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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 201-06-993a
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? _____

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

(1) 201-06-993b (2) 201-06-993c
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Lake Pleasant Partners, LLC
c/o Agro-Iron, Inc. 201 W. Christina Blvd., Ste 3
Lakeland, FL 33813

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

JEN ARIZONA 17 LLC
c/o TerraWest Communities, 20045 N. 19th Ave., Bldg 10, Ste. 3
Phoenix, AZ 85027

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

4. ADDRESS OF PROPERTY:

Approx. 44.43 acres - Lake Pleasant, Parkway/Happy Valley Road
Peoria, AZ

5. MAIL TAX BILL TO:

JEN ARIZONA 17 LLC
c/o TerraWest Communities, 20045 N. 19th Ave., Bldg 10, Ste. 3
Phoenix, AZ 85027

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: _____ 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 _____
State of Arizona _____, County of Maricopa _____
Subscribed and sworn to before me on this 7 day of March 20 14
Notary Public Cathy L. Criner
Notary Expiration Date 9-22-15

14
DOR FORM 82162 (08/2012)

Cathy L. Criner



20: _____
60: _____
mc: _____

10. SALE PRICE: \$ 6,078,500.00 00

11. DATE OF SALE (Numeric Digits): 05 / 13
Month/Year

12. DOWN PAYMENT \$ 0 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-608376-PHX1 (cap) Phone (602)567-8100

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

Signature of Buyer / Agent _____
State of Arizona _____, County of Maricopa _____
Subscribed and sworn to before me on this 7 day of March 20 14
Notary Public Cathy L. Criner
Notary Expiration Date 9-22-15

Cathy L. Criner



EXHIBIT "A" TO SPECIAL WARRANTY DEEDLegal Description

All Being that part of the South half of the Northwest quarter of Section 4 lying Easterly of the East Right-Of-Way Line of Lake Pleasant Road as established by Book 2 of Maps, page 43A, Maricopa County Records; and that part of Lot 4 lying Easterly of the East Right-Of-Way Line of Lake Pleasant Road and established by Book 2 of Maps, page 43A, Maricopa County Records, Section 4, Township 4 North; Range 1 East of the Gila And Salt River Base And Meridian, Maricopa County, Arizona, more particularly described as follows:

Parcel No. 1:

Beginning at the Southeast corner of said Northwest quarter;

Thence North 01 Degree 51 Minutes 21 Seconds West and along the East line of said Northwest quarter, 830.31 feet to the TRUE POINT OF BEGINNING of the herein described Parcel and the Southeast corner thereof;

Thence South 89 Degrees 32 Minutes 10 Seconds West and parallel with the North line of the South half of said Northwest quarter, 1,488.97 feet to a point on said Easterly Right-Of-Way line of Lake Pleasant Road;

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Thence North 16 Degrees 54 Minutes 57 Seconds East and along said East Right-Of-Way Line, 485.28 feet to the Intersection with the North line of the South half of said Northwest quarter;

Thence North 89 Degrees 32 Minutes 10 Seconds East and along said North line, 1,332.76 feet to the Northeast corner of the South half of said Northwest quarter;

Thence South 01 Degree 51 Minutes 21 Seconds East and along the East line of said Northwest quarter, 463.26 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2:

Beginning at the Southeast corner of said Northwest quarter;

Thence South 89 Degrees 22 Minutes 04 Seconds West and along the South line of said Northwest quarter, 846.00 feet;

Thence North 01 Degree 51 Minutes 21 Seconds West, parallel with the East line of said Northwest quarter, 832.80 feet;

Thence North 89 Degrees 32 Minutes 10 Seconds East, parallel with the North line of the South half of said Northwest quarter, 846.06 feet to a point on the East line of said Northwest quarter;

Thence South 01 Degree 51 Minutes 21 Seconds East and along said East line 830.31 feet to the TRUE POINT OF BEGINNING.

Parcel No. 3:

Beginning at the Southeast corner of said Northwest quarter;

Thence South 89 Degrees 22 Minutes 04 Seconds West and along the South line of said Northwest quarter, 846.00 feet to THE TRUE POINT OF BEGINNING of the herein described parcel and the Southeast corner thereof;

Thence continuing South 89 Degrees 22 Minutes 04 Seconds West and along said South line, 924.58 feet to a point on the Easterly Right-Of-Way line of Lake Pleasant Road;

Thence North 16 Degrees 54 Minutes 57 Seconds East and along said Easterly Right-Of-Way line, 875.23 feet;

Thence North 89 Degrees 32 Minutes 10 Seconds East and parallel with the North line of the South half of said Northwest quarter, 642.91 feet;

Thence South 01 Degree 51 Minutes 21 Seconds East and parallel with the East line of said Northwest quarter, 832.80 feet to THE TRUE POINT OF BEGINNING;

EXCEPT as to all three Parcels listed above, an undivided one-half interest in and to all the oil, gas, minerals and all materials which are, or may be determined to be, peculiarly essential to the production of fissionable materials as reserved to Francis M. Bard, also known as F. N. Bard, and Phoebe M. Bard, his wife, by Deed recorded April 26, 1956, In Docket 1887, Page 549;

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Except as to Parcel No. 1 and Parcel No. 3 listed above that portion condemned by Final Order of Condemnation recorded September 16, 2004 as 2004-1086343 of Official Records.