Unofficial Joseph Property Value 20 Document

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	
Primary Parcel: 127-10-102F - COLT	1.4
BOOK MAP PARCEL SPLIT Does this sale include any parcels that are being split / divided?	14.
Check one: Yes No X	sa.
How many parcels, other than the Primary Parcel, are included in	
this sale? 1	
Please list the additional parcels below (attach list if necessary):	
(1) <u>127-10-088A</u> (3)	
(2)(4)	
2. SELLER'S NAME AND ADDRESS:	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
Arcadia Sky, L.L.C. and Clear Sky Res Properties III LP	a. Warranty Deed d. Contract or Agreement
c/o Clear Sky Capital, Inc. 2398 E. Camelback Road, Suite 615	b. X Special Warranty Deed e. Quit Claim Deed
Phoenix, AZ 85016	c. Joint Tenancy Deed f. Other:
	10. SALE PRICE: \$23,450,000.00 00
3. (a) BUYER'S NAME AND ADDRESS:	ZO. GALL I RECE.
Arcadia 4127 Apts LLC	11. DATE OF SALE (Numeric 0 3 / 1 6 Digits): Month/Year
1401 17th Street, Suite 700	12. DOWN PAYMENT \$9,350,000.00 00
Denver, CO 80202 (b) Are the Buyer and Seller related? Yes No X	13. METHOD OF FINANCING:
	a. Cash (100% of Sale Price) e. X New loan(s) from
If Yes, state relationship: 4. ADDRESS OF PROPERTY:	Financial institution:
4. ADDRESS OF PROPERTY. 4127 East Indian School Road	b. Barter or trade (1) X Conventional
	(2) _VA
Phoenix, AZ 85018	c. Assumption of existing loan(s) (3) FHA
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	f. Other financing; Specify:
Arcadia 4127 Apts LLC	d. Seller Loan (Carryback)
	14. PERSONAL PROPERTY (see reverse side for definition):
1401 17th Street, Suite 700	(a) Did the Sale Price in item 10 include Personal Property that
Denver, CO 80202	impacted the Sale Price by 5 percent or more? Yes No X
(b) Next tax payment due 10/1/2016	(b) If Yes, provide the dollar amount of the Personal Property:
6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box	(b) If fes, provide the dollar amount of the resonar reports.
a. Vacant land f. Commercial or Industrial Use	T
b. Single Family Residence g. Agriculture	briefly describe the Personal Property:
c. Condo or Townhouse h. Mobile or manufactured Home	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
Affixed Not Affixed	briefly describe the partial interest:
d. 2-4 Plex i. Other Use; Specify:	16. SOLAR / ENERGY EFFICIENT COMPONENTS:
e. X Apartment Building	(a) Did the Sale Price in Item 10 include solar energy devices, energy
7. RESIDENTIAL BUYER'S USE: If you checked b , c , d or h in item 6	efficient building components, renewable energy equipment or
above, please check one of the following:	combined heat and power systems that impacted the Sale Price by
a. To be used as a primary residence.	5 percent or more? Yes No X
b. To be rented to someone other than a "qualified family member."	If Yes, briefly describe the solar / energy efficient components:
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."	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
	First American Title Insurance Company National Commercial
	Services
8. If you checked e or f in item 6 above, indicate the number of units: 2 5 9	2425 E. Camelback Road, Suite 300 Phoenix, AZ 85016
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.	Phone (602)567-8100
	18. LEGAL DESCRIPTION (attach copy if necessary):
	See Attached Exhibit "A"
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING	SINFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS
PERTANING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.	
Chala Ilitia	
Sillia Sumo	
Signature of Seller / Agent	Signature of Buyer / Agent
State of Arizona, County of Maricopa	State of, County of Subscribed and sworn to before me on this day of 20 1 6
Subscribed and sworn to before me on this 30 day of March 20 1 6	Subscribed and sworm to belong the on the
Notary Public Mallie Sukers	Notary Public
Notary Expiration Date <u>Ceptember 5, 2019</u>	Notary Expiration Date
16	_
DOR FORM 82162 (04/2014)	

HOLLIE TAKACS
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Sept. 5, 2019

Arcadia 4127 Apts LLC, a Colorado limited liability company

By: Mountain West Industrial Properties LLC, a Colorado limited liability company, its Manager

By: Selscell Hand 5 Manager

STATE OF COLORADO

) ss.

COUNTY OF DEVICE)

The foregoing instrument was acknowledged before me this day of March, 2016, by Vijjas a Manager of Mountain West Industrial Properties LLC, a Colorado limited liability company, Manager of Arcadia 4127 Apts LLC, a Colorado limited liability company, on behalf of the limited liability company.

Witness my hand and official seal.

My commission expires: $\frac{1}{208}$

Notary Public

CAROLYN J. DOYLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024030409
MY COMMISSION EXPIRES 10/31/2018

Exhibit "A"

PARCEL NO. 1

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 278 FEET; AND

EXCEPT THE WEST 173 FEET; AND

EXCEPT THE SOUTH 172 FEET; AND

EXCEPT THE NORTH 40 FEET.

PARCEL NO. 2

THE FOLLOWING DESCRIBED PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

- (A) THE SOUTH 172 FEET, THEREOF, EXCEPT THE WEST 173 FEET;
- (B) THE EAST 278 FEET, THEREOF, EXCEPT THE SOUTH 172 FEET; AND EXCEPT THE NORTH 40 FEET.

PARCEL NO. 3

Unofficial Document

THAT PART OF TRACT 5, OF BLIKLEN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 17 OF MAPS, PAGE 43, LYING NORTH OF THE PROLONGATION EASTERLY TO THE EAST LINE OF SAID TRACT 5, OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 40 FEET OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.