

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 174-64-005B  
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:

Civila of Arizona, LLC  
8601 N. Scottsdale Rd., Ste 225  
Scottsdale, AZ 85253

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

Borgata GP, LLC  
c/o JEN Partners, LLC, 551 Madison Avenue  
New York, NY 10022-3212

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

### 4. ADDRESS OF PROPERTY:

Scottsdale, AZ

### 5. MAIL TAX BILL TO:

Borgata GP, LLC  
c/o JEN Partners, LLC, 551 Madison Avenue  
New York, NY 10022-3212

### 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.  Agriculture
- 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:

- 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: N/A 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: \_\_\_\_\_

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: Shula Hunter

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21 day of March 2014

Notary Public: [Signature]

Notary Expiration Date: June 19 2015

DOR FORM 82162 (08/2012)



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10. SALE PRICE: \$ 13,850,000.00 00

11. DATE OF SALE (Numeric Digits): 03 / 14  
Month/Year

12. DOWN PAYMENT \$ 500,000 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: \_\_\_\_\_

### 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-642854-PHX1 (sfh) Phone (602)567-8100

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

See attached Exhibit "A"

Signature of Buyer / Agent: Shula Hunter

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21 day of March 2014

Notary Public: [Signature]

Notary Expiration Date: June 19 2015



**Exhibit "A "**

PARCEL NO. 1:

LOT 1 OF THE MINOR SUBDIVISION PLAT FOR SCOTTSDALE BORGATA ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED BOOK 1178 OF MAPS, PAGE 33.

PARCEL NO. 2:

A NON EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS BY OR PURSUANT TO THAT CERTAIN "EASEMENT AND MAINTENANCE AGREEMENT" RECORDED AUGUST 18, 1978 IN DOCKET 13098, PAGE 1464, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

NON EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, UTILITIES, PARKING AND SIGNAGE AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 7, 2012 AS 2012-0808986 AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 10, 2014 AS 2014-020148 OF OFFICIAL RECORDS.