

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 105 - 24 - 003 -  
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? 3

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

(1) 105-24-004 (2) 105-24-005  
(3) 105-24-006 (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

CREF LCP LLC  
2321 Rosecrans Avenue, Suite 4225  
El Segundo, California 90245

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

COLFIN 2015-7 INDUSTRIAL OWNER, LLC  
5605 N. MacArthur Blvd., Suite 350  
Irving, Texas 75038

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

If Yes, state relationship: \_\_\_\_\_

### 4. ADDRESS OF PROPERTY:

2115, 2125, 2135 and 2145 South 11th Avenue  
Phoenix, Arizona 85007

### 5. MAIL TAX BILL TO:

RiverRock Real Estate Group  
2720 East Camelback Road, Suite 210  
Phoenix, AZ 85016 - Attention: Michelle Weber

### 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.  Owner occupied, not a primary residence.
- c.  To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

### 8. If you checked e or f in Item 6 above, indicate the number of units: 20

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

### 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: \_\_\_\_\_

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

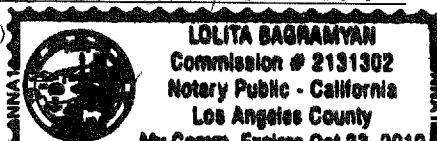
State of California, County of Los Angeles

Subscribed and sworn to before me on this 9<sup>th</sup> day of December 2015

Notary Public Lolita Bagramyan

Notary Expiration Date October 25, 2018

DOR FORM 82162 (08/2012)



F  
14  
he

10. SALE PRICE: \$ 36,450,000 00

11. DATE OF SALE (Numeric Digits): 12/15  
Month / Year

12. DOWN PAYMENT \$ 36,450,000 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):

Buyer and Seller - see addresses in  
Section 2 and 3, above.

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

See Exhibit A

Signature of Buyer / Agent

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

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

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

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

Signed in counterpart

**AFFIDAVIT OF PROPERTY VALUE**

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- c.  Joint Tenancy Deed
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- f.  Other:

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.

Signed in counterpart  
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 (08/2012)

**FOR RECORDER'S USE ONLY**

**10. SALE PRICE:** \$ 36,450,000 **00**

**11. DATE OF SALE (Numeric Digits):** 12/15  
Month / Year

**12. DOWN PAYMENT** \$ 36,450,000 **00**

**13. METHOD OF FINANCING:**

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Unofficial Document PARTIAL INTEREST: If only a partial ownership interest is being sold,

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

Buyer and Seller - see addresses in  
Section 2 and 3, above.

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

See Exhibit A

Mark M. Hedstrom  
Signature of Buyer / Agent  
**Vice President**

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

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

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

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

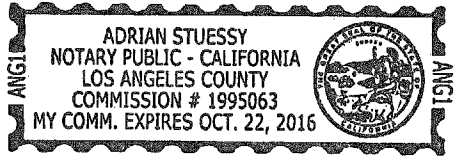
**SEE CALIFORNIA JURAT ATTACHED HERETO**

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 on this 10  
day of December, 2015, by Mark M. Hedstrom

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Adrian Stuessy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 05501-14034

**Parcel No. 1:**

Lots 1 through 4, inclusive, Lincoln Commerce Park Phase II, according to Book 940 of Maps, page 11, records of Maricopa County, Arizona.

**Parcel No. 2:**

Those beneficial and appurtenant easements on, over, under, across and through the property commonly known as "Lincoln Commerce Park Phase I" and more particularly described as "Parcel 1" in the certain Master Declaration of Easements, Covenants, Conditions and Restrictions for Lincoln Commerce Park recorded on November 2, 2001 as Document No. 2001-1029367 (the "Master Declarations") for pedestrian and vehicular access, ingress, egress, sewer lines, water lines, storm water drainage and retention and encroachments pursuant to the Master Declaration, as amended by an amendment recorded January 31, 2002 as Document No. 2002-0103771.

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