

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 158-05-082A
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? 1

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

(1) 158-05-030 (2) 158-05-082B
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

~~BRE AZ OFFICE OWNER LLC A Delaware limited liability company~~
~~XXXXXX~~
345 Park Avenue, 42nd Floor
New York, NY 10154

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

LSREF4 Dual, 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:

8620 & 8900 N. 22nd Avenue
Phoenix, AZ

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

LSREF4 Dual, 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: 2 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 20 16

Notary Public Stam G

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

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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: \$ 22,916,666

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

12. DOWN PAYMENT \$ 7,579,201

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):

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

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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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~~XXXX~~ 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 Muchin
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



Escrow No. C1508305-349-MK1
Affidavit of Property Value...Continued
Page 2 of 2

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lot 1, METRO PHOENIX COMMERCE CENTER III, according to Book 274 of Maps, page 22 and Dedication and Plat Ratification recorded in Recorders No. 84-552477, records of Maricopa County, Arizona.

PARCEL NO. 2:

A non-exclusive easement for access and landscape purposes as contained in Easement Agreement recorded October 04, 2005 in Recording No. 2005-1479971, records of Maricopa County, Arizona.

PARCEL NO. 3:

Lot 1, METROTECH PLACE, according to Book 456 of Maps, page 46, records of Maricopa County, Arizona.

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