

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149-09-013 - 2
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? No additional parcels.

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

CWSP-I-J, LLC, a Delaware limited liability company
c/o Petrus Partners Ltd.
1350 Avenue of the Americas, Suite 3000
New York, New York 10019-4801

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

Corporate Center Office 2015 LLC, a Delaware limited liability company
675 Third Avenue, Suite 2400
New York, New York 10017

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

4. ADDRESS OF PROPERTY:

10400 North 25th Avenue
Phoenix, Arizona 85021

5. MAIL TAX BILL TO:

Corporate Center Office 2015 LLC
675 Third Avenue, Suite 2400
New York, New York 10017

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:

- To be used as a primary residence. Owner occupied, not a primary residence.
 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: _____ 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: _____

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 page(s).

Signature of Seller / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

10. SALE PRICE: \$ 10,400,000 00

11. DATE OF SALE (Numeric Digits): 1 / 2016
Month/Year

12. DOWN PAYMENT \$ 1,040,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
d. Seller Loan (Carryback) f. Other financing; Specify: Private lender

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):

Otten Johnson Robinson Neff & Ragonetti, P.C.
950 17th St., Suite 1600
Denver, CO 80202
Phone 303-825-8400

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 2, CORPORATE CENTER, A SUBDIVISION RECORDED IN BOOK 417 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

See attached signature page(s).

Signature of Buyer / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

IN WITNESS WHEREOF, the parties have executed the foregoing instrument as of January 13, 2016.

SELLER:

CWSP-I-J, LLC, a Delaware limited liability company

By: CWSP-I-J Owner, LLC, a Delaware limited liability company, its Sole Member

By: CWSP-I, LLC, a Delaware limited liability company, its Sole Member

By: Petrus Investors 2005, L.P., a Delaware limited partnership, its Manager

By: Petrus-Crown GP 2005, L.L.C., a Delaware limited liability company, its General Partner

By: Crown West Realty, L.L.C., a New York limited liability company, its Managing Member

By: [Signature]
Wesley C. Huang, Managing Director

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STATE OF NEW YORK)

COUNTY OF New York)

Before me, Amber Smokey, a Notary Public of said County and State, personally appeared Wesley C. Huang, as Managing Director of Crown West Realty, L.L.C., a New York limited liability company, as Managing Member of Petrus-Crown GP 2005, L.L.C., a Delaware limited liability company, as General Partner of Petrus Investors 2005, L.P., a Delaware limited partnership, as the Manager of CWSP-I, LLC, a Delaware limited liability company, as Sole Member of CWSP-I-J Owner, LLC, a Delaware limited liability company, as Sole Member of CWSP-I-J, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Witness my hand and seal, in New York, New York, this 13th day of January, 2016.

[Signature]
Notary Public

My Commission Expires: 8/20/19

AMBER SMOKE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SM6173220
Qualified in Queens County
My Commission Expires August 20, 2019

BUYER:

CORPORATE CENTER OFFICE 2015 LLC, a Delaware limited liability company

By: Cohen Holdco SPV I LLC, a Delaware limited liability company, its Sole Member

By: CTI SPV I LLC, a Delaware limited liability company, its Managing Member

By: Cohen Family Asset Management LLC, a Delaware limited liability company, its Manager

By: [Signature]
Meir Cohen, Manager

STATE OF NEW YORK)

COUNTY OF New York)

Before me, Emily Ingraham, a Notary Public of said County and State, personally appeared Meir Cohen, as Manager of Cohen Family Asset Management LLC, a Delaware limited liability company, as Manager of CTI SPV I LLC, a Delaware limited liability company, as Managing Member of Cohen Holdco SPV I LLC, a Delaware limited liability company, as Sole Member of Corporate Center Office 2015 LLC, a Delaware limited liability company.

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Witness my hand and seal, in New York, New York, this 11 day of January, 2016.

Emily Ingraham
Notary Public

My Commission Expires: June 29, 2019

