

14 Ga

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-30-004M
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [x]

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:

PCH Avondale Properties, LLC
c/o Ensemble Investments, LLC 4722 N. 24th St., Ste. 400
Phoenix, AZ 85016

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

Phoenix Children's Hospital, Inc.
1919 E. Thomas Rd., Bldg. C-1
Phoenix, AZ 85006

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1665 N. Avondale Blvd.
Avondale, AZ

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

Phoenix Children's Hospital, Inc.
1919 E. Thomas Rd., Bldg. C-1
Phoenix, AZ 85006

(b) Next tax payment due

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

- a. [] Vacant land f. [x] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agriculture
c. [] Condo or Townhouse h. [] Mobile or manufactured Home
d. [] 2-4 Plex i. [x] Other Use; Specify: Hospital
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.

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

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

10. SALE PRICE: \$12,835,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 6 Month/Year

12. DOWN PAYMENT \$0 00

13. METHOD OF FINANCING:

- a. [x] Cash (100% of Sale Price) e. [] New loan(s) from Financial institution:
(1) [] Conventional
(2) [] VA
(3) [] FHA
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 [x]
(b) If Yes, provide the dollar amount of the Personal Property: \$0.00 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 [x]

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

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

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
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 INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

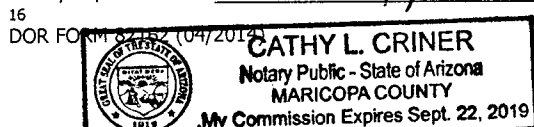
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23 day of February 20 1 6

Notary Public Cathy L. Criner

Notary Expiration Date 9-22-19



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 22 day of February 20 1 6

Notary Public Trudy Miller, Study Miller

Notary Expiration Date 8/18/19

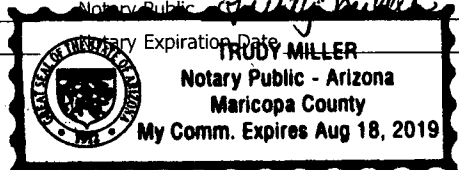


EXHIBIT "A"

THE IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE NORTH 00°06'58" EAST, 914.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31;

THENCE DEPARTING SAID WEST LINE, NORTH 88°52'31" EAST, 356.00 FEET; THENCE SOUTH 45°26'33" EAST, 688.18 FEET;

THENCE SOUTH 00°06'58" WEST, 421.51 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31;

THENCE SOUTH 88°52'31" WEST, 847.45 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF AVONDALE IN INSTRUMENT RECORDED AS 2006-0053055 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

Unofficial Document

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2003-1614620, RECORDS OF MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 31 BEARS NORTH 00°06'52" EAST, 2632.01 FEET, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2003-1614620;

THENCE NORTH 00°06'52" EAST, 914.00 FEET ALONG THE WEST LINE OF SAID SECTION 31 AND WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE DEPARTING SAID WEST LINE OF SECTION 31, NORTH 88°52'25" EAST, 55.01 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION 31;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°06'52" WEST, 808.97 FEET ALONG SAID EAST LINE OF THE WEST 55.00 FEET;

THENCE DEPARTING SAID EAST LINE OF THE WEST 55.00 FEET SOUTH 45°30'23" EAST, 55.97 FEET TO THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SECTION 31;

THENCE NORTH 88°52'22" EAST, 752.43 FEET ALONG SAID NORTH LINE OF THE SOUTH 65.00 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 65.00 FEET. SOUTH $00^{\circ}06'52''$ WEST, 65.02 FEET ALONG SAID EAST PARCEL LINE TO THE SOUTH LINE OF SAID SECTION 31 AND SOUTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH $88^{\circ}52'22''$ WEST, 847.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND SAID SOUTH PARCEL LINE TO THE POINT OF BEGINNING.