762, records of Maricopa County, Arizona;

thence South 89 degrees 25 minutes 49 seconds West a distance of 162.83 feet;

thence South 00 degrees 31 minutes 05 seconds East a distance of 15.05 feet;

thence South 89 degrees 28 minutes 55 seconds West a distance of 104.08 feet;

thence North 00 degrees 10 minutes 52 seconds West a distance of 00.33 feet to the POINT OF BEGINNING.

Parcel No. 9:

An easement for ingress and egress created in Document No. 86-219437 and re-recorded in Document No. 87-238348, records of Maricopa County, Arizona, covering the property

described as follows:

The East 16 feet of Lots 1 and 2, SWEETACRES, according to Book 44 of Maps, Page 3, records of

Maricopa County, Arizona.

Parcel No. 10:

An easement under the surface of the land for the purpose of constructing and maintaining an underground parking structure, as set forth in Article IV of Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements recorded in Document No. 87-465067 and Certificate of Amendment recorded in Document No. 94-093414 over that part of the Southeast quarter of the Southeast quarter of Section 15, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 15;

thence South 89 degrees 28 minutes 55 seconds West along the monument line of Camelback Road, a distance of 241.45 feet;

thence North 00 degrees 31 minutes 05 seconds West, a distance of 55.00 feet to a point on the North right of way line of Camelback Road;

thence continuing North 00 degrees 31 minutes 05 seconds West, a distance of 10.00 feet;

thence continuing North 00 degrees 31 minutes 05 seconds West, a distance of 100.39 feet;

thence North 42 degrees 30 minutes 19 seconds West, a distance of 36.33 feet to the POINT OF BEGINNING;

thence continuing North 42 degrees 30 minutes 19 seconds West, a distance of 33.19 feet;

thence North 89 degrees 29 minutes 23 seconds East, a distance of 22.20 feet;

thence South 00 degrees 31 minutes 05 seconds East, a distance of 24.67 feet to the POINT OF BEGINNING.

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Parcel No. 11:

An easement for vehicular and pedestrian ingress and egress, parking and utilities over that part of the common area, defined as the joint use area and the vehicular facility area as set forth in Article IV of Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements, recorded in Document No. 87-465067 and Certificate of Amendment recorded in Document No. 94-093414.