

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 113-16-002 - SPLIT
BOOK MAP PARCEL

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) 113-16-004 (3) 113-16-007A
(2) 113-16-007B (4) 113-16-010

2. SELLER'S NAME AND ADDRESS:

7th Street Industrial, LLC
1550 E. Missouri, Suite 100
Phoenix, AZ 85014

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

Opus Development Company, L.L.C.
2425 E. Camelback Rd., Suite 220
Phoenix, AZ 85016

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3215, 3431 and 3505 S. 7th Street
Phoenix, AZ

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

Opus Holding, L.L.C., Attn: Margie Schmitt
9700 West Higgins Road, Suite 900
Rosemont, IL 60018

(b) Next tax payment due 10/1/2016

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: \$ 7,825,000.00 00

11. DATE OF SALE (Numeric Digits): 09 / 15 Month/Year

12. DOWN PAYMENT \$ 150,000.00 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
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 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:

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 Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A"

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.

Margie Schmitt
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24 day of SEP 20 15

Notary Public

Notary Expiration Date 7/17/2017

DOR FORM 82162 (04/2014)



NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
July 17, 2017

Angeliqe Sizemore
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24 day of SEP 20 15

Notary Public

Notary Expiration Date 3/2/18



ANGELIQUE SIZEMORE
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires March 26, 2018

Exhibit "A "

THAT PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21, THE WEST LINE OF SAID SECTION 21 HAVING AN ASSUMED BEARING OF NORTH FROM SAID WEST QUARTER CORNER TO THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 88 DEGREES 16 MINUTES 38 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 40.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 7TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 19 MINUTES 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 378.31 FEET;

THENCE SOUTH 83 DEGREES 44 MINUTES 07 SECONDS EAST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 53 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 83 DEGREES 44 MINUTES 07 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 53 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 473.52 FEET TO A POINT, SAID POINT LYING 45.00 FEET EAST OF THE WEST LINE OF SAID SECTION 21;

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THENCE NORTH 00 DEGREES 31 MINUTES 07 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 551.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, SAID POINT LYING 40.00 FEET EAST OF THE WEST LINE OF SAID SECTION 21;

THENCE SOUTH 88 DEGREES 27 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 755.27 FEET;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 795.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 1343.08 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 26 SECONDS WEST A DISTANCE OF 124.89 FEET;

THENCE SOUTH 01 DEGREE 15 MINUTES 08 SECONDS WEST ALONG A LINE THAT IS CONINCIDENT WITH THE EAST LINE OF LOT 61, MONTE VISTA ACRES, ACCORDING TO BOOK 22 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 89.95 FEET;

THENCE SOUTH 71 DEGREES 42 MINUTES 43 SECONDS WEST, A DISTANCE OF 183.32 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 688.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 58 SECONDS, A DISTANCE OF 240.14 FEET;

THENCE NORTH 88 DEGREES 17 MINUTES 19 SECONDS WEST, A DISTANCE OF 205.37 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF 21.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 7TH STREET, SAID POINT BEING 40.00 FEET EAST OF THE WEST LINE OF SAID SECTION 21, MEASURED AT RIGHT ANGLES;

THENCE NORTH 01 DEGREE 12 MINUTES 38 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, SAID RIGHT-OF-WAY LYING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 108.01 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 16 FEET OF THE NORTH 854 FEET THEREOF; AND

EXCEPT THAT PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 88 DEGREES 16 MINUTES 38 SECONDS EAST (BASE OF BEARING), ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 40.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 7TH STREET;

THENCE SOUTH 01 DEGREE 12 MINUTES 40 SECONDS WEST (SOUTH 01 DEGREE 12 MINUTES 38 SECONDS WEST RECORD), A DISTANCE OF 108.40 FEET (108.01 FEET RECORD) ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 43 DEGREES 33 MINUTES 11 SECONDS EAST (SOUTH 43 DEGREES 31 MINUTES 13 SECONDS EAST RECORD), A DISTANCE OF 7.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECOND EAST, A DISTANCE OF 215.53 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 678.00 FEET, AN ARC LENGTH OF 74.34 FEET, A CENTRAL ANGLE OF 06 DEGREES 16 MINUTES 57 SECONDS AND A RADIAL BEARING OF NORTH 04 DEGREES 35 MINUTES 40 SECONDS WEST;

THENCE SOUTH 00 DEGREES 19 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.04 FEET TO A POINT ON A CURVE BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ELWOOD STREET;

THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 688.00 FEET, AN ARC LENGTH OF 74.58 FEET, A CENTRAL ANGLE OF 06 DEGREES 12 MINUTES 38 SECONDS, AND A RADIAL BEARING OF NORTH 01 DEGREE 41 MINUTES 17 SECONDS EAST, SAID CURVE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 88 DEGREES 19 MINUTES 02 SECONDS WEST (NORTH 88 DEGREES 17 MINUTES 19 SECONDS WEST RECORD), A DISTANCE OF 205.45 FEET (205.37 FEET RECORD) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 43 DEGREES 33 MINUTES 11 SECONDS WEST (NORTH 43 DEGREES 31 MINUTES 13 SECONDS WEST RECORD), A DISTANCE OF 14.20 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED JUNE 6, 1989 AT RECORDING NO. 89-257672, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT WEST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 88 DEGREES 16 MINUTES 38 SECONDS EAST, (BASE OF BEARING) ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 40.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 7TH STREET;

THENCE SOUTH 01 DEGREE 12 MINUTES 40 SECONDS WEST (SOUTH 01 DEGREE 12 MINUTES 38 SECONDS WEST RECORD), A DISTANCE OF 108.40 FEET (108.01 FEET RECORD) ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 43 DEGREES 33 MINUTES 11 SECONDS EAST (SOUTH 43 DEGREES 31 MINUTES 13 SECONDS EAST RECORD), A DISTANCE OF 21.30 FEET (21.31 FEET RECORD) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ELWOOD STREET;

THENCE SOUTH 88 DEGREES 19 MINUTES 02 SECONDS EAST (SOUTH 88 DEGREES 17 MINUTES 19 SECONDS EAST RECORD), A DISTANCE OF 205.45 FEET (205.37 FEET RECORD) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE;

THENCE EASTERLY ALONG A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 688.00 FEET, AN ARC LENGTH OF 74.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 12 MINUTES 38 SECONDS, A RADIAL BEARING OF NORTH 04 DEGREES 31 MINUTES 21 SECONDS WEST SAID CURVE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 19 MINUTES 56 SECONDS EAST, A DISTANCE OF 34.55 FEET TO A POINT ON A CURVE;

THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 653.59 FEET, AN ARC LENGTH OF 154.20 FEET, A CENTRAL ANGLE OF 13 DEGREES 31 MINUTES 03 SECONDS, A RADIAL BEARING OF NORTH 18 DEGREES 17 MINUTES 47 SECONDS WEST TO A POINT OF TANGENCY;

THENCE NORTH 71 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN FRANCISCO CANAL;

THENCE SOUTH 89 DEGREES 16 MINUTES 02 SECONDS EAST UPON SAID SOUTHERLY LINE, A DISTANCE OF 29.31 FEET;

THENCE SOUTH 01 DEGREE 14 MINUTES 55 SECONDS WEST, A DISTANCE OF 26.40 FEET (SOUTH 01 DEGREE 15 MINUTES 08 SECONDS WEST RECORD) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ELWOOD STREET;

THENCE SOUTH 71 DEGREES 45 MINUTES 55 SECONDS WEST, A DISTANCE OF 183.23 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 688.00 FEET, AN ARC LENGTH OF 165.40 FEET, A CENTRAL ANGLE OF 13 DEGREES 46 MINUTES 26 SECONDS, A RADIAL BEARING OF NORTH 04 DEGREES 31 MINUTES 21 SECONDS WEST SAID CURVE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED JUNE 6, 1989 AT RECORDING NO. 89-257672, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 88 DEGREES 34 MINUTES 16 SECONDS EAST 40.01 FEET TO THE POINT OF BEGINNING OF THE EAST RIGHT-OF-WAY LINE OF 7TH STREET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 0 DEGREES 19 MINUTES 56 SECONDS EAST 180.51 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 04 SECONDS EAST 293.00 FEET;

THENCE SOUTH 0 DEGREES 19 MINUTES 56 SECONDS WEST 296.78 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 85 DEGREES 24 MINUTES 01 SECOND WEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 678.00 FEET, A DISTANCE OF 74.34 FEET;

THENCE NORTH 88 DEGREES 19 MINUTES 02 SECONDS WEST, 215.53 FEET;

THENCE NORTH 43 DEGREES 33 MINUTES 11 SECONDS WEST 7.10 FEET TO THE AFORESAID EAST
RIGHT-OF-WAY LINE OF 7TH STREET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 1 DEGREE 12 MINUTES 40 SECONDS EAST
108.40 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO THE STATE OF ARIZONA IN DEED
RECORDED JUNE 15, 1989 IN RECORDING NO. 89 274644, RECORDS OF MARICOPA COUNTY, ARIZONA.