

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 123 - 06 - 028 - \_\_\_\_\_  
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:

CLPF-Cotton Center, L.P.  
1717 McKinney Avenue, Suite 1900  
Dallas, Texas 75202

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

BKM Cotton Center 106, LLC  
111 Theory, Suite 250  
Irvine, California 92617

(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship:

### 4. ADDRESS OF PROPERTY:

4050 East Cotton Center Boulevard  
Phoenix, Arizona

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

BKM Cotton Center 106, LLC  
111 Theory, Suite 250  
Irvine, California 92617

(b) Next tax payment due 11/01/15

### 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- 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: 8 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 Joycelyn Armstrong

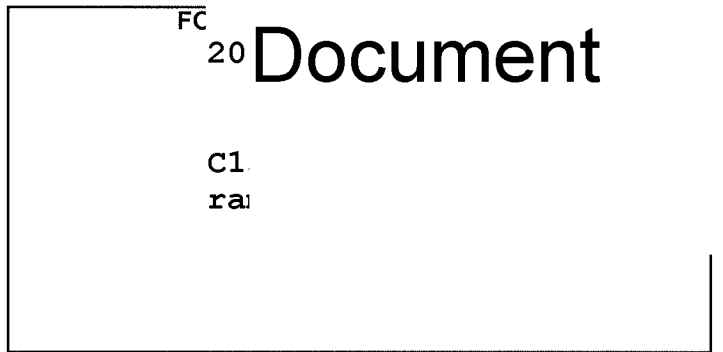
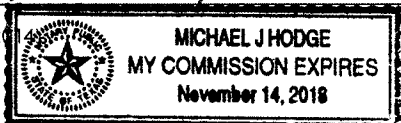
State of Texas, County of Dallas

Subscribed and sworn to before me on this 6 day of October 2015

Notary Public Michael J. Hodge

Notary Expiration Date November 14, 2018

DOR FORM 82162 (04/2015)



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
- a.  Warranty Deed
  - b.  Special Warranty Deed
  - c.  Joint Tenancy Deed
  - d.  Contract or Agreement
  - e.  Quit Claim Deed
  - f.  Other:

10. SALE PRICE: \$ 25,960,000 00

11. DATE OF SALE (Numeric Digits): 10/15  
Month / Year

12. DOWN PAYMENT \$ 460,000 00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(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:

\$ 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):

Joycelyn Armstrong, Chicago Title Insurance  
2828 Routh Street, Suite 800  
Dallas, Texas 75201 (214) 965-1668

### 18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 13, of Cotton Center Unit II, recorded in Book 499, Page 24, records of Maricopa County, Arizona

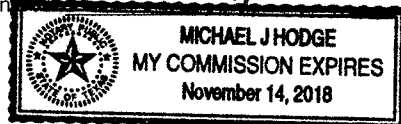
Signature of Buyer / Agent Joycelyn Armstrong

State of Texas, County of Dallas

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**EXHIBIT A****DESCRIPTION OF PROPERTY**

All of that certain real property located in the County of Maricopa, State of Arizona, described as follows:

Parcel No. 1:

A parcel of land lying within Section 30, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 30;

THENCE along the West line of said Section 30, South 00 degrees 01 minutes 13 seconds East, a distance of 992.49 feet;

THENCE leaving said West line, North 39 degrees 53 minutes 32 seconds East, a distance of 90.40 feet to the East line of the West 58.00 feet of said Section and the POINT OF BEGINNING;

THENCE continuing North 39 degrees 53 minutes 32 seconds East, a distance of 341.80 feet;  
THENCE North 89 degrees 08 minutes 07 seconds East, a distance of 944.31 feet;

THENCE South 00 degrees 00 minutes 17 seconds East, a distance of 925.14 feet;

THENCE North 62 degrees 56 minutes 07 seconds West, a distance of 268.01 feet to the beginning of a curve;

THENCE Unofficial Document Northwesterly along said curve, having a radius of 1440.00 feet, concave Southwesterly through a central angle of 06 degrees 42 minutes 08 seconds, a distance of 168.44 feet to a point of compound curvature;

THENCE Westerly along said curve, having a radius of 1600.00 feet, concave Southerly through a central angle of 20 degrees 21 minutes 51 seconds, a distance of 568.67 feet to the curve's end;

THENCE South 89 degrees 59 minutes 55 seconds West, a distance of 44.79 feet;

THENCE North 00 degrees 01 minutes 13 seconds West, a distance of 110.00 feet;

THENCE South 89 degrees 59 minutes 55 seconds West, a distance of 169.00 feet to said East line;

THENCE along said East line, North 00 degrees 01 minutes 13 seconds West, a distance of

249.02 feet to the POINT OF BEGINNING;

ALSO KNOWN AS Lot 13, of COTTON CENTER UNIT II, pursuant to subdivision map recorded in Book 499 of Maps, Page 24, records of Maricopa County, Arizona.

Parcel No. 2:

A non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress as created in Cross Access Easement Agreement recorded April 12, 2000 in Document No. 00-0277303, records of Maricopa County, Arizona.

Assessor's Parcel No.: 123-06-028