

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 175 - 48 - 004 - D4
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? 1

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

(1) 175-48-004G 1 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Zenith Scottsdale, Inc.
2305 West Superior Street
Duluth, Minnesota 55806

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

ZAC MVC, LLC
1855 Olympic Boulevard, Ste. 300
Walnut Creek, California 94596

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

4. ADDRESS OF PROPERTY:

10101 North Scottsdale Road, Scottsdale, AZ 85253

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

c/o Hall Equities Group
1855 Olympic Boulevard, Ste. 300
Walnut Creek, California 94596

(b) Next tax payment due 10/01/15

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

- a. Vacant Land f. 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: 130 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: \$ 8,768,927 00

11. DATE OF SALE (Numeric Digits): 08/15
Month / Year

12. DOWN PAYMENT \$ 0 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
d. Seller Loan (Carryback) (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: Hotel FF&E

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):

Sheppard Mullin Richter & Hampton LLP (M. Roth)
70 W. Madison St., 48th Floor
Chicago, Illinois 60602 (312) 499-6312

18. LEGAL DESCRIPTION (attach copy if necessary): See attached.

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.

Kimberly J. Jolly on behalf of Seller
Signature of Seller / Agent

State of Minnesota, County of St. Louis

Subscribed and sworn to before me on this 14 day of August 2015

Notary Public Joann H. Mattson

Notary Expiration Date 01-31-2020

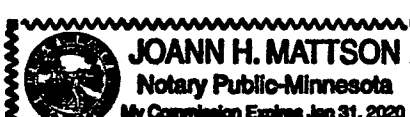
Signature of Buyer / Agent

State of California, County of Contra Costa

Subscribed and sworn to before me on this ___ day of August 2015

Notary Public _____

Notary Expiration Date _____



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- 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: _____

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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Signature of Seller / Agent _____
State of Minnesota, County of St. Louis

Subscribed and sworn to before me on this August day of 2015

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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
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(1) Conventional
(2) VA
(3) FHA
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\$ N/A **00** AND
briefly describe the Personal Property: Hotel FF&E

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(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):

Sheppard Mullin Richter & Hampton LLP (M. Roth)
70 W. Madison St., 48th Floor
Chicago, Illinois 60602 (312) 499-6312

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached.

Signature of Buyer / Agent Mark D. Hall, Manager
State of California, County of Contra Costa

Subscribed and sworn to before me on this August day of 2015

Notary Public _____

Notary Expiration Date _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

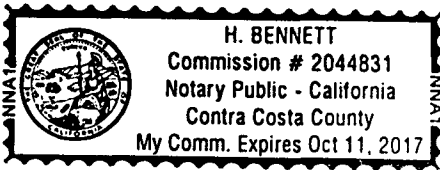
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)
On August 17, 2015 before me, H. Bennett, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Mark D. Hall
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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WITNESS my hand and official seal.



Signature H. Bennett
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL NO. 1:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, 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 SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 631.55 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 353.40 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, 316.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 353.40 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, 316.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, 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 SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 631.55 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 65.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, 316.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 353.40 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, 118.36 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, 93.64 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 970.00 FEET TO THE RIGHT;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 39 MINUTES 27 SECONDS, FOR AN ARC DISTANCE OF 146.57 FEET;

THENCE SOUTH 08 DEGREES 28 MINUTES 04 SECONDS WEST, 114.98 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, 91.17 FEET TO THE POINT OF BEGINNING.

Property address: 10101 North Scottsdale Road, Scottsdale, AZ 85253

A.P.N(s): 175-48-004D 4; 175-48-004G 1

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