

# Unofficial F20 Document

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 217 32 343 - 61  
 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? 0

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

(1) 217-36-343-G (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

WBCMT 2007-C31 North Scottsdale Medical, LLC, a DE LLC  
c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700  
Miami Beach, FL 33139

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

SMIL Mountain View Owner, LLC, a DE LLC  
9700 North 91st Street, Suite C200  
Scottsdale, AZ 85018

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

### 4. ADDRESS OF PROPERTY:

9700 North 91 Street  
Scottsdale, AZ

### 5. MAIL TAX BILL TO:

SMIL Mountain View Owner, LLC  
9700 North 91st Street, Suite C200  
Scottsdale, AZ 85018

### 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 c.  Condo or Townhouse h.  Mobile or manufactured Home  
      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:

- To be used as a primary residence.  Owner occupied, not a primary residence.  
 To be rented to someone other than a "family member".

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

### 8. If you checked e or f in item 6 above, indicate the number of units: 6 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

### 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: \_\_\_\_\_

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.

Please see attached signature page

Signature of Seiler / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (08/2012)

14  
ch.

10. SALE PRICE: \$ 9,500,000 00

11. DATE OF SALE (Numeric Digits): 3 / 2016  
 Month/Year

12. DOWN PAYMENT \$ 250,000 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  
 (3)  FHA  
 d.  Seller Loan (Carryback) 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):

Nikki J. Nedbor, Esq.  
Bilzin Sumberg Attorneys at Law  
1450 Brickell Avenue, Suite 2300  
Miami, FL 33131 Phone (305) 250-2387

### 18. LEGAL DESCRIPTION (attach copy if necessary):

Please see attached signature page

Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**SMIL MOUNTAIN VIEW OWNER, LLC**, a Delaware limited liability company

By: MPCW SMIL Mountain View MOB Partners, LLC, a Delaware limited liability company, its Sole Member

BY: CWRP SMIL MV, LLC, a Delaware limited liability company, its Manager

Signature: [Handwritten Signature]  
Print Name: GARRETT A. JOHNSON  
Signature: [Handwritten Signature]  
Print Name: Bryan McKeowney

By: [Handwritten Signature]  
Name: Christopher J. Cumella  
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF ORANGE )

Unofficial Document

On March 10TH, 2016, before me, D. ELHAJ, personally appeared CHRISTOPHER J. CUMELLA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]  
Signature (Seal)

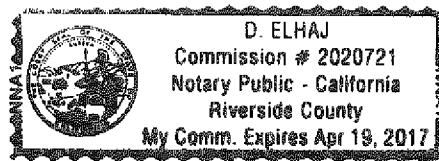


EXHIBIT ALEGAL DESCRIPTIONPARCEL NO. 4:

That portion of the Southwest quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of the East half of the Northeast quarter of said Section 30, said point also marking the beginning of a curve to the Northwest, the central point of which bears North  $00^{\circ}02'33''$  East, a distance of 750.00 feet distant therefrom;

Thence along the arc of said curve, through a central angle of  $29^{\circ}33'44''$ , a distance of 386.97 feet;

Thence North  $60^{\circ}23'43''$  West, a distance of 413.23 feet to a point marking the beginning of a non-tangent curve to the Southwest, the central point of which bears North  $60^{\circ}23'43''$  West, a distance of 823.50 feet distant therefrom;

Thence along the arc of said curve, through a central angle of  $3^{\circ}48'13''$ , a distance of 54.67 feet to a point marking the beginning of compound curve to the right, having a central angle of  $59^{\circ}52'46''$  and a radius of 1000.00 feet;

Thence along the arc of said curve, a distance of 1045.09 feet;

Thence South  $03^{\circ}17'16''$  West, a distance of 55.00 feet to the TRUE POINT OF BEGINNING, said point also marking the beginning of a curve to the East, the central point of which bears North  $03^{\circ}17'16''$  East, a distance of 1055.00 feet distant therefrom;

Thence along the arc of said curve, through a central angle of  $10^{\circ}23'19''$ , a distance of 191.29 feet to a point marking the beginning of a curve to the Right, having a central angle of  $87^{\circ}20'03''$  and radius of 20.00 feet;

Thence along the arc of said curve, a distance of 30.49 feet; Thence South  $09^{\circ}46'00''$  East, a distance of 76.16 feet to a point marking the beginning of a curve to the right, having a central angle of  $33^{\circ}20'14''$  and a radius of 970.00 feet;

Thence along the arc of said curve, a distance of 564.39 feet;

Thence South  $23^{\circ}34'14''$  West, a distance of 143.92 feet to a point marking the beginning of a curve to the right, having a central angle of  $86^{\circ}43'27''$  and a radius of 20.00 feet;

Thence along the arc of said curve, a distance of 30.27 feet to a point marking the beginning of a reverse curve to the left, having a radius of 330.00 feet and a central angle of  $22^{\circ}26'41''$ ;

Thence along the arc of said curve, a distance of 129.27 feet; Thence North  $06^{\circ}26'00''$  West, a distance of 187.46 feet;

Thence North  $38^{\circ}26'00''$  West, a distance of 226.45 feet to a point marking the beginning of a non-tangent curve to the North, the central angle of which bears North  $48^{\circ}50'10''$  West, a distance of 1000.00 feet distant therefrom;

Thence along the arc of said curve, a distance of 453.49 feet to the POINT OF BEGINNING.

EXCEPT all minerals as reserved to the United States of America in Patent to said land.