

**AFFIDAVIT OF PROPERTY VALUE**

**Unofficial Document**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel: 201 16 003 J  
BOOK MAPPARCEL SPLIT LETTER

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? 5

Please list the additional parcels below (no more than four):

see attached Exhibit B for additional parcels

20  
FC

15  
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**2. SELLER'S NAME AND ADDRESS:**

RES-AZ HP160, LLC, a Florida limited liability company  
c/o Rialto Capital Management, LLC  
1725 West Greentree Drive, Suite 114  
Tempe, AZ 85284

**3. BUYER'S NAME AND ADDRESS:**

JEN Arizona 22 LLC  
c/o Terrawest Communities  
200045 North 19th Avenue  
Building 10, Suite 3  
Phoenix, AZ 85027

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

**4. ADDRESS OF PROPERTY:**

vacant land  
Peoria, AZ

**5. MAIL TAX BILL TO:**

same as #3

**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
  - i.  Other Use; Specify:
- Affixed  Not Affixed

**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
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence

See second page for definition of a "family member."

**8. If you checked e or f in Item 6 above, indicate the number of units:**

For Apartmentx, 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:

**10. SALE PRICE: \$16,000,000.00**

**11. DATE OF SALE (Numeric Digits):** \_\_\_11\_\_\_ / \_\_\_15\_\_\_  
Month / Year

**12. DOWN PAYMENT: \$16,000,000.00**

**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 second page for definition):**

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% 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% or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components:

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

THOMAS TITLE & ESCROW, LLC  
7150 E. Camelback Rd., Suite 195, Scottsdale, AZ 85251  
Phone (480) 222-1116

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

See Exhibit "A" attached hereto and made a part hereof

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.

*Leah Martin*  
 Signature of Seller/Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 30<sup>th</sup> day of Nov 2015  
 Notary Public *Leah Martin*  
 Notary Expiration Date 5/17/19

*Leah Martin*  
 Signature of Buyer/Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 30<sup>th</sup> day of Nov 2015  
 Notary Public *Leah Martin*  
 Notary Expiration Date 5/17/19



**EXHIBIT A**

The East half of the Northwest quarter and the West half of the Northeast quarter of Section 9, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except that portion of the East Half of the Northwest quarter as described in Dedication of Public Roadway recorded January 15, 2008 as 2008-036816 of Official Records.

Also except that portion of the West half of the Northeast quarter as described in Dedication of Public Roadway recorded October 15, 2008 as 2008-890938 of Official Records.

Also except that portion of the East Half of the Northwest quarter as described in Dedication of Public Roadway recorded October 15, 2008 as 2008-891008 of Official Records.

**EXHIBIT B**  
**Additional Tax parcels**

201-16-003K

201-16-004A

201-16-004B

201-16-006A

201-16-007J