

# Unofficial Document

FOR 20

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 176 - 06 - 001 - D  
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:

VJ Fountain Hills Medical Center LLC  
4300 North Miller Road Suite 153  
Scottsdale, Arizona 85251

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

DOC-16838 East Palisades Boulevard MOBs, LLC  
735 N. Water Street Suite 100  
Milwaukee, Wisconsin 53203

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship: \_\_\_\_\_

### 4. ADDRESS OF PROPERTY:

16838 East Palisades Boulevard  
Fountain Hills, Arizona

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

Physicians Realty L.P.  
735 N. Water Street, Suite 100  
Milwaukee, Wisconsin 53202

(b) Next tax payment due 04/01/16

### 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

### 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.

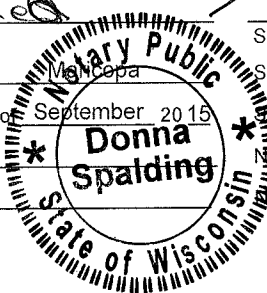
See attached  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30 day of September 2015

Notary Public Donna Spalding

Notary Expiration Date \_\_\_\_\_



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### 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 13,250,000 00

11. DATE OF SALE (Numeric Digits): 09/15  
Month / Year

12. DOWN PAYMENT \$ 0 00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial Institution:  
(1)  Conventional  
(2)  VA  
(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):

First American Title  
608 N. Plantation Ave  
Milwaukee WI 53203

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

Tammy A. Merwin as agent  
Signature of Buyer / Agent  
Tammy A. Merwin  
State of Wisconsin, County of Milwaukee

Subscribed and sworn to before me on this 30 day of September 2015

Notary Public Donna Spalding

Notary Expiration Date 6/22/2018

Affidavit of Property Value signature page for Seller

VJ FOUNTAIN HILLS MEDICAL CENTER LLC  
An Arizona limited liability company

By: VJO LLC, an Arizona limited liability company, its Manager

By: *Jeffrey M. Lanes*  
Jeffrey M. Lanes, its Manager

By: *Vance H. Marshall*  
Vance H. Marshall, its Manager

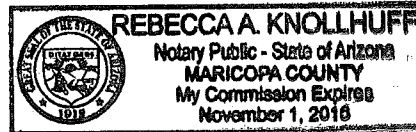
STATE OF ARIZONA            )  
  ) ss.  
County of Maricopa         )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2015, by Jeffrey M. Lanes, the Manager of VJO LLC, an Arizona limited liability company, the Manager of VJ FOUNTAIN HILLS MEDICAL CENTER LLC, an Arizona limited liability company, on behalf of the limited liability company.

*Rebecca A. Knollhuff*  
Unofficial Document

Notary Public

My commission expires:  
11-1-2016



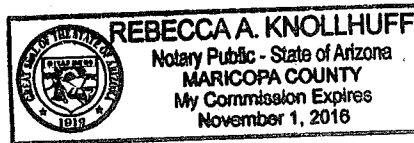
STATE OF ARIZONA            )  
  ) ss.  
County of Maricopa         )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2015, by Vance H. Marshall, the Manager of VJO LLC, an Arizona limited liability company, the Manager of VJ FOUNTAIN HILLS MEDICAL CENTER LLC, an Arizona limited liability company, on behalf of the limited liability company.

*Rebecca A. Knollhuff*

Notary Public

My commission expires:  
11-1-2016



**EXHIBIT "A"**

## LEGAL DESCRIPTION

**PARCEL NO. 1:**

All that certain parcel of land in the County of Maricopa, State of Arizona, being a portion of Section 14, Township 3 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the centerline intersection of Verde River Drive, 84.00 feet in width and Palisades Boulevard, 110.00 feet in width as shown on Final Plat No. 208, as recorded in Book 144 of Maps, page 4, Official Records of Maricopa County, Arizona;

Thence Northwesterly along the centerline of said Palisades Boulevard, North 69 degrees 21 minutes 52 seconds West 352.50 feet;

Thence North 20 degrees 38 minutes 08 seconds East 55.00 feet to a point on the Northerly right-of-way line of said Palisades Boulevard and the True Point of Beginning;

Thence North 02 degrees 30 minutes 00 seconds East 184.63 feet;

Thence North 69 degrees 31 minutes 32 seconds West 22.95 feet;

Thence North 02 degrees 30 minutes 00 seconds East 155.00 feet to a point on the Southerly right-of-way line of La Montana Drive, 84.00 feet in width as shown on Final Plat No. 102, as recorded in Book 142 of Maps, page 12, Official Records of Maricopa County, Arizona;

Thence Southeasterly along said Southerly right-of-way line, South 87 degrees 30 minutes 00 seconds East 260.90 feet to the beginning of a tangent curve concave Northwesterly and having a radius 542.00 feet;

Thence Northeasterly along said curve through a central angle of 21 degrees 00 minutes 00 seconds East an arc distance of 198.65 feet;

Thence tangent from last said curve North 71 degrees 30 minutes 00 seconds East 178.55 feet;

Thence South 02 degrees 30 minutes 00 seconds West 643.23 feet to a point on the Northerly right-of-way line of said Palisades Boulevard;

Thence Northwesterly along said Northerly right-of-way line, North 69 degrees 21 minutes 52 seconds West 631.37 feet to the True Point of Beginning;

Except all minerals as reserved by the Patent to the United States of America.

**PARCEL NO. 2:**

Non-exclusive easement estate created in Cross Access Easement Agreement dated September 29, 2008, recorded in Document No. 20080897501, Official Records of Maricopa County, Arizona, over and across the land and for the purposes more particularly described therein.