

**AFFIDAVIT OF PROPERTY VALUE**

F. **Unofficial**  
20 **Document**

AL:  
mo:

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 304-03-846C  
BOOK MAP PARCEL SPLIT  
Does this sale include any parcels that are being split / divided?  
Check one: Yes  No   
How may parcels, other than the Primary Parcel, are included  
in this sale? 0  
Please list the additional parcels below (attach list if necessary):  
(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
El Dorado Elliot 128, LLC  
8501 N. Scottsdale Rd. #120  
Scottsdale, AZ 85253

3. (a) BUYER'S NAME AND ADDRESS:  
MPT of Mesa-Eastmark AD, LLC, c/o MPT Operating Partnership  
1000 Urban Center Drive #501  
Birmingham, AL 35242 Attn: Legal Dept.  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
NWC Elliot Road and Ellsworth  
Mesa, AZ

5. MAIL TAX BILL TO:  
same as #3

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  
d.  2-4 Plex  Affixed  Not Affixed  
e.  Apartment Building 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:  
 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: \_\_\_\_\_  
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.

Signature of Seller/Agent: [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me this 11 day of February, 2016  
Notary Public: [Signature]  
Notary Expiration Date: 5/17/19

10. SALE PRICE \$ 5575680 00

11. DATE OF SALE (Numeric Digits): 09 / 2015  
Month / Year

12. DOWN PAYMENT \$ 5575680 00

13. METHOD OF FINANCING e.  New loan(s) from  
financial institution  
a.  Cash (100% of Sale Price) (1)  Conventional  
b.  Barter or trade (2)  VA  
c.  Assumption of existing loan(s) (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: \_\_\_\_\_

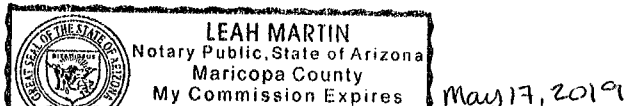
15. PARTIAL INTEREST: If only a partial ownership interest is being sold,  
briefly describe the partial interest: \_\_\_\_\_

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):  
Thomas Title & Escrow  
7150 E. Camelback Rd., Suite 195  
Scottsdale, AZ 85251

18. LEGAL DESCRIPTION (attach copy if necessary):  
**See Exhibit "A" attached hereto and made a part hereof.**

Signature of Buyer/Agent: [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me this 11 day of February, 2016  
Notary Public: [Signature]  
Notary Expiration Date: 5/17/19



**EXHIBIT "A"**

A parcel of land located in the Southeast quarter of Section 9, Township 1 South, Range 7 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a Maricopa County Department of Transportation brass cap in handhole marking the Southeast corner of said Section 9, from which an A.D.O.T. brass cap flush marking the South quarter corner of said Section 9 bears North 89 degrees 39 minutes 44 seconds West, a distance of 2656.38 feet;

Thence North 89 degrees 39 minutes 44 seconds West, along the South line of said Southeast quarter, a distance of 81.38 feet;

Thence North 00 degrees 20 minutes 16 seconds East, a distance of 65.00 feet to the Point of Beginning of the parcel herein described;

Thence North 89 degrees 39 minutes 44 seconds West, along the Northerly right of way line of Elliot Road, a distance of 692.62 feet;

Thence North 00 degrees 20 minutes 16 seconds East, a distance of 496.27 feet;

Thence South 89 degrees 39 minutes 44 seconds East, a distance of 697.22 feet to the Westerly right of way line of Ellsworth Road;

Thence South 00 degrees 51 minutes 48 seconds East, along said Westerly right of way line, a distance of 481.38 feet;

Thence South 44 degrees 44 minutes 14 seconds West, a distance of 20.99 feet to the Point of Beginning of the parcel herein described.