

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215 - 43 - 328 - 3  
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 BELL SCOTTSDALE I L.L.C.  
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:

16630 N. Scottsdale Road, Scottsdale, AZ 85254  
\_\_\_\_\_  
\_\_\_\_\_

### 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: 107  
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.

Kimberly J. Tolson 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 H. Mattson

Notary Expiration Date 01-31-2020

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20  
14  
Yo

### 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: \$ 6,411,666 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.

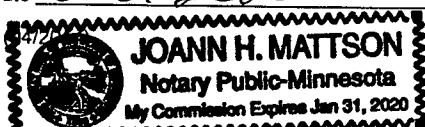
Signature of Buyer / Agent \_\_\_\_\_

State of California, County of Contra Costa

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

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

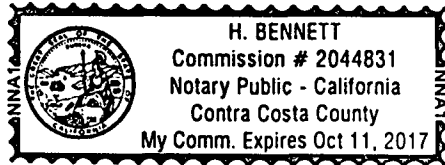
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 A. 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.

Unofficial Document  
WITNESS my hand and official seal.



Signature [Handwritten Signature]  
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  
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Signer Is Representing: \_\_\_\_\_

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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):

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\$ N/A 00 AND  
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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 \_\_\_\_\_

EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL NO. 1

PARCEL F, OF PRINCESS CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 445 OF MAPS, PAGE 18.

PARCEL NO. 2

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR ROADWAY TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS AS MORE FULLY SET FORTH IN ARTICLE IV, SECTION 1 OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANCH GATE VILLAGE RECORDED NOVEMBER 27, 1996 AS 96-0834703 OF OFFICIAL RECORDS.

Property address: 16630 N. Scottsdale Road, Scottsdale, AZ 85254

A.P.N.: 215-43-328 3

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