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WHEN RECORDED RETURN TO:

COMMONWEALTH TITLE

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CAPTION DOCUMENT

AFFIDAVIT OF PROPERTY VALUE

This document is being re-recorded for the sole purpose of correcting Item 10, Sales Price.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 174 - 29 - 141 - C
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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Gainey Center II, LLC
2001 Ross Avenue, Suite 3400
Dallas, TX 75201

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

LPGS Gainey II, LLC
200 West Street
New York, NY 10282

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

4. ADDRESS OF PROPERTY:

8501 N. Scottsdale Rd.
Scottsdale, AZ 85253

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

6011 Connection Drive
Irving, TX 75039

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(b) Next tax payment due 03/01/16

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: _____
 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.

See Attached

Signature of Seller / Agent _____

State of Texas, County of Dallas

Subscribed and sworn to before me on this 3 day of March 2016

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

**OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 20160140966 03/04/2016 11:00
 15001476-4-2-2-Y- AFFIDAVIT
 ELECTRONIC RECORDING**

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: \$ 32,250,000 00

25,250,000

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)
- 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):

Odalys Chauppette, Esq. Andrews Kurth LLP
1717 Main St., Ste. 3700, Dallas, TX 75201
(214) 659-4451

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached

See Attached

Signature of Buyer / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 2016

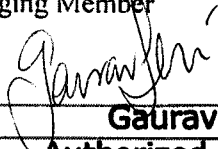
Notary Public _____

Notary Expiration Date _____

BUYER:

LPGS GAINEY II, LLC,
a Delaware limited liability company

By: Special Situations Group II, LLC,
its Managing Member

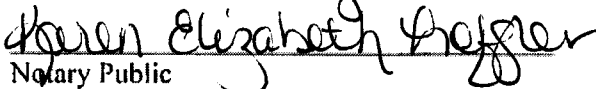
By: 
Name: Gaurav Seth
Title: Authorized Signatory

STATE OF New York)
) SS
COUNTY OF Nassau)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gaurav Seth, as the Authorized Signatory of Special Situations Group II, LLC, Managing Member of LPGS Gainey II, LLC, a Delaware limited liability company, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, on behalf of the limited liability company.

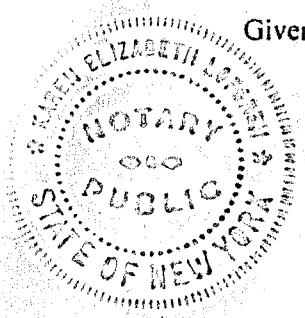
Given under my hand and official seal, this 23 day of February, 2016.

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Notary Public

Commission expires: _____
KAREN ELIZABETH LOFGREN
Notary Public, State of New York
No. 01LO6271607
Qualified in Nassau County
Commission Expires November 5, 2016

Certificate filed in my county



SELLER:

GAINEY CENTER II, LLC,
a Delaware limited liability company

By: ICRE REIT Holdings,
a Maryland real estate investment trust,
its sole member

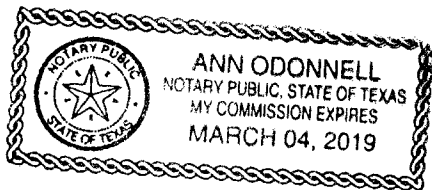


By: _____
Name: RON RAGSDALE
Title: VICE PRESIDENT

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ron Ragsdale, as the Vice President of ICRE REIT Holdings, a Maryland real estate investment trust, the sole member of Gainey Center II, LLC, a Delaware limited liability company, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, on behalf of the limited liability company.

Given under my hand and official seal, this 3rd day of March, 2016.



Ann O'Donnell
Notary Public

Commission expires: 03/04/2019

Legal Description

PARCEL NO. 1:

A portion of the Northwest quarter of Section 35, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 35;

thence South 00 degrees 00 minutes 20 seconds East along the West line of said Section 35, 2036.91 feet;

thence North 89 degrees 59 minutes 40 seconds East, 65.00 feet to a point on the Easterly right-of-way line of Scottsdale Road marking the POINT OF BEGINNING;

thence continuing North 89 degrees 59 minutes 40 seconds East, 208.00 feet;

thence South 00 degrees 00 minutes 20 seconds East, 32.51 feet;

thence North 89 degrees 59 minutes 40 seconds East, 172.00 feet;

thence South 00 degrees 00 minutes 20 seconds East, 515.11 feet to the Northerly right-of-way line of Eastwood Lane;

thence South 89 degrees 18 minutes 05 seconds West along said right-of-way line, 359.78 feet to the beginning of a curve with a radius of 20.00 feet to the right;

thence Northwesterly along the arc of said curve, through a central angle of 90 degrees 41 minutes 35 seconds, for an arc distance of 31.66 feet to the aforementioned Easterly right-of-way line of Scottsdale Road;

thence North 00 degrees 00 minutes 20 seconds West along said right-of-way line, 531.97 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

Easements for ingress and egress, parking, pedestrian and vehicular traffic and other purposes as set forth in that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easement for Gainey Village recorded February 17, 1998 in Recording No. 98-0118292 and First Amendment recorded May 17, 1999 in Recording No. 99-0469737 and re-recorded July 29, 1999 in Recording No. 99-0714542 and Second Amendment recorded September 6, 2000 in Recording No. 2000-0685245. Thereafter, Assignment of Declarant's Rights were recorded in Recording Nos. 2000-0933392, 20020661041, 20041502315 and 20070051971. Thereafter Third Amendment recorded December 29, 2015 in Recording No. 20150913105. Thereafter Assignment of Declarant's Rights recorded 03/04/16 in Recording No. 20160140714.