

# Unofficial Document

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## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 124-11-004T - SPLIT  
 BOOK MAP PARCEL

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? N/A

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

4801 East Washington Street Holdings, LLC, a Maryland limited liability company  
 c/o CWCapital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West  
 Bethesda, MD 20814

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

CFGF RM LLC, a Delaware limited liability company  
 c/o Fortress Investments Group, 1345 Avenue of the Americas, 46<sup>th</sup> FLR, New York, New York 10105

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

### 4. ADDRESS OF PROPERTY:

4801 East Washington Street  
 Phoenix, Arizona 85029

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

CFGF RM LLC  
 c/o Fortress Investments Group, 1345 Avenue of the Americas, 46<sup>th</sup> FLR  
 New York, New York 10105  
 (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.  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:

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:

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:

10. SALE PRICE: \$ 12,850,001 00

11. DATE OF SALE (Numeric Digits): 03/16  
 Month/Year

12. DOWN PAYMENT \$ 0 00

### 13. METHOD OF FINANCING:

a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 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

(b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 0.00 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):

First American Title Insurance Company National Commercial Services  
 1850 K Street NW, Suite 1050  
 Washington, DC 20006  
 Phone (202)530-1200

### 18. LEGAL DESCRIPTION (attach copy if necessary):

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 Washington, County of DC

Subscribed and sworn to before me on this 16 day of March 20 16

Notary Public \_\_\_\_\_

Notary Expiration Date: 11/15/18

MICHELLE L. PERRY  
 NOTARY PUBLIC DISTRICT OF COLUMBIA  
 My Commission Expires November 15, 2018

Signature of Buyer / Agent \_\_\_\_\_

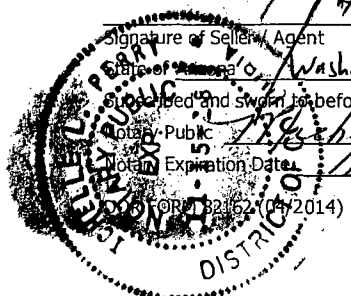
State of New York, County of New York

Subscribed and sworn to before me on this 16 day of March 20 16

Notary Public \_\_\_\_\_

Notary Expiration Date: \_\_\_\_\_

NO. 01MA6303778  
 Qualified in Kings County  
 My Commission Expires May 19, 2018



**EXHIBIT "A"**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 8, SAID CORNER, ALSO BEING ON THE MONUMENT LINE OF 48TH STREET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 8 AND THE SAID MONUMENT LINE OF 48TH STREET, A DISTANCE OF 602.38 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PERPENDICULAR TO THE SAID WEST LINE OF SECTION 8 AND THE SAID MONUMENT LINE OF 48TH STREET A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID 48TH STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL TO AND 33 FEET EAST OF THE SAID WEST LINE OF SECTION 8 AND ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 48TH STREET A DISTANCE OF 68.91 FEET;

THENCE NORTH 01 DEGREES 25 MINUTES 56 SECONDS EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 48TH STREET A DISTANCE OF 280.09 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL TO AND 40 FEET EAST OF THE SAID WEST LINE OF SECTION 8 AND ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 48TH STREET A DISTANCE OF 246.79 FEET;

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THENCE NORTH 44 DEGREES 55 MINUTES 04 SECONDS EAST A DISTANCE OF 34.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTH 81 DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 53.09 FEET;

THENCE SOUTH 08 DEGREES 09 MINUTES 50 SECONDS WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 5.00 FEET;

THENCE SOUTH 81 DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 45.00 FEET;

THENCE NORTH 08 DEGREES 09 MINUTES 50 SECONDS EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 5.00 FEET;

THENCE SOUTH 81 DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 601.97 FEET;

THENCE SOUTH 08 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 633.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH 81 DEGREES 50 MINUTES 10 SECONDS WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF MADISON STREET A DISTANCE OF 626.15 FEET;

THENCE NORTH 40 DEGREES 55 MINUTES 05 SECONDS WEST A DISTANCE OF 22.67 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF 48TH STREET AND THE TRUE POINT OF BEGINNING.

EXCEPT THE PORTION CONVEYED TO CITY OF PHOENIX, BY SPECIAL WARRANTY DEED RECORDED JULY 10, 2007 AS 2007-0784381 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE INTERSECTION OF 48TH STREET AND WASHINGTON STREET;

THENCE, SOUTH 00 DEGREES 02 MINUTES 39 SECONDS EAST, ALONG THE CENTERLINE OF SAID 48TH STREET, A DISTANCE OF 94.12 FEET;

THENCE, NORTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID 48TH STREET AND THE POINT OF BEGINNING;

THENCE, NORTH 00 DEGREES 02 MINUTES 39 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9.61 FEET;

THENCE, NORTH 44 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 34.95 FEET;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 53.09 FEET;

THENCE, SOUTH 08 DEGREES 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 45.00 FEET;

THENCE, NORTH 08 DEGREES 06 MINUTES 52 SECONDS EAST, A DISTANCE OF 5.00 FEET;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 49.02 FEET;

THENCE, NORTH 82 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 19.76 FEET;

THENCE, SOUTH 87 DEGREES 16 MINUTES 18 SECONDS WEST, A DISTANCE OF 5.08 FEET;

THENCE, SOUTH 77 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 18.64 FEET;

THENCE, NORTH 82 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET;

THENCE, NORTH 63 DEGREES 28 MINUTES 33 SECONDS WEST, A DISTANCE OF 6.24 FEET;

THENCE, NORTH 82 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 37.62 FEET;

THENCE, SOUTH 48 DEGREES 27 MINUTES 14 SECONDS WEST, A DISTANCE OF 26.01 FEET;

THENCE, SOUTH 00 DEGREES 06 MINUTES 54 SECONDS EAST, A DISTANCE OF 9.20 FEET;

THENCE, SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 5.51 FEET TO THE POINT OF BEGINNING.

AND ALSO:

COMMENCING AT THE INTERSECTION OF 48TH STREET AND WASHINGTON STREET;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, ALONG THE CENTERLINE OF SAID WASHINGTON STREET, A DISTANCE OF 263.26 FEET;

THENCE, SOUTH 08 DEGREES 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 68.73 FEET;

THENCE, SOUTH 52 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 13.35 FEET;

THENCE, NORTH 82 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 45.35 FEET;

THENCE, NORTH 45 DEGREES 18 MINUTES 08 SECONDS WEST, A DISTANCE OF 17.59 FEET TO THE POINT OF BEGINNING.

AND ALSO:

COMMENCING AT THE INTERSECTION OF 48TH STREET AND WASHINGTON STREET;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, ALONG THE CENTERLINE OF SAID WASHINGTON STREET, A DISTANCE OF 550.00 FEET;

THENCE, SOUTH 08 DEGREES 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 215.83 FEET;

THENCE, SOUTH 39 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 14.83 FEET;

THENCE, NORTH 88 DEGREES 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 58.77 FEET;

THENCE, NORTH 23 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.05 FEET;

THENCE, NORTH 81 DEGREES 42 MINUTES 16 SECONDS WEST, A DISTANCE OF 91.22 FEET;

THENCE, NORTH 77 DEGREES 16 MINUTES 01 SECONDS WEST, A DISTANCE OF 49.05 FEET TO THE POINT OF BEGINNING.

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