

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 149 - 32 - 666 - 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? 0

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_

(3) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

PACIFIC-35TH & PEORIA, LLC

2201 E. CAMELBACK RD., # 650

PHOENIX, AZ 85016

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

PPO CARLSBAD, LLC

1234 E. 17TH STREET

SANTA ANA, CA 92701

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

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

## 4. ADDRESS OF PROPERTY:

3508-3522 W. PEORIA AVENUE

PHOENIX, AZ

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

PPO Carlsbad, LLC

1234 E. 17th Street

Santa Ana, CA 92701

(b) Next tax payment due 10/16

## 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  
i. ☐ 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 used as a vacation home or secondary residence.  
c. ☐ To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 4  
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.

**Signed in counterpart**

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 (10/2013)

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Document

16

1e

## 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: \$ 6,700,000 00

11. DATE OF SALE (Numeric Digits): 03/16  
Month / Year

12. DOWN PAYMENT \$ 300,000 00

## 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  
f. ☐ Other financing; Specify: (3) ☐ FHA  
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: N/A

## 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):

LEE ANN HILLIKER

1234 E. 17TH STREET

SANTA ANA, CA 92701

Phone: (714) 460-1571

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

SEE THE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

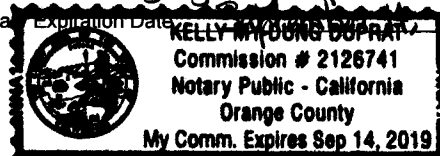
Signature of Buyer / Agent

State of California, County of Orange

Subscribed and sworn to before me on this 23 day of March 2016

Notary Public Kelly MyDung Duprat Notary Public

Notary Expiration Date 09/14/2019



Kelly MyDung Duprat

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 149 - 32 - 666 - D  
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If Yes, state relationship: \_\_\_\_\_**4. ADDRESS OF PROPERTY:**3508-3522 W. PEORIA AVENUE  
PHOENIX, AZ**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**PPO Carlsbad, LLC  
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Unofficial Document

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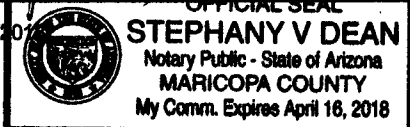
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 MaricopaSubscribed and sworn to before me on this 22nd day of March, 2016Notary Public Stephany V DeanNotary Expiration Date April 16, 2018

DOR FORM 82162 (10/2017)

**FOR RECORDER'S USE ONLY****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:** \$ 6,700,000 00**11. DATE OF SALE (Numeric Digits):** 03/16  
Month / Year**12. DOWN PAYMENT** \$ 300,000 00**13. METHOD OF FINANCING:**

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- c. ☐ Assumption of existing loan(s) f. ☐ Other financing; Specify: \_\_\_\_\_
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If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**LEE ANN HILLIKER1234 E. 17TH STREETSANTA ANA, CA 92701Phone: (714) 460-1571**18. LEGAL DESCRIPTION (attach copy if necessary):**

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Signed in counterpart

Signature of Buyer / Agent

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

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

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

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

**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:

That portion of the Southeast quarter of Section 22, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a found City of Phoenix brass cap in a hand hole at the Southeast Corner of said Section 22, from which a found City of Phoenix brass cap in a hand hole at the South quarter corner of said Section 22 bears North 89 degrees 59 minutes 16 seconds West, a distance of 2645.30 feet;

Thence North 89 degrees 59 minutes 16 seconds West, along the South line of said Southeast quarter of Section 22, a distance of 342.93 feet;

Thence North 00 degrees 40 minutes 24 seconds West, a distance of 50.00 feet, to a point on the North right-of-way line of Peoria Avenue, said point also being the True Point of Beginning;

Thence continuing North 00 degrees 40 minutes 24 seconds West, a distance of 196.35 feet;

Thence North 81 degrees 44 minutes 24 seconds West, a distance of 176.33 feet;

Thence South 89 degrees 57 minutes 38 seconds West, a distance of 129.99 feet to a point which lies 8.00 feet East of the West line of the Southeast quarter of the Southeast quarter of the Southeast said quarter of Section 22;

Thence North 00 degrees 38 minutes 05 seconds East along a line parallel with, and 8.00 feet East of said West line of said Southeast quarter of the Southeast quarter of the Southeast quarter of Section 22, a distance of 366.60 feet;

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Thence North 45 degrees 19 minutes 23 seconds East, a distance 14.22 feet to a point which lies 8.00 feet South of the North line of said Southeast quarter of the Southeast quarter of the Southeast quarter of Section 22;

Thence South 89 degrees 59 minutes 18 seconds East, along a line parallel with, and 8.00 feet South of said North line, a distance of 578.26 feet to a point on the West line of the East 65.00 feet of said Southeast quarter of Section 22;

Thence South 00 degrees 37 minutes 46 seconds West along said West line, a distance of 17.05 feet the point of intersection of said West line of the said 65.00 feet and the North line of the South 631.05 feet of said Southeast quarter of Section 22;

Thence South 89 degrees 59 minutes 16 seconds East along said North line, a distance of 15.00 feet to a point on the West line of the East 50.00 feet of said Southeast quarter of Section 22;

Thence South 00 degrees 37 minutes 46 seconds West along said West line, a distance of 396.07 feet a point on the North line of the South 235.00 feet of said Southeast quarter of Section 22;

Thence North 89 degrees 59 minutes 16 seconds West along said North line, a distance of 185.01 feet to a point on the West line of the East 235.00 feet of said Southeast quarter of Section 22;

Thence South 00 degrees 37 minutes 46 seconds West along said West line, a distance of 175.01 feet to a point on the North line of the South 60.00 feet of said Southeast quarter of Section 22;

Thence North 89 degrees 59 minutes 16 seconds West, along said North line, a distance of 57.00 feet;

**EXHIBIT A**  
**(Continued)**

**Thence South 00 degrees 37 minutes 46 seconds West, a distance of 7.00 feet;**

**Thence South 73 degrees 30 minutes 24 seconds West, a distance of 10.56 feet to a point on the North line of the South 50.00 feet of said Southeast quarter of Section 22;**

**Thence North 89 degrees 59 minutes 16 seconds West, along said North line, a distance of 41.95 feet to the True Point of Beginning.**