

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 175 - 33 - 093 - L8
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:

ZENITH GOLD DUST, INC., a Minnesota corporation
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:

7350 E. Gold Dust Avenue, Scottsdale, AZ 85258

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
- 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: 122
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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:

\$ 6,667,709 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)
- 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: 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.

Robert J. Boldt 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 20 15

Notary Public Joann Mattson

Notary Expiration Date 01-31-2020

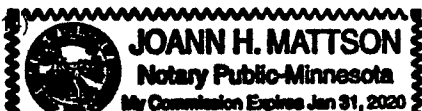
Signature of Buyer / Agent

State of California, County of Contra Costa

Subscribed and sworn to before me on this _____ day of August 20 15

Notary Public _____

Notary Expiration Date _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

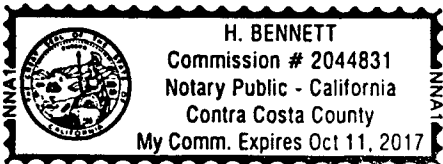
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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: _____

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8. If you checked e or f in Item 6 above, indicate the number of units: 122
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 Minnesota, County of St. Louis

Subscribed and sworn to before me on this August day of 20 15

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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

\$ N/A 00 AND

briefly describe the Personal Property: Hotel FF&E

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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 20 15

Notary Public _____

Notary Expiration Date _____

EXHIBIT A TO DEED
LEGAL DESCRIPTION

PARCEL NO. 1

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER 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 NORTHWEST CORNER OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 657.57 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 05 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF, 929.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 54 MINUTES 19 SECONDS EAST, 283.85 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES ^{41 SECONDS EAST, 385.52 FEET (SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST 385.56 FEET MEASURED)} TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GOLD DUST AVENUE MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 10 DEGREES 44 MINUTES 04 SECONDS WEST, 405.00 FEET;

THENCE WESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 23 SECONDS FOR AN ARC DISTANCE OF 75.68 FEET (CHORD SOUTH 84 DEGREES 34 MINUTES 15 SECONDS WEST 75.28 FEET MEASURED) TO THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE 208.61 FEET (RECORD) SOUTH 89

DEGREES 58 MINUTES 52 SECONDS WEST 208.89 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 05 MINUTES 41 SECONDS WEST ALONG THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST

QUARTER, 392.24 FEET (NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST, 392.28 FEET MEASURED) TO THE POINT OF BEGINNING.

PARCEL NO. 2

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS SET FORTH IN EASEMENT AGREEMENT RECORDED MAY 12, 1995 AS 95-0272336 OF OFFICIAL RECORDS.

Property address: 7350 E. Gold Dust Ave., Scottsdale, AZ 85258

A.P.N(s): 175-33-093L 8

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