

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 124-53-037B  
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:

BRE AZ Office Owner LLC  
345 Park Avenue, Floor 42  
New York, NY 10154

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

LSREF4 Dual (Compass), 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:

3150 S. 48th Street  
Phoenix, AZ

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

LSREF4 Dual (Compass), 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 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: 8  
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 13<sup>th</sup> day of January 2016  
Notary Public Naomi Lyum  
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 d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 20,266,667

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

12. DOWN PAYMENT \$ 6,172,835

### 13. METHOD OF FINANCING:

a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_  
b.  Barter or trade  
c.  Assumption of existing loan(s)  
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: \_\_\_\_\_

### 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):

~~XXX~~ 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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- b.  Special Warranty Deed
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briefly describe the Personal Property: \_\_\_\_\_

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- (a) Did the Sale price in Item 10 include solar energy devises, 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):

~~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.**

Shane L. [Signature]  
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 [Signature]  
Notary Expiration Date 1-6-2018



AZ-305

**EXHIBIT "A"**  
**Legal Description**

Lot 1, 48TH STREET AND UNIVERSITY DRIVE as recorded in book 522 of maps, page 16, records of Maricopa County, Arizona;

EXCEPT the following described property:

COMMENCING at a Brass Cap flush located at the centerline intersection of University Drive and 48<sup>th</sup> Street from which a Brass Cap in Hand Hole accepted as the Northwest corner of said Section 19, bears South 90 degrees 00 minutes 00 seconds West a distance of 4317.79 feet;

Thence along the centerline of said University Drive, South 90 degrees 00 minutes 00 seconds West a distance of 150.92 feet;

Thence leaving said centerline, South 00 degrees 02 minutes 44 seconds West a distance of 60.00 feet to an aluminum cap accepted as the Northwest corner of said Lot 1;

Thence along the West line of said Lot 1, South 00 degrees 02 minutes 44 seconds West a distance of 1265.90 feet;

Thence North 89 degrees 55 minutes 44 seconds East a distance of 79.57 feet;

Thence South 00 degrees 04 minutes 16 seconds East a distance of 114.75 feet to a 1/2" Rebar accepted as the southwest corner of said Lot 1;

Thence along the south line of said Lot 1, North 89 degrees 55 minutes 44 seconds East a distance of 203.78 feet to the POINT OF BEGINNING;

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Thence leaving said south line, North 00 degrees 02 minutes 21 seconds East a distance of 35.64 feet;

Thence North 32 degrees 29 minutes 40 seconds East a distance of 610.68 feet to the southerly right of way line of 48<sup>th</sup> Street and the east line of said Lot 1 per said Final Plat for 48<sup>th</sup> Street and University Drive;

Thence along said southerly right of way line and said east line, South 58 degrees 48 minutes 42 seconds East a distance of 20.51 feet to the beginning of a curve concave to the southwest having a radius of 620.00 feet;

Thence continuing along said south right of way line and said east line and along said curve through a central angle of 43 degrees 27 minutes 17 seconds a length of 470.23 feet to a point of non-tangency;

Thence continuing along said east line, South 00 degrees 49 minutes 07 seconds East, a distance of 173.14 feet to the southeast corner of said Lot 1;

Thence along said south line, South 89 degrees 55 minutes 44 seconds West a distance of 624.91 feet to the POINT OF BEGINNING; AND

EXCEPT that portion of Lot 1, 48th Street and University Drive, according to the plat of record in the office of the county recorder of Maricopa County, Arizona, in Book 522 of Maps, page 16, described as follows:

BEGINNING at the most westerly southwest corner of said Lot 1;

Thence North 00 degrees 02 minutes 44 seconds East along the most westerly west line of said Lot 1 a distance of 33.00 feet to a point in a non-tangent circular curve northwesterly, the radius of which bears North 00 degrees 04 minutes 04 seconds West a distance of 10.60 feet;

**EXHIBIT "A"**  
(Continued)

Thence northeasterly along the arc of said curve, through a central angle of 38 degrees 21 minutes 33 seconds a distance of 7.10 feet to a point of reverse curvature of a circular curve concave southwesterly, the radius point of which bears South 38 degrees 25 minutes 37 seconds East a distance of 45.00 feet;

Thence northwesterly, easterly, southeasterly and southerly along the arc of last said curve, through a central angle of 128 degrees 21 minutes 21 seconds a distance of 100.81 feet to the south line of said Lot 1;

Thence South 89 degrees 55 minutes 44 seconds West along said south line a distance of 79.57 feet to the Point Of Beginning.

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