

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215 09 007 A  
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?

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Attn: Melanie Prock  
PILLAR AT SCOTTSDALE LLC  
7010 E. Acoma Drive, Ste. 204  
Scottsdale, AZ 85254

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

PILLAR AT SCOTTSDALE OWNER, LLC  
c/o Security Properties, Inc.  
701 Fifth Ave., Suite 5700  
Seattle, WA 98104

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

4. ADDRESS OF PROPERTY:

17212 North Scottsdale Road, Scottsdale, Arizona

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

PILLAR AT SCOTTSDALE OWNER, LLC  
c/o Security Properties, 701 Fifth Ave., Suite 5700  
Seattle, WA 98104

(b) Next tax payment due March 1, 2016

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 used as a vacation home or secondary residence.
- c.  To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units 539  
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.

PILLAR AT SCOTTSDALE LLC  
Melanie Prock  
Signature of Seller / Agent By: Melanie Prock, Its Authorized Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21<sup>st</sup> day of September, 2015

Notary Public Rachel A. Ochoa

Printed Name: Rachel A. Ochoa

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sa.

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: \$ 95,750,000.00

11. DATE OF SALE (Numeric Digits): 10/2015  
Month / Year

12. DOWN PAYMENT \$ 38,300,000.00

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: FNMA

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: \_\_\_\_\_

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):

Bobbie Purdy, Escrow Agent  
Fidelity National Title, 915 Wilshire Blvd., Suite 1920  
Los Angeles, CA 90017

18. LEGAL DESCRIPTION (attach copy if necessary):

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

PILLAR AT SCOTTSDALE OWNER, LLC  
**Signed In Counterpart**

Signature of Buyer / Agent By: Robert M. Krokower, Its Treasurer

State of Washington, County of King

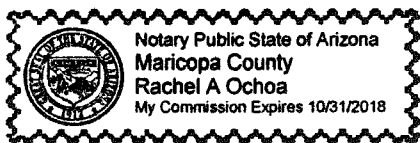
Subscribed and sworn to before me on this \_\_\_ day of September, 2015

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

Printed Name: Ashley R. Gordon

Notary Expiration Date 10/31/18

Notary Expiration Date: October 19, 2018



Unofficial Document

# AFFIDAVIT OF PROPERTY VALUE

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**Seattle, WA 98104**

(b) Next tax payment due **October 1**

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 Affixed  Not Affixed
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See reverse side for definition of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units **538**  
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.

### Signed in Counterpart

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Printed Name: \_\_\_\_\_

## FOR RECORDER'S USE ONLY

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

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**Bobbie Purdy, Escrow Agent**  
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## 18. LEGAL DESCRIPTION (attach copy if necessary):

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PILLAR AT SCOTTSDALE OWNER LLC

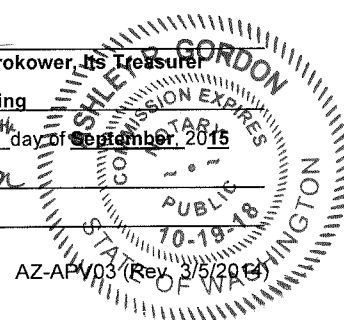
Signature of Buyer / Agent By: **Robert M. Krokower, Jr. Treasurer**

State of **Washington**, County of **King**

Subscribed and sworn to before me on this **15** day of **September, 2015**

Notary Public **Ashley R. Gordon**

Printed Name: **Ashley R. Gordon**



## EXHIBIT "A" Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL NO. 1:**

Lot 1, PHOENIX CARRIAGE HOMES, a subdivision recorded in Book 456 of Maps, page 48, records of Maricopa County, Arizona;

EXCEPT the following three Parcels conveyed to the City of Phoenix in Special Warranty Deed recorded December 31, 2009 in Recording No. 2009-1197318 and more particularly described as follows:

**Parcel A:**

BEGINNING at the Southeast corner of said Lot 1;

thence South 89 degrees 47 minutes 12 seconds West along the South line of said Lot 1, a distance of 23.56 feet;

thence North 01 degrees 42 minutes 51 seconds East departing said South line, a distance of 31.63 feet;

thence North 42 degrees 33 minutes 50 seconds East to the East line of said Lot 1, a distance of 35.33 feet to a point herein designated as Point "A";

thence South 00 degrees 13 minutes 11 seconds East along the East line of said Lot 1, a distance of 12.29 feet;

thence South 01 degrees 41 minutes 08 seconds West along the East line of said Lot 1, a distance of 45.28 feet to the POINT OF BEGINNING.

**Parcel B:**

COMMENCING at said Point "A" as described in ~~Parcel A~~ <sup>an Unofficial Document</sup> above;

thence North 00 degrees 13 minutes 11 seconds West along the East line of said Lot 1, a distance of 77.84 feet to the POINT OF BEGINNING;

thence South 89 degrees 46 minutes 49 seconds West departing said East line, a distance of 5.00 feet;

thence North 00 degrees 13 minutes 11 seconds West parallel to and 5.00 feet West of the East line of said Lot 1, a distance of 7.00 feet;

thence North 89 degrees 46 minutes 49 seconds East to the East line of said Lot 1, a distance of 5.00 feet to a point herein designated as Point "B";

thence South 00 degrees 13 minutes 11 seconds East along the East line of said Lot 1, a distance of 7.00 feet to the POINT OF BEGINNING.

**Parcel C:**

Commencing at said Point "B" as described in Parcel A hereinabove;

thence North 00 degrees 13 minutes 11 seconds West along the East line of said Lot 1, a distance of 184.34 feet to the POINT OF BEGINNING;

thence South 89 degrees 46 minutes 49 seconds West departing said East line, a distance of 5.00 feet;

thence North 00 degrees 13 minutes 11 seconds West parallel to and 5.00 feet West of said East line, a distance of 7.00 feet;

thence North 89 degrees 46 minutes 49 seconds East to a point on said East line of Lot 1, a distance of 5.00 feet;

thence South 00 degrees 13 minutes 11 seconds East along the East line of said Lot 1, a distance of 7.00 feet to the POINT OF BEGINNING.