

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 124-58-050
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes [x] No [ ]

How many parcels, other than the Primary Parcel, are included in this sale? 7

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

- (1) 124-58-057, 124-58-058 (2) 124-58-059A, 124-58-059C
(3) 124-58-051, 124-58-052A, (4) 124-58-052C (Portion Only)

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2. SELLER'S NAME AND ADDRESS:

BF REGENT, LLC
231 Bradley Place, Suite 201
Palm Beach, FL 33480

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

1515 OWNER LLC
2701 East Camelback Road, Suite 185
Phoenix, AZ 85016

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

4. ADDRESS OF PROPERTY:

1515 West 14th Street
Tempe, AZ 85281

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

1515 OWNER LLC
2701 East Camelback Road, Suite 185
Phoenix, AZ 85016

(b) Next tax payment due 03/16

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. [ ] Vacant Land f. [x] Commercial or Industrial Use
b. [ ] Single Family Residence g. [ ] Agricultural
c. [ ] Condo or Townhouse h. [ ] Mobile or Manufactured Home
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: 1
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 ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 3RD day of FEBRUARY 20 16

Notary Public

Notary Expiration Date Jan 21, 2017

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [ ] Warranty Deed d. [ ] Contract or Agreement
b. [x] Special Warranty Deed e. [ ] Quit Claim Deed
c. [ ] Joint Tenancy Deed f. [ ] Other:

10. SALE PRICE: \$ 16,500,000.00

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

12. DOWN PAYMENT \$ 16,500,000.00

13. METHOD OF FINANCING:

- a. [x] Cash (100% of Sale Price) e. [ ] New loan(s) from financial institution:
(1) [ ] Conventional
(2) [ ] VA
(3) [ ] FHA
b. [ ] Barter or trade
c. [ ] Assumption of existing loan(s) f. [ ] Other financing; Specify:
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 [x]
(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: Not Applicable

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 [x]
If Yes, briefly describe the solar / energy efficient components:

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

1515 OWNER LLC
2701 East Camelback Road, Suite 185, Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 3RD day of FEB 20 16

Notary Public

Notary Expiration Date Jan 21, 2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

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

PARCEL NO. 1:

Lots 22, 23, 24, 29, 30 and 31, HOHOKAM INDUSTRIAL PARK UNIT II, according to Book 174 of Maps, page 33, records of Maricopa County, Arizona;

EXCEPT the West 73.27 feet of Lots 24 and 31 thereof.

PARCEL NO. 2:

That portion of Lots 24 and 31, HOHOKAM INDUSTRIAL PARK UNIT II, according to Book 174 of Maps, page 33, records of Maricopa County, Arizona, located in the Southeast quarter of Section 20, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the City of Tempe brass cap flush marking the intersection of 52<sup>nd</sup> Street and 14<sup>th</sup> Street, from which a City of Tempe brass cap flush bears North 89 degrees 39 minutes 11 seconds East, 1820.97 feet, said described line being the basis of bearings for this description;

Thence North 89 degrees 39 minutes 11 seconds East, 870.14 feet to the Northerly prolongation of the East line of the West 73.27 feet of said Lots 24 and 31;

Thence South 00 degrees 21 minutes 50 seconds East, 30.00 feet to the North line of said Lot 24 and the POINT OF BEGINNING;

Thence continuing South 00 degrees 21 minutes 50 seconds East, 679.96 feet along said East line to the South line of said Lot 31;

Thence South 89 degrees 38 minutes 57 seconds West, 8.16 feet along said South line;

Thence North 00 degrees 06 minutes 33 seconds West, 679.97 feet to the North line of said Lot 24;

Thence North 89 degrees 39 minutes 11 seconds East, 5.14 feet to the POINT OF BEGINNING.

Unofficial Document