

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 218-24-004E  
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? 1

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

- (1) 218-24-004H (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Eightieth & University, Inc.  
c/o Sudbury Management, LLC  
2733 North Power Road, #102-613  
Mesa, AZ 85215

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

Richmond American Homes of Arizona, Inc.  
16427 North Scottsdale Road, Suite 175  
Scottsdale, AZ 85254

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

4. ADDRESS OF PROPERTY:

139 lots, Villas at Montana Vista  
Mesa, AZ

5. MAIL TAX BILL TO:

Richmond American Homes of Arizona, Inc.  
16427 North Scottsdale Road, Suite 175  
Scottsdale, AZ 85254

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 16 day of Sept 20 13  
Notary Public Cathy L. Criner

Notary Expiration Date 9-22-15



20  
59  
ho

10. SALE PRICE: \$5,699,000.00 00

11. DATE OF SALE (Numeric Digits): 06 / 13 Month/Year

12. DOWN PAYMENT \$5,699,000.00 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- 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: N/A

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: N/A

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-591301-PHX1 (cc) Phone (602)567-8100

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

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona \_\_\_\_\_, County of Maricopa

Subscribed and sworn to before me on this 16 day of Sept 20 13  
Notary Public Cathy L. Criner

Notary Expiration Date 9-22-15



**EXHIBIT "A"**

LOTS 1 THROUGH 139, INCLUSIVE, AND TRACTS A THROUGH W, INCLUSIVE, OF THE VILLAS AT MONTANA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1159 OF MAPS, PAGE 9.