

# Unofficial Document

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## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 106 - 16 - 013 - \_\_\_\_\_  
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:

Van Buren Industrial Capital, LLC  
Cohen Asset Mgmt, 1900 Avenue of the Stars, 5th Fl  
Los Angeles, CA 90067

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

Exeter 3949 West Van Buren, LLC  
140 W. Germantown Pike, Suite 150  
Plymouth Meeting, PA 19462

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

### 4. ADDRESS OF PROPERTY:

3949 W. Van Buren Street, Phoenix, AZ  
\_\_\_\_\_  
\_\_\_\_\_

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

Exeter 3949 West Van Buren, LLC  
140 W. Germantown Pike, Suite 150  
Plymouth Meeting, PA 19462

(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  
 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: 2  
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: \$ 6,000,000 00

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

12. DOWN PAYMENT \$ 0 00

### 13. METHOD OF FINANCING:

a.  Cash (100% of Sale Price) e.  New loan(s) from  
financial Institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
c.  Assumption of existing loan(s) f.  Other financing; Specify:  
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: N/A

### 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):

The Chase Law Group, LLC  
1447 York Road, Suite 505, Lutherville, MD 2109  
410-928-7991

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.

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)

Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

*SEE ATTACHED*

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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 \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

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- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
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Month / Year

**12. DOWN PAYMENT** \$ 0 00

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- 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:  
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(2)  VA  
(3)  FHA
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If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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 \_\_\_\_\_

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

*Signature of Document Signer No. 1*                      *Signature of Document Signer No. 2 (if any)*

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 Los Angeles

Subscribed and sworn to (or affirmed) before me  
Unofficial Document  
 on this 11<sup>th</sup> day of November, 2015,  
 by Bradley Cohen  
 (1) \_\_\_\_\_  
 (and (2) \_\_\_\_\_);  
*Name(s) of Signer(s)*



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.  
 Signature Shelley Kodera  
*Signature of Notary Public*

*Seal*  
 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: \_\_\_\_\_

Signature Page to Affidavit of Property Value

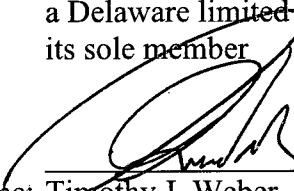
**BUYER:**

EXETER 3949 WEST VAN BUREN, LLC, a Delaware limited liability company

By: Exeter Operating Partnership III, L.P., a Delaware limited partnership, its sole member

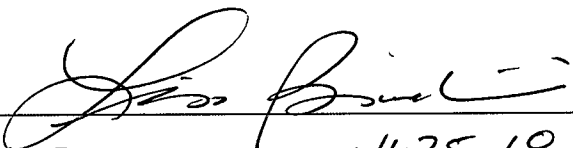
By: Exeter Operating Partnership III GP LLC, a Delaware limited liability company, its sole general partner

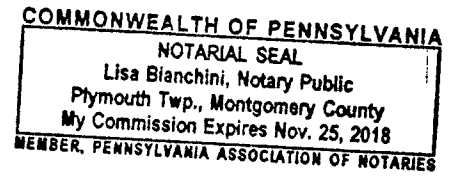
By: Exeter Industrial REIT III LLC, a Delaware limited liability company, its sole member

By:   
Name: Timothy J. Weber  
Title: Vice President

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State of Pennsylvania, County of Montgomery  
Subscribed and sworn before me this 9<sup>th</sup> day of November, 2015.

Notary Public   
Notary Expiration Date 11.25.18



**Exhibit "A"****Legal Description**

Real property in the City of Phoenix, County of Maricopa, State of Arizona, described as follows:

LOTS 7 AND 8, REYWEST INDUSTRIAL CENTER UNIT I, A SUBDIVISION RECORDED IN BOOK 208 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 156.00 FEET OF SAID LOTS 7 AND 8; AND

ALSO KNOWN AS A PORTION OF LOT 7 AND 8, REYWEST INDUSTRIAL CENTER UNIT I, A SUBDIVISION RECORDED IN BOOK 208 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 89 DEGREES 22 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 357.35 FEET TO THE WEST LINE OF THE EAST 156.00 FEET OF SAID LOT 8;

THENCE SOUTH 00 DEGREES 39 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE EAST 156.00 FEET OF SAID LOTS 7 AND 8, A DISTANCE OF 506.31 FEET TO THE SOUTH LINE OF SAID LOT 7;

THENCE SOUTH 89 DEGREES 21 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF LOT 7, A DISTANCE OF 357.38 FEET TO THE SOUTHWEST OF LOT 7;

THENCE NORTH 00 DEGREES 39 MINUTES 11 <sup>Unofficial Document</sup> SECONDS WEST ALONG THE WEST LINE OF LOTS 7 AND 8, A DISTANCE OF 506.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS AND PREMISES being more particularly described in accordance with ALTA/ACSM Land Title Survey prepared by James M. Samer for Bock & Clark's National, Surveyors Network on October 2, 2015 last revised October 23, 2015, designated Job Number 15-025 as follows, to wit:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 22 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 357.40 FEET TO THE WEST LINE OF THE EAST 156 FEET OF SAID LOT 8; THENCE SOUTH 00 DEGREES 38 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF THE EAST 156 FEET OF LOTS 7 AND 8 A DISTANCE OF 506.31 FEET TO THE SOUTH LINE OF SAID LOT 7;

THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF LOT 7, A DISTANCE OF 357.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT 7 AND 8, A DISTANCE OF 506.43 FEET TO THE POINT OF BEGINNING.

APN: 106-16-014B