

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 167 - 27 - 988 - 9
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

WNQE Village Center VI, L.L.C.
900 N. Michigan Avenue, Suite 1900
Chicago, IL 60611

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

Camino Verde Center, LLC
15475 N. 84th Street
Scottsdale, AZ 85260

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

4. ADDRESS OF PROPERTY:

4304 East Cactus Road
Phoenix, Arizona

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

Camino Verde Center, LLC
15475 N. 84th Street
Scottsdale, AZ 85260

(b) Next tax payment due 03/01/16

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: _____
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.

See Attached.

Signature of Seller / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

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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: \$ 24,800,000 00

11. DATE OF SALE (Numeric Digits): 11/15
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: _____

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):

Walton Street Capital, L.L.C.
900 N Michigan Avenue, Suite 1900
Chicago, IL 60611 (312) 915-1595

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

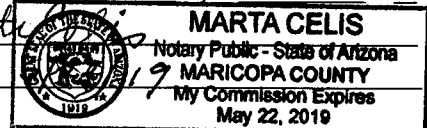
Walton Street Capital, L.L.C.
MANAGER
Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 17th day of November 2015

Notary Public Marta Celis

Notary Expiration Date _____



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 Affixed Not Affixed
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FOR RECORDER'S USE ONLY

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- e. Quit Claim Deed
- f. Other:

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- e. New loan(s) from financial Institution:
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 (2) VA
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See Attached.

Signature of Seller / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

SELLER SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE
VILLAGE CENTER

SELLER:

WNQE VILLAGE CENTER VI, L.L.C.,
a Delaware limited liability company

By: W-NQ Portfolio Borrower VI, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: W-NQ Holdings VI, L.L.C.,
a Delaware limited liability company,
its Sole Member

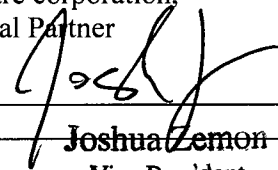
By: Walton NewQuest Investors VI, L.L.C.,
a Delaware limited liability company,
its Authorized Member

By: Walton Acquisition REOC Master VI, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund VI-Q, L.P.,
a Delaware limited partnership,
its Managing Member

By: Walton Street Managers VI, L.P.,
a Delaware limited partnership,
its General Partner

By: WSC Managers VI, Inc.,
a Delaware corporation,
its General Partner

By: 
Name: Joshua Zemon
Title: Vice President

Unofficial Document

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Josh Zeman, as Vice President of WSC Managers VI, Inc., a Delaware corporation, the General Partner of Walton Street Managers VI, L.P., a Delaware limited partnership, the General Partner of Walton Street Real Estate Fund VI-Q, L.P., a Delaware limited partnership, the Managing Member of Walton Acquisition REOC Master VI, L.L.C., a Delaware limited liability company, the Sole Member of Walton NewQuest Investors VI, L.L.C., a Delaware limited liability company, the Authorized Member of W-NQ Holdings VI, L.L.C., a Delaware limited liability company, the Sole Member of W-NQ Portfolio Borrower VI, L.L.C., a Delaware limited liability company, the Sole Member of WNQE Village Center VI, L.L.C., a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 13 day of November 2015.

Michelle Kopeny
Print Name: Michelle Kopeny
Notary Public
Commission Expiration: 9/24/19
(Seal)



Exhibit " "

PARCEL NO. 1:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE INTERSECTION OF THE MONUMENT LINES OF CACTUS ROAD AND PARADISE VILLAGE PARKWAY WEST, AS RECORDED IN BOOK 195 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE MONUMENT LINE OF SAID CACTUS ROAD, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2291.83 FEET, A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 05 SECONDS, AND A CHORD BEARING OF SOUTH 65 DEGREES 13 MINUTES 11 SECONDS WEST, AN ARC DISTANCE OF 372.72 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID MONUMENT LINE, SOUTH 60 DEGREES 33 MINUTES 39 SECONDS WEST, 327.56 FEET;

THENCE LEAVING SAID CACTUS ROAD MONUMENT LINE, NORTH 18 DEGREES 45 MINUTES 00 SECONDS WEST, 61.06 FEET TO A POINT ON THE NORTH LINE OF SAID CACTUS ROAD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 18 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE AND NORTHERLY PROJECTION THEREOF OF A PARCEL RECORDED IN DOCKET 12601, PAGE 1545, RECORDS OF MARICOPA COUNTY, ARIZONA, A Unofficial Document OF 538.94 FEET;

THENCE NORTH 10 DEGREES 24 MINUTES 43 SECONDS WEST, 404.50 FEET, TO A POINT WHICH BEARS SOUTH 10 DEGREES 24 MINUTES 43 SECONDS EAST, 291.93 FEET OF A POINT ON THE MONUMENT LINE OF WINDROSE DRIVE AS RECORDED IN BOOK 209 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 79 DEGREES 35 MINUTES 17 SECONDS EAST, 330.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, 50.80 FEET;

THENCE SOUTH 12 DEGREES 37 MINUTES 55 SECONDS EAST, 70.77 FEET;

THENCE NORTH 77 DEGREES 22 MINUTES 05 SECONDS EAST, 245.76 FEET;

THENCE NORTH 83 DEGREES 29 MINUTES 49 SECONDS EAST, 26.69 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED PARADISE VILLAGE PARKWAY WEST;

THENCE ALONG SAID WEST LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1187.92 FEET, A CENTRAL ANGLE OF 13 DEGREES 37 MINUTES 04 SECONDS, AND A CHORD BEARING OF SOUTH 13 DEGREES 18 MINUTES 43 SECONDS EAST, AN ARC DISTANCE OF 282.34 FEET TO THE POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 20 DEGREES 07 MINUTES 15 SECONDS EAST, 443.49 FEET;

THENCE SOUTH 24 DEGREES 16 MINUTES 13 SECONDS WEST, 22.87 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED CACTUS ROAD;

THENCE ALONG SAID NORTH LINE THE NEXT SIX COURSES AS RECORDED IN DOCUMENT NO. 85-126831, RECORDS OF MARICOPA COUNTY, ARIZONA, COMMENCING SOUTH 69 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 103.63 FEET;

THENCE WESTERLY, CONCENTRIC WITH AND 65.00 FEET NORTHERLY OF THE MONUMENT LINE OF CACTUS ROAD THROUGH A CURVE HAVING A RADIUS OF 2,356.83 FEET AND THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 08 SECONDS, A DISTANCE OF 98.13 FEET;

THENCE NORTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 18.21 FEET;

THENCE SOUTH 60 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 46.00 FEET;

THENCE SOUTH 29 DEGREES 26 MINUTES 21 SECONDS EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 22 DEGREES 30 MINUTES 33 SECONDS WEST A DISTANCE OF 17.39 FEET TO A POINT ON A CURVE LEFT;

THENCE CONTINUING ALONG SAID NORTH LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 01 DEGREES 15 MINUTES 00 SECONDS, AND A CHORD BEARING OF SOUTH 61 DEGREES 11 MINUTES 09 SECONDS WEST, AN ARC DISTANCE OF 51.31 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 60 DEGREES 33 MINUTES 39 SECONDS WEST, 316.23 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, LANDSCAPING AND PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL OPERATING AGREEMENT AND NON-EXCLUSIVE EASEMENT, RECORDED DECEMBER 10, 1984, IN RECORDING NO. 1984-0530288 OF OFFICIAL RECORDS.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT IN AND TO THE COMMON AREA (AS DEFINED THEREIN) FOR INGRESS, EGRESS, PARKING AND ALL OTHER PURPOSES FOR WHICH SUCH AREAS WOULD CUSTOMARILY BE UTILIZED AS SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED MARCH 19, 1987, IN RECORDING NO. 1987-0165461 OF OFFICIAL RECORDS.