

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 304-85-007P
 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:

The Reserves at Val Vista, LLC, an Arizona limited liability company
2178 E. Golf Ave
Tempe, AZ 85282

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

Shea Homes Limited Partnership, a California limited partnership

8800 N Gainey Center Drive
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:

Reserves at Val Vista
Gilbert, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Shea Homes Limited Partnership, a California limited partnership

8800 N. Gainey Center Drive, Suite 350
Scottsdale, AZ 85258

(b) Next tax payment due 10/2016

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. Agricultural
- 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:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "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.

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: Jay Bush
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 19 day of NOV 2015
 Notary Public: [Signature]
 Notary Expiration Date: 4/9/2016

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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: _____

10. SALE PRICE: \$ 7,100,000.00

11. DATE OF SALE (Numeric Digits): 5/2015
 Month / Year

12. DOWN PAYMENT \$ 7,100,000.00

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: not applicable

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):

Buyer and Seller herein

 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 18 day of NOV 2015
 Notary Public: Desiree Hillsten
 Notary Expiration Date: August 7, 2019



PATRICIA GRAHAM
 Notary Public - Arizona
 Maricopa County
 Expires 04/09/2016



DESIREE HILLSTEN
 Notary Public, State of Arizona
 Maricopa County
 My Commission Expires
 August 07, 2019

Escrow No. 39001101-039-PG
 Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

The Southwest quarter of Section 33, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion lying South and East of the Northwesterly right of way line of the Roosevelt Water Conservation District Irrigation Canal, as it existed on July 30, 1964, set forth in Book 189 of Deeds, page 369;
 and

EXCEPT the North 20.00 feet; and

EXCEPT that portion described as follows:

Beginning at the Southwest corner of the Southwest quarter of said Section 33;

Thence North 00 degrees 11 minutes 37 seconds West, along the West line of said Southwest quarter, a distance of 1794.78 feet;

Thence South 89 degrees 56 minutes 40 seconds East, a distance of 2040.67 feet to a point on the Northwesterly line of a canal easement described in Book 189 of Deeds, page 369 and shown on plat recorded in Book 164 of Maps, page 46;

Thence South 32 degrees 59 minutes 04 seconds West, along said Northwesterly line, a distance of 1265.37 feet to a point of curvature of curve concave to the Northwest and having a central angle of 02 degrees 05 minutes 00 seconds and a radius of 5411.59 feet;

Thence continuing along the arc of said curve and said Northwesterly line, a distance of 196.77 feet to a point of tangency of said curve;

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Thence South 35 degrees 04 minutes 04 seconds West, along said Northwesterly line, a distance of 696.52 feet to a point on the South line of said Southwest quarter;

Thence North 89 degrees 52 minutes 52 seconds West, along said South line, a distance of 713.24 feet to the Northwest corner of Section 4, Township 3 South, Range 6 East;

Thence North 89 degrees 51 minutes 37 seconds West, along said South line, a distance of 122.21 feet to said Southwest corner and the POINT OF BEGINNING.