

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:

BOOK MAP PARCEL SPLIT

215.43.324

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:

German Dobson CVS, L.L.C.
c/o CVS Health Corp.
One CVS Dr.
Woonsocket RI 02895

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

MC Phoenix AZ Landlord, LLC
c/o SunTrust Equity Funding, LLC
3333 Peachtree Rd NE
Atlanta GA 30326

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

4. ADDRESS OF PROPERTY:

7111 E. Bell Rd. Scottsdale AZ

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

German Dobson CVS, L.L.C.
One CVS Drive
Woonsocket RI 02895

(b) Next tax payment due _____

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
i. ☐ Affixed ☐ Not Affixed
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.

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 18 day of December 2015

Notary Public Jane E. Hoppe

Notary Expiration Date 07-20-18



JANE E. HOPPE
Notary Public - Arizona
Maricopa County
Expires 07/20/2018

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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: \$ 6,651,100.00

11. DATE OF SALE (Numeric Digits): 12 / 2015
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
f. ☐ Other financing; Specify: (3) ☐ FHA
d. ☐ Seller Loan (Carryback)

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: N/A

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):

Sigrid Wheatley c/o Mintz Levin
One Financial Center
Boston MA 02111 617.542.6000

18. LEGAL DESCRIPTION (attach copy if necessary):

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

See Signature Page Attached hereto
Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

MC PHOENIX AZ LANDLORD, LLC,
a Delaware limited liability company

By: SunTrust Equity Funding, LLC, a Delaware
limited liability company, its sole member

By: [Signature]
Name: Allison McLeod
Title: Manager

STATE OF GEORGIA)
) SS:
COUNTY OF FULTON)

On this 4th day of December, 2015, before me appeared Allison McLeod, to me personally known, who, being by me duly sworn, did say that she is the Manager of SunTrust Equity Funding, LLC, a Delaware limited liability company, which is the sole member of MC PHOENIX AZ LANDLORD, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said company, and said Manager acknowledged said instrument to be the free act and deed of said company.

Unofficial Document

Sherrye K. Baker
Notary Public
My commission expires: 8/10/2018

(seal)



CVS Store 10529
Scottsdale, AZ

Exhibit A
Legal Description

The land referred to herein is situated in the City of Scottsdale, County of Maricopa, State of Arizona and is more particularly described as follows:

Parcel 1:

Parcel B, Princess Crossing, according to Book 445 of Maps, Page 18, Records of Maricopa County, Arizona.