

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	139 46 004			
	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? Multiple Taxes See Spreadsheet

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

CASA ENCANTA COMMERCIAL, L.L.C., an Arizona Limited Liability Company
380 Park Place Blvd., Ste 200
Clearwater, FL 33759

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

VACC, LLC, an Arizona limited liability company
7360 E. Acoma Drive, Suite 5
Scottsdale, AZ 85260

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

4. ADDRESS OF PROPERTY:

VILLAGES AT COUNTRY CLUB
Mesa, AZ

5. MAIL TAX BILL TO:

VACC, LLC, an Arizona limited liability company
7360 E. Acoma Drive, Suite 5
Scottsdale, AZ 85260

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify:
e. Apartment Building 369 LOTS AND 6 TOWNHOMES

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 19th day of Dec 2013

Notary Public [Signature]

Notary Expiration Date 10/31/2016

Signature of Buyer / Agent _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 19th day of December 2013

Notary Public _____

Notary Expiration Date 3/31/2017

10. SALE PRICE: \$ 10,200,000.00

11. DATE OF SALE (Numeric Digits): 12 / 13
Month / Year

12. DOWN PAYMENT \$ 250,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify:
d. Seller Loan (Carryback)

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 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:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

VACC, LLC, an Arizona limited liability company
7360 E. Acoma Drive, Suite 5, Scottsdale, AZ 85260

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



Escrow No. C1307632-347-MC
Affidavit of Property Value...Continued
Page 2 of 2

EXHIBIT "A"
Legal Description

Units 1001 through 1180, inclusive and Units 1187 through 1375 inclusive, and Tracts A through J, inclusive, Villages At Country Club Amended, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 890 of Maps, page 8 and Affidavits of Correction recorded in Document No. 2007-0046585 and recorded in Document No. 2007-0103675 and 2008- 1077986 and Affidavit of Change recorded June 4, 2008 in Document No. 2008-0495518, Records of Maricopa County, Arizona

Unofficial Document

Parcel Number
139-46-004
139-46-005
139-46-006
139-46-007
139-46-008
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139-46-012
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139-46-183

Unofficial Document

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
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139-46-191	139-46-235	139-46-280	139-46-325	139-46-370
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139-46-194	139-46-238	139-46-283	139-46-328	139-46-373
139-46-195	139-46-239	139-46-284	139-46-329	139-46-374
139-46-196	139-46-240	139-46-285	139-46-330	139-46-375
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139-46-198	139-46-242	139-46-287	139-46-332	139-46-377
139-46-199	139-46-243	139-46-288	139-46-333	139-46-378
139-46-200	139-46-244	139-46-289	139-46-334	139-46-379
139-46-201	139-46-245	139-46-290	139-46-335	139-46-380
139-46-202	139-46-246	139-46-291	139-46-336	139-46-381
139-46-203	139-46-247	139-46-292	139-46-337	139-46-382
139-46-204	139-46-248	139-46-293	139-46-338	139-46-383
139-46-205	139-46-249	139-46-294	139-46-339	139-46-384
139-46-206	139-46-250	139-46-295	139-46-340	139-46-385
139-46-207	139-46-251	139-46-296	139-46-341	139-46-386
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139-46-232	139-46-276	139-46-321	139-46-366	
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