

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 133-41-627 1 - SPLIT
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? 2

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

(1) 133-41-625 6 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Presson Corporation
c/o The Presson Companies 2122 East Highland Avenue, Ste. 400
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:

5005-5025 South Ash, 40 West Baseline, 5030 South Mill
Tempe, 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: 2/1 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 AZ, County of Maricopa

Subscribed and sworn to before me on this 7th day of April 20 16

Notary Public

Notary Expiration Date 9-22-19

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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: \$ 10,033,000.00 00

11. DATE OF SALE (Numeric Digits): 04 / 16 Month/Year

12. DOWN PAYMENT \$ 3,512,444.04 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from Financial Institution:
b. ☐ Barter or trade (1) ☒ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
(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 AZ, County of Maricopa

Subscribed and sworn to before me on this 7th day of April 20 16

Notary Public

Notary Expiration Date 9-22-19



EXHIBIT "A"

PARCEL NO. 1:

LOTS 17 AND 19, SUPERSTITION BUSINESS PARK, ACCORDING TO BOOK 224 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND REPURCHASE OPTION FOR SUPERSTITION BUSINESS PARK RECORDED IN DOCKET 15143, PAGE 551.

Property Address: 5005-5025 South Ash Avenue, 40 West Baseline Road, 5030 South Mill Avenue, Tempe Arizona.

APN: 133-41-625 6 and 133-41-627 1