

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 302-09-488 - 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:

LBA Realty Fund II-Company I, LLC
c/o LBA Realty Attn: Mr. Steven R. Layton 3347 Michelson Drive, Suite 200
Irvine, CA 92612

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

SW North Fiesta Owner LLC
Attn: Bruce Way, 19200 Von Karman Avenue, Suite #600
Irvine, CA 92612

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1150 North Fiesta Boulevard
Gilbert, AZ 85233

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

SW North Fiesta Owner LLC
Attn: Bruce Way, 19200 Von Karman Avenue, Suite #600
Irvine, CA 92612

(b) Next tax payment due March 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
d. ☐ 2-4 Plex ☐ Affixed ☐ Not Affixed
e. ☐ Apartment Building 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: 1
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: \$ 19,000,000 00

11. DATE OF SALE (Numeric Digits): 08 / 15 Month/Year

12. DOWN PAYMENT \$ 7,500,000 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
d. ☐ Seller Loan (Carryback) (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 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
18500 Von Karman Ave, Suite 600
Irvine, CA 92612

Phone (949)885-2400

18. LEGAL DESCRIPTION (attach copy if necessary): See 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 attached

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 attached

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public

Notary Expiration Date _____

SELLER:

LBA REALTY FUND II- COMPANY I, LLC,
a Delaware limited liability company

By: LBA REALTY FUND II, L.P.,
a Delaware limited partnership,
its sole Member and Manager

By: LBA Management Company II, LLC,
a Delaware limited liability company,
its sole General Partner

By: LBA Realty LLC,
a Delaware limited liability company,
its sole Member and Manager

By: LBA Inc.,
a California corporation,
its sole Member and Manager

By: 
Name: Steve Layton
Title: Authorized Signatory

Unofficial Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 Orange)On October 5, 2015before me, E. Manning, Notary Public

Date

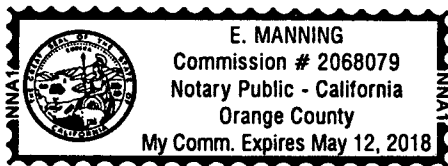
Here Insert Name and Title of the Officer

personally appeared _____

Name(s) of Signer(s)

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.



Unofficial Document

SS my hand and official seal.

Signature _____

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

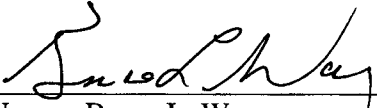
☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Dated: 10-1-15

BUYER:

SW NORTH FIESTA OWNER LLC,
a Delaware limited liability company

By: 
Name: Bruce L. Way
Title: Authorized Signatory

NOTARY 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 Orange

) SS Unofficial Document
)

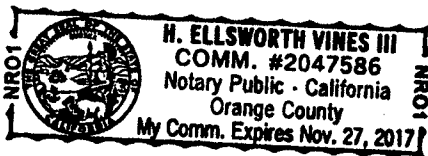
On October 1, 2015, before me, H. Ellsworth Vines III, Notary Public, personally appeared Bruce L. Way, an individual, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed 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.

WITNESS my hand and official seal.

Signature H. Ellsworth Vines III

This area for official notarial seal.



Legal Description of Property

PARCEL NO. 1:

LOT 1, OF CERPROBE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 425 OF MAPS, PAGE 19.

PARCEL NO. 2:

NONEXCLUSIVE EASEMENT FOR USE AND ENJOYMENT IN AND TO THE COMMON AREAS (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 86-419846, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 88-494774, RE-RECORDED IN INSTRUMENT NO. 88-516441 AND INSTRUMENT NO. 89-312262, AND AS ASSIGNED AND ASSUMED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 92-0420403, THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 92-0420406 AND THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 94-0889207).

PARCEL NO. 3:

A PERMANENT, NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, UPON, OVER AND ACROSS THE LANDSCAPE TRACTS, DESCRIBED AS LANDSCAPE TRACT NO. 3 OF CONTINENTAL TECH CENTER, ACCORDING TO BOOK 308 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; AND LANDSCAPE TRACT NO. 9 OF CONTINENTAL TECH CENTER PARCEL 5C, ACCORDING TO BOOK 320 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 86-419846, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 88-494774, RE-RECORDED IN INSTRUMENT NO. 88-516441 AND INSTRUMENT NO. 89-312262, AND AS ASSIGNED AND ASSUMED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 92-0420403, THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 92-0420406 AND THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED IN INSTRUMENT NO. 94-0889207).

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