

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 130-12-115
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? 11

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

(1) 130-12-116 thru 130-12-122, (2) 130-12-164A, 130-12-165A,
(3) 130-12-166A, 130-12-169B

2. SELLER'S NAME AND ADDRESS:

Marshall Property Family Limited Liability Partnership and MJK Properties LLC
4420 E. Sunset Drive
Phoenix, AZ 85028

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

ARC Scottsdale Holdings, LLLP
3225 N. Central Avenue, Suite 100
Phoenix, AZ 85012

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

4. ADDRESS OF PROPERTY:

7142 East 1st Street
Scottsdale, AZ 85251

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

ARC Scottsdale Holdings, LLLP
3225 N. Central Avenue, Suite 100
Phoenix, AZ 85012

(b) Next tax payment due 10/15

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: 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.

William R Gray
Signature of Seller / Agent
State of ARIZONA County of MARICOPA
Subscribed and sworn to before me on this 15th day of SEPT, 2015
Notary Public [Signature]
Notary Expiration Date 08/01/2017



DEWAYNE C. HUFFMAN
Notary Public - Arizona
Maricopa County
Expires 08/01/2017

20
c1
he

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: \$ 7,700,000.00

11. DATE OF SALE (Numeric Digits): 06 / 01
Month / Year

12. DOWN PAYMENT \$ 2,700,000.00

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: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: Not Applicable

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):

ARC Scottsdale Holdings, LLLP
3225 N. Central Avenue, Suite 100
Phoenix, AZ 85012

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

[Signature]
Signature of Buyer / Agent
State of ARIZONA County of MARICOPA
Subscribed and sworn to before me on this 15th day of SEPT, 2015
Notary Public [Signature]
Notary Expiration Date 08/01/2017



DEWAYNE C. HUFFMAN
Notary Public - Arizona
Maricopa County
Expires 08/01/2017

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lots 13, 14 and 15, Block 5, SCOTTSDALE, a subdivision of the Northeast quarter of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, according to Book 6 of Maps, page 26, records of Maricopa County, Arizona.

PARCEL NO. 2:

Lot 16, and the West half of Lot 17, Block 5, (WEST) SCOTTSDALE, according to Book 6 of Maps, page 26, records of Maricopa County, Arizona.

PARCEL NO. 3:

The Lot 18 and the East half of Lot 17, Block 5, SCOTTSDALE, ARIZONA, a subdivision of the Northeast quarter of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, according to Book 6 of Maps, page 26, records of Maricopa County, Arizona.

PARCEL NO. 4:

Lots 11 and 12, Block 8, WEST SCOTTSDALE, according to Book 6 of Maps, page 26, records of Maricopa County, Arizona.

Together with the North half of the alley South of and adjacent to said lots as abandoned by Resolution No. 921 of the City of Scottsdale, recorded in Docket 8940, page 509, records of Maricopa County, Arizona.

PARCEL NO. 5:

Lot 13 and 14, Block 8, of Scottsdale, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 6 of Maps, page 26.

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Together with the South half of that certain Abandoned Alley in Block 8, SCOTTSDALE, according to Book 6 of Maps, page 26, records of Maricopa County, Arizona, as abandoned by Resolution recorded in Docket 8940, page 509, records of Maricopa County, Arizona, which lies East of the Northerly prolongation of the West line of Lot 13, said Block 8, Scottsdale, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 6 of Maps, page 26, and West of the Northerly prolongation of the East line of Lot 14, said Block 8, Scottsdale, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 6 of Maps, page 26.

PARCEL NO. 6:

Lot 15, 16 and West 3 feet of Lot 17, Block 8, of SCOTTSDALE, according to Book 6 of Maps, page 26, records of Maricopa County, Arizona;

Together with the South 7 feet of the alley North of and adjacent to said lots as abandoned by Resolution No. 921 of the City of Scottsdale, recorded in Docket 8940, page 509, records of Maricopa County, Arizona.