

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 302-04-849 1 - 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? None

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

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

VINEYARD/KIOWA, L.L.C.
c/o The Presson Companies 2122 East Highland Avenue, Suite 40
Phoenix, AZ 85016

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

BAR/JCR PHX FLEX INVESTORS, LLC
31920 Del Obispo, Suite 100
San Juan Capistrano, CA 92675

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2150 and 2220 South Country Club Drive
Mesa, AZ

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

BAR/JCR PHX FLEX INVESTORS, LLC
31920 Del Obispo, Suite 100
San Juan Capistrano, CA 92675
(b) Next tax payment due October 1, 2016

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: n/a
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 10 day of April 20 16

Notary Public

Notary Expiration Date 10-14-2016

16
DOR FORM 82162 (04/2014)



FRIEDA JIMENEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 14, 2016

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: \$ 8,461,000.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 1 6 Month/Year

12. DOWN PAYMENT \$ 2,970,098.97 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
d. ☐ Seller Loan (Carryback) 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:

\$ 0.00 00 AND

briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

Signature of Buyer / Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 10 day of April 20 16

Notary Public

Notary Expiration Date 10-14-2016



FRIEDA JIMENEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 14, 2016

EXHIBIT "A"

LOT 1 FIESTA TECH. BUSINESS CENTER, ACCORDING TO BOOK 282 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

Property Address: 2150 and 2220 South Country Club Drive, Mesa, Arizona

APN: 302-04-849 1

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