

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 142 - 53 - 010 - C
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? 1

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

(1) 142-53-010-G (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Uncompahgre Valley, LLC
3600 American River Drive, Suite 215
Sacramento, CA 95864

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

El San Juan MHP LLC
c/o Caddis Capital Investments, LLC
8321 S. Sangre De Cristo Rd. Littleton, CO 80127

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

4. ADDRESS OF PROPERTY:

10810 N. 91st Street
Peoria, AZ 85345

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

El San Juan MHP LLC
c/o Caddis Capital Investments, LLC
8321 S. Sangre De Cristo Rd. 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
 Affixed Not Affixed
 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: 169

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 page.
 Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (10/2013)

FC
20
14
Yo

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: \$ 6,818,989 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
 (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:

\$ 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):

See attached Exhibit "A"

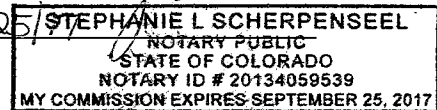
Stephanie L Scherpenseel
 Signature of Buyer / Agent

State of Colorado, County of Jefferson

Subscribed and sworn to before me on this 12th day of February, 20 16

Notary Public Stephanie L Scherpenseel


Notary Expiration Date 09/25/17



BUYER'S SIGNATURE PAGE TO
AFFIDAVIT OF PROPERTY VALUE
(El San Juan)

EL SAN JUAN MHP LLC,
a Delaware limited liability company

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

By: 
Name: Terry Larrew
Title: Manager


STATE OF COLORADO)
) SS.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 12th 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



Notary Public

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
(El San Juan)

UNCOMPAHGRE VALLEY LLC,
a Colorado 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

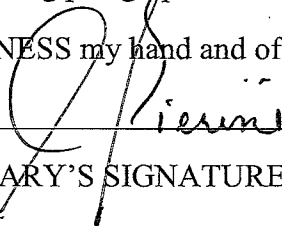
On February 15, 2016, before me, C. Pierini,

(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

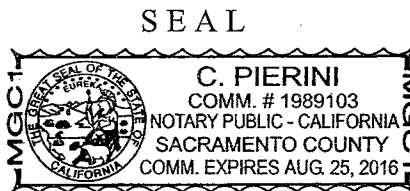


EXHIBIT "A"
Legal Description

The land referred to in this policy and described in the insured mortgage, is situated in Maricopa County, Arizona, and is identified as Follows:

The Southeast quarter of the Southeast quarter of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 660 feet; and

EXCEPT the East 40 feet; and

EXCEPT the North 14.30 feet more particularly described as follows:

COMMENCING at the Southeast quarter of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

THENCE North 00 degrees 28 minutes 29 seconds West, 1323.12 feet;

THENCE South 89 degrees 31 minutes 31 seconds West, 39.87 feet to the True Point of Beginning;

THENCE South 00 degrees 27 minutes 55 seconds East, 14.30 feet;

THENCE South 87 degrees 37 minutes 51 seconds West, 1299.76 feet;

THENCE North 00 degrees 16 minutes 41 seconds West, 14.30 feet;

THENCE North 87 degrees 37 minutes 51 seconds East, 1299.71 feet to the True Point of Beginning;

ALSO EXCEPT that portion taken by the State of Arizona in Final Order of Condemnation recorded September 26, 1988 at Document No. 8 8-550269 described as follows:

That portion of said Southeast quarter of the Southeast quarter (SE 1/4 SE 1/4) of Section 21 which lies Southwesterly of the following described line:

COMMENCING at the Southeast corner of said Section 21;

THENCE South 88 degrees 12 minutes 53 seconds West along the South line of said Section 21, a distance of 1006.75 feet;

THENCE North 1 degree 47 minutes 07 seconds West 65.00 feet to the Point of Beginning;

THENCE North 0 degrees 13 minutes 32 seconds West 595.22 feet;

THENCE South 88 degrees 12 minutes 53 seconds West 176.77 feet;

THENCE North 17 degrees 50 minutes 06 seconds West 522.18 feet;

THENCE North 0 degrees 09 minutes 31 seconds West 149.85 feet;

THENCE South 87 degrees 41 minutes 06 seconds West 23.38 feet;

THENCE North 11 degrees 16 minutes 07 seconds West 478.26 feet to the Point of Ending;

EXCEPT the North 14.30 feet; and

EXCEPT the South 660 feet.