

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 140 - 26 - 010 - A  
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:

Lakeview Estates Investors, LLC  
3600 American River Drive, Suite 215  
Sacramento, CA 95864

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

Mesa Village MHP LLC  
c/o Caddis Capital Investments, LLC  
8321 Sangre De Cristo Rd., Littleton, CO 80124

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

2701 E. Allred Avenue  
Mesa, AZ 85204

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

Mesa Village MHP LLC  
% Caddis Capital Investments LLC  
8321 S. Sangre de Cristo Rd. #300  
Littleton, CO 80127  
(b) Next tax payment due 10/01/16

## 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  
d. ☐ 2-4 Plex i. ☐ Other Use; Specify: \_\_\_\_\_  
e. ☐ Apartment Building

## 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 used as a vacation home or secondary residence.  
c. ☐ To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary residence" or "family member."

## 8. If you checked e or f in Item 6 above, indicate the number of units: 201 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.

See attached signature  
Signature of Seller / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

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## 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:

10. SALE PRICE: \$ 8,501,042 00

11. DATE OF SALE (Numeric Digits): 02/16  
Month / Year

12. DOWN PAYMENT \$ 300,000 00

## 13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☒ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
d. ☐ Seller Loan (Carryback) (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: 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):

Carma Weymouth/Stewart Title  
55 Madison Street, Ste. 400  
Denver, CO 80206 Phone: (303) 780-4015

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

Lots 8 & 9, Mesa Mobile Estates, according to Book 101 of Maps, Page 31, Maricopa County, Arizona

See attached signature  
Signature of Buyer / Agent

State of Colorado, County of Jefferson

Subscribed and sworn to before me on this 15<sup>th</sup> day of February, 20 16

Notary Public Stephanie L Scherpenseel

Notary Expiration Date 09/25/17

STEPHANIE L SCHERPENSEEL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 20134059539  
MY COMMISSION EXPIRES SEPTEMBER 25, 2017

SELLER'S SIGNATURE PAGE TO  
AFFIDAVIT OF PROPERTY VALUE  
(Mesa Village)

LAKEVIEW ESTATES INVESTORS, LLC,  
a Utah limited liability company

By: follettusa, Inc.  
a Delaware corporation  
its Manager

By:   
Name: Casey K. Kelly  
Title: Chief Financial Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)ss.

COUNTY OF Sacramento

Unofficial Document  
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On February 12, 2016, before me, C. Pierini,

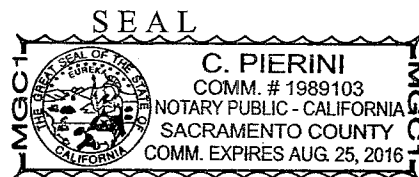
(insert name of the officer)

Notary Public, personally appeared CASEY K. KELLY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and they by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correction

WITNESS my hand and official seal

NOTARY'S SIGNATURE



BUYER'S SIGNATURE PAGE TO  
AFFIDAVIT OF PROPERTY VALUE  
(Mesa Village)

MESA VILLAGE MHP LLC,  
a Delaware limited liability company

By: CADDIS CAPITAL INVESTMENTS LLC,  
a Colorado limited liability company,  
its Manager

By: Terry Larrew  
Name: Terry Larrew  
Title: Manager

STATE OF COLORADO                     )  
  ) SS.  
COUNTY OF Jefferson                     )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2016, by Terry Larrew as Manager of Caddis Capital Investments LLC, a Colorado limited liability company as Manager of Mesa Village MHP LLC, a Delaware limited liability company.

Witness my hand and official seal.

Unofficial Document

My Commission Expires:

09/25/17

Stephanie L. Scherpenseel  
Notary Public

