

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 311-02-708 3
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:

DMB Circle Road Partners, LLP
7600 East Doubletree Ranch Road Suite 300
Scottsdale, AZ 85258

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

Lennar Arizona, Inc.
1725 West Greentree Drive, Suite 114
Tempe, AZ 85284

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

vacant land
Maricopa County, AZ

5. MAIL TAX BILL TO:

Lennar Arizona, Inc.
1725 West Greentree Drive, Suite 114
Tempe, AZ 85284

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

- a. ☒ Vacant land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
☐ 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:

- ☐ 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: _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 18 day of March 20 13

Notary Public: Thomas P. Anzaldúa

Notary Expiration Date: 11/25/14

DOR FORM 82162 (08/2012)



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10. SALE PRICE: \$ 3,075,000.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 1 3
Month/Year

12. DOWN PAYMENT \$ 0.00 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
(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: \$ 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 ☒
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
NCS-558548-PHX1 (cap) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary): See attached Exhibit "A"

Signature of Buyer / Agent: _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 18 day of March 20 13

Notary Public: Thomas P. Anzaldúa

Notary Expiration Date: 11/25/14

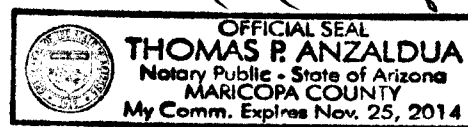


Exhibit "A "

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST, 595.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 31 TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST, 869.31 FEET ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER TO A POINT ON A CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST, 4811.95 FEET FROM SAID POINT ON THE CURVE;

THENCE EASTERLY ALONG SAID CURVE, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 06 DEGREES 59 MINUTES 33 SECONDS, AN ARC LENGTH OF 587.27 FEET AND HAVING CHORD DATA OF NORTH 86 DEGREES 39 MINUTES 05 SECONDS EAST, 586.91 FEET TO ITS POINT OF TANGENCY;

THENCE NORTH 83 DEGREES 09 MINUTES 19 SECONDS EAST, 363.96 FEET;

THENCE SOUTH 07 DEGREES 28 MINUTES 26 SECONDS EAST, 248.78 FEET TO A POINT OF CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 82 DEGREES 31 MINUTES 34 SECONDS WEST, 5400.00 FEET FROM SAID POINT OF CURVE;

THENCE SOUTHERLY ALONG SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 06 DEGREES 37 MINUTES 13 SECONDS, AN ARC LENGTH OF 623.96 FEET AND HAVING CHORD DATA OF SOUTH 04 DEGREES 09 MINUTES 49 SECONDS EAST, 623.61 FEET;

THENCE LEAVING SAID CURVE, NORTH 84 DEGREES 00 MINUTES 33 SECONDS WEST, 131.01 FEET;

THENCE SOUTH 84 DEGREES 08 MINUTES 33 SECONDS WEST, 901.56 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SALT RIVER PROJECT BY ORDER OF IMMEDIATE POSSESSION RECORDED AUGUST 13, 2001, DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF INCH REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST (BASIS OF BEARING) 594.95 FEET (595.00 FEET RECORD) ALONG THE WEST LINE OF SAID SECTION 31 TO THE NORTH LINE OF THAT CERTAIN ARIZONA DEPARTMENT OF TRANSPORTATION FUTURE SOUTH MOUNTAIN FREEWAY / ADOT LOOP 101 PARCEL AS DESCRIBED IN MARICOPA COUNTY RECORDER DOCUMENT 87-241911;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST 836.31 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE SOUTH RIGHT-OF-WAY OF LIBERTY LANE AS RECORDED IN BOOK 432, PAGE 29, RECORDS OF MARICOPA COUNTY, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4844.95 FEET AND A CENTRAL ANGLE OF 00 DEGREES 56 MINUTES 46 SECONDS;

THENCE EASTERLY ALONG SAID CURVE, BEING THE SOUTH RIGHT-OF-WAY LINE OF LIBERTY LANE, A DISTANCE OF 80.00 FEET TO A HALF INCH REBAR WITH SRP CAP, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4844.95 FEET AND A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 39 SECONDS, A DISTANCE OF 232.04 FEET TO A HALF INCH REBAR WITH SRP CAP;

THENCE SOUTH 00 DEGREES 08 MINUTES 52 SECONDS WEST 339.40 FEET TO A HALF INCH REBAR WITH SRP CAP;

THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS WEST 232.00 FEET TO A HALF INCH REBAR WITH SRP CAP;

THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 31, 330.00 FEET TO THE POINT OF BEGINNING; AND EXCEPT

THE RIGHT OF WAY FOR THE ROAD CONSTITUTING 17TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF 17TH AVENUE AT FOOTHILLS CLUB WEST RECORDED IN BOOK 432 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND EXCEPT

THE RIGHT OF WAY FOR THE ROAD CONSTITUTING LIBERTY LANE AS SHOWN ON THE MAP OF DEDICATION OF LIBERTY LANE AT FOOTHILLS CLUB WEST RECORDED IN BOOK 432 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY ARIZONA.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN THE PATENT RECORDED IN DOCKET 15392, PAGE 317.