

AFFIDAVIT OF PROPERTY VALUE

**Unofficial
Document**

16
1e

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
- 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 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.

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: \$ 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)
- 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: 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"

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)

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 2019



Kelly MyDung Duprat

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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SANTA ANA, CA 92701

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 Affixed Not Affixed
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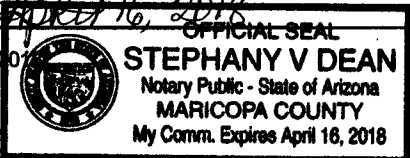
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8. If you checked e or f in Item 6 above, indicate the number of units: 4
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

Signature of Seller / Agent [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 22nd day of March, 2016
Notary Public [Signature]
Notary Expiration Date April 16, 2018



DOR FORM 82162 (10/2010)

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
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b. Special Warranty Deed
c. Joint Tenancy Deed
d. Contract or Agreement
e. Quit Claim Deed
f. Other:

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SANTA ANA, CA 92701 Phone: (714) 460-1571

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE THE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

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.