

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 103 - 33 - 039 - \_\_\_\_\_  
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:

OMP PCCP 45TH AVENUE, LLC  
c/o PCCP, LLC  
10100 Santa Monica Blvd, Ste 1000, Los Angeles, CA 90067

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

W & L INVESTMENTS PARTNERS, L.L.P.  
926 East Jackson Street  
Phoenix, AZ 85034

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

### 4. ADDRESS OF PROPERTY:

301 N. 45th Avenue  
Phoenix, AZ 85043

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

W & L INVESTMENTS PARTNERS, L.L.P.  
926 East Jackson Street  
Phoenix, AZ 85034

(b) Next tax payment due 10/2016

### 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 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: N/A 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

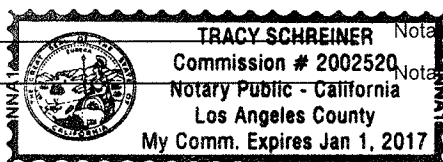
State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public \_\_\_\_\_

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

DOR FORM 82162 (04/2014)



Fi  
20  
C1  
Yo

### 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: \$ 5,700,000 00

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

12. DOWN PAYMENT \$ 1,668,595 97

### 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  
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):

Overton Moore Properties  
19300 South Hamilton Avenue, Suite 200  
Gardena, CA 90248 (310) 323-9100

### 18. LEGAL DESCRIPTION (attach copy if necessary): SEE ATTACHED EXHIBIT A

Signature of Buyer / Agent

State of California, County of Los Angeles

Subscribed and sworn to before me on this 4th day of February 2016

Notary Public Tracy Schreiner

Notary Expiration Date 1/1/17

SIGNED IN COUNTERPART

[Signature page to Seller's Affidavit of Property Value]

Date: February 5<sup>th</sup>, 2016

OMP PCCP 45TH AVENUE, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: TIMUR TECIMER  
Its: Authorized Signatory

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 LOS ANGELES SS.

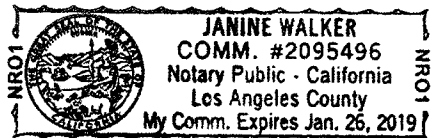
Unofficial Document

On FEBRUARY 3, 2016, before me, JANINE WALKER, a notary public, personally appeared TIMUR TECIMER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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

Signature [Signature]



My commission expires 1/26/2019

**EXHIBIT A****LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL NO. 1:**

Lot 2, PAPAGO INDUSTRIAL PARK UNIT 2, according to Book 426 of Maps, page 35 and Amended as Lot 2, PAPAGO INDUSTRIAL PARK UNIT 2, AMENDED in Book 433 of Maps, page 39, records of Maricopa County, Arizona;

EXCEPT the entire mineral estate lying not less than 500 feet beneath the natural surface of said land as reserved in Instrument No. 88-619783, records of Maricopa County, Arizona; and

EXCEPT all water rights, coal, oil, gas and other hydrocarbons, geothermal resources, precious metals, ores, base metal ores, industrial grade silicates and carbonates, fissionable minerals of every kind and character, metallic or otherwise as reserved in Instrument No. 95-0782400, records of Maricopa County, Arizona.

**PARCEL NO. 2:**

Unofficial Document

A perpetual easement for vehicular maneuvering and a common driveway in favor of Lot 2, PAPAGO INDUSTRIAL PARK, UNIT 2 AMENDED as created over those portions of Lot 5, PAPAGO INDUSTRIAL PARK UNIT 1, described in Agreement creating easement for common driveway recorded September 30, 1998 in Instrument No. 98- 0874884, records of Maricopa County, Arizona.

APN: 103-33-039