

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 124-08-094B

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

2. SELLER'S NAME AND ADDRESS:

~~ARDEX REALTY LTD PARTNERSHIP A MARYLAND LTD
PARTNERSHIP~~
BRE AZ Office Owner LLC, 345 Park Avenue, 42nd Floor
New York, NY 10154

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

LSREF4 Dual (Airport), LLC

2711 N. Haskell Ave., Suite 1800

Dallas, TX 75204

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

4. ADDRESS OF PROPERTY:

4127 & 4129 E. Van Buren Street
Phoenix, AZ

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

LSREF4 Dual (Airport), LLC

2711 N. Haskell Ave., Suite 1800

Dallas, TX 75204

(b) Next tax payment due _____

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: 10 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 New York, County of New York

Subscribed and sworn to before me on this 13th day of January 2016

Notary Public Stan Igin

Notary Expiration Date 10/13/2017

Naomi Lyum
Notary Public, State of New York
County of New York
Commission No. 01LY6212187
Exp 10/13/2017

DOR FORM 82162 (04/2014)

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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: \$ 34,916,667

11. DATE OF SALE (Numeric Digits): 01 / 16
Month / Year

12. DOWN PAYMENT \$ 11,722,765

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:

\$ _____ 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):

~~TOP~~ Katten Muchin Rosenman LLP
525 W. Monroe, Chicago, IL 60661

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

SFRM0135 (DSI Rev. 07/03/14)

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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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~~POX~~ Katten Muchin Rosenman LLP
 525 W. Monroe, Chicago, IL 60661

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Maui L. Lipsey
 Signature of Buyer / Agent
 State of TEXAS, County of DALLAS
 Subscribed and sworn to before me on this 11 day of JANUARY 2016
 Notary Public *Janet M Doyen*
 Notary Expiration Date 1-6-2018



EXHIBIT "A"
Legal Description

LOT 1, AIRPORT TECHNOLOGY CENTER, ACCORDING TO BOOK 500 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT A PORTION OF LOT 1, AIRPORT TECHNOLOGY CENTER, ACCORDING TO BOOK 500 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, 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 INTERSECTION OF 44TH STREET AND WASHINGTON STREET;

THENCE SOUTH 89 DEGREES 53 MINUTES 36 SECONDS WEST, ALONG THE CENTERLINE OF WASHINGTON STREET, A DISTANCE OF 789.51 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 142.09 FEET;

THENCE NORTH 53 DEGREES 42 MINUTES 12 SECONDS WEST, A DISTANCE OF 2.09 FEET;

THENCE NORTH 83 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF 75.98 FEET;

THENCE NORTH 31 DEGREES 44 MINUTES 08 SECONDS EAST, A DISTANCE OF 25.81 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 50.24 FEET;

THENCE SOUTH 56 DEGREES 23 MINUTES 39 SECONDS EAST, A DISTANCE OF 4.98 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS EAST, A DISTANCE OF 28.78 FEET TO THE POINT OF BEGINNING.