

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 500 - 03 - 463 - \_\_\_\_\_  
 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? 1

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

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

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

Palm Valley MOB, LLC  
9250 N. 3rd Street, Ste 4025  
Phoenix, AZ 85020

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

DOC-13555 West McDowell Road MOB, LLC  
309 North Water Street, Suite 500  
Milwaukee, Wisconsin 53202

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

### 4. ADDRESS OF PROPERTY:

13555 W. McDowell  
Goodyear, Arizona 85395

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

DOC-13555 West McDowell Road MOB, LLC  
309 North Water Street, Suite 500  
Milwaukee, Wisconsin 53202

(b) Next tax payment due 10/01/15

### 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  
      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 2<sup>nd</sup> day of August 2015

Notary Public Karen M. Grady

Notary Expiration Date 11/1/2018

DOR FORM 82162 (04/2014)



**KAREN M. GRADY**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 11/01/2018

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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: \$ 35,184,000 00

11. DATE OF SALE (Numeric Digits): 08/15  
 Month / Year

12. DOWN PAYMENT \$ 35,184,000 00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 f.  Other financing; Specify: \_\_\_\_\_  
 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: \_\_\_\_\_

### 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

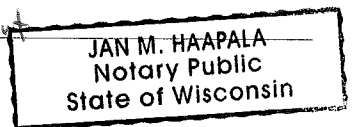
If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

### 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Andrew D. Gleason, Esq.  
2 N. Central Ave., Ste. 2200, Phoenix, AZ 85004  
(602) 364-7276

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

See Exhibit A attached hereto.



Date: **August** \_\_\_\_, **2015**

Owner's Affidavit - continued

File No.: **NCS-734243-MKE****Exhibit "A "**

PARCEL NO. 1:

LOT 2, OF WEST VALLEY MEDICAL CAMPUS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 657 OF MAPS, PAGE 41 AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-129453 OF OFFICIAL RECORDS.

PARCEL NO. 2:

AN EASEMENT TO USE THE VEHICLE AND PEDESTRIAN FACILITIES AND PEDESTRIAN AND MOTOR VEHICLE INGRESS AND EGRESS AS SET FORTH IN THE PARCEL DECLARATION FOR CERTAIN PARCELS PALM VALLEY MEDICAL CENTER CAMPUS RECORDED AS 2003-1592117 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, OVER THE FOLLOWING DESCRIBED PROPERTY:

LOT 3, OF WEST VALLEY MEDICAL CAMPUS, ACCORDING TO BOOK 657 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND USE AND ENJOYMENT OF COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, ASSESSMENTS, LIENS, RESTRICTIONS AND EASEMENTS FOR PALM VALLEY MEDICAL CENTER CAMPUS RECORDED IN DOCUMENT NO. 95- 0278510, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

Unofficial Document

A PERPETUAL NON-EXCLUSIVE RIGHT AND EASEMENT TO CONSTRUCT, CONNECT TO, USE, MAINTAIN, REPAIR AND REPLACE THE SURFACE AREA OF, AND ANY UNDERGROUND CONDUITS, PIPES AND OTHER IMPROVEMENTS NOW OR HEREAFTER LOCATED ON, THE CHANNEL PARCEL FOR THE DISCHARGE, DRAINAGE AND DIVERSION OF STORM WATER RUNOFF, AS SET FORTH IN THAT CERTAIN DRAINAGE EASEMENT RECORDED IN DOCUMENT NO. 2003-1195324, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.