

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 304-49-014L  
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? 6

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

- (1) SEE ATTACHED LIST (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

POCO RANCH ET AL  
1744 S. VAL VISTA DR. NO 201  
MESA, AZ 85204

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

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION  
9140 S. KYRENE ROAD NO 202  
TEMPE, AZ 85284

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

### 4. ADDRESS OF PROPERTY

RECKER ROAD SOUTH OF WILLIAMS FIELD  
Gilbert, AZ

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

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION  
9140 S. KYRENE ROAD NO 202  
TEMPE, AZ 85284

(b) Next tax payment due 10-16

### 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 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.

See Counterfeit 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 \_\_\_\_\_

20  
FC  
02  
sa

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: \$ 20,667,865.00

11. DATE OF SALE (Numeric Digits): 03 / 16  
Month / Year

12. DOWN PAYMENT \$ 20667865.00

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
b.  Barter or trade f.  Other financing; Specify: \_\_\_\_\_  
c.  Assumption of existing loan(s)  
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:

\$ NA 00 AND

briefly describe the Personal Property: NA

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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):  
FULTON HOMES CORPORATION, AN ARIZONA CORPORATION  
9140 S. KYRENE ROAD NO 202, TEMPE, AZ 85284

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

[Signature]  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30<sup>th</sup> day of March 2016

Notary Public Natalie Rodriguez

Notary Expiration Date 9-9-2018



**AFFIDAVIT OF PROPERTY VALUE**

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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: [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 29 day of March 2016  
Notary Public: [Signature]  
Notary Expiration Date: 9-14-2018

FOR RECORDER'S USE ONLY

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:

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- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

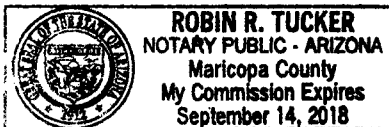
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9140 S. KYRENE ROAD NO 202, TEMPE, AZ 85284

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 3 day of March 2016  
Notary Public: [Signature]  
Notary Expiration Date: 6-4-18



GEORGIA G. TALBOT  
Notary Public - Arizona  
Maricopa County  
Expires 06/04/2018

**EXHIBIT "A"**  
**Legal Description**

A portion of the Northwest Quarter of Section 36, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap at the west quarter corner of said Section 36, from which a brass cap at the northwest corner of said Section 36 bears North 0 degrees 40 minutes 00 seconds West (an assumed bearing) at a distance of 2635.46 feet;

thence North 0 degrees 40 minutes 00 seconds West, along the west line of the Northwest Quarter of said Section 36, 605.68;

thence North 89 degrees 20 minutes 00 seconds East, 65.00 feet to a point on the east line of the west 65.00 feet of the Northwest Quarter of said Section 36, said point being the POINT OF BEGINNING;

thence North 0 degrees 40 minutes 00 seconds West, along said east line, 1369.64 feet to a point on the south line of the north 660.00 feet of the Northwest Quarter of said Section 36;

thence North 89 degrees 27 minutes 02 seconds East, along said south line, 2530.49 feet to a point on the westerly line of the proposed right of way of E. Somerton Boulevard;

thence South 0 degrees 47 minutes 48 seconds East, along said westerly line, 122.46 feet;

thence North 89 degrees 12 minutes 12 seconds East, along said westerly line, 5.50 feet;

thence South 0 degrees 47 minutes 48 seconds East, along said westerly line, 653.34 feet to the beginning of a curve, concave Northwest, having a radius of 1074.50 feet;

thence Southwesterly 2241.32 feet, along said westerly line and the arc of said curve, through a central angle of 119 degrees 30 minutes 51 seconds to a point of tangency;

thence North 61 degrees 16 minutes 56 seconds West, along the northerly line of the proposed right of way of E. Somerton Boulevard, 234.57 feet to a point on the north line of the E. Somerton Boulevard right of way as shown on the Final Plat of Legacy Charter School – Gilbert, Book 1153, Page 44, Official Records of Maricopa County, Arizona;

thence North 61 degrees 16 minutes 56 seconds West, along said north line, 224.91 feet to the beginning of a curve, concave Southwest, having a radius of 968.21 feet;

thence Northwesterly 496.55 feet, along said north line and the arc of said curve, through a central angle of 29 degrees 23 minutes 03 seconds to a point of tangency;

thence South 89 degrees 20 minutes 00 seconds West, along said north line, 60.60 feet to the POINT OF BEGINNING.

TAX PARCEL NUMBERS

304-49-014L NEW 304-49-014R  
304-49-014K  
304-49-013D NEW 304-49-013H  
304-49-014J  
304-49-013E NEW 304-49-013J  
304-49-011G NEW 304-49-011K  
304-49-012B NEW 304-49-012F