

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **163-21-003M**
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) 163-21-003N (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Grand Chapter of Arizona Order of Eastern Star
4602 North 24th Street
Phoenix, AZ 85016

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

Simpson Kaplan District at Biltmore, LLC
520 Post Oak Boulevard, Suite 370
Houston, TX 77027

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

4. ADDRESS OF PROPERTY:

4600 North 24th Street
Phoenix, AZ 85016

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

Simpson Kaplan District at Biltmore, LLC
520 Post Oak Boulevard, Suite 370
Houston, TX 77027

(b) Next tax payment due 10/15

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: 1 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]
Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 17 day of Sept 2015
Notary Public [Signature]
Notary Expiration Date 01/21/2017

DOR FORM 82162 (04/2015)



SUSAN E. BUSH
Notary Public - Arizona
Maricopa County
Expires 01/21/2017

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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: \$ 13,250,000.00

11. DATE OF SALE (Numeric Digits): 12 / 14
Month / Year

12. DOWN PAYMENT \$ 0.00

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):

Simpson Kaplan District at Biltmore, LLC
520 Post Oak Boulevard, Suite 370, Houston, TX 77027

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 17 day of Sept 2015
Notary Public [Signature]
Notary Expiration Date 08/01/2017



DEWAYNE C. HUFFMAN
Notary Public - Arizona
Maricopa County
Expires 08/01/2017

SFRM0135 (DSI Rev. 07/03/14)

EXHIBIT "A"
Legal Description

PARCEL 1:

A portion of the Southeast quarter of the Northeast quarter of Section 22, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, City of Phoenix, County of Maricopa, Arizona and described as follows:

BEGINNING at the East quarter corner of said Section 22;

THENCE North 2 degrees 05 minutes 00 seconds East along the East line of said Section 22, a distance of 660.45 feet;

THENCE North 88 degrees 30 minutes 24 seconds West 40.00 feet to TRUE POINT OF BEGINNING of the herein described property;

THENCE continuing North 88 degrees 30 minutes 24 seconds West, a distance of 585.00 feet to a point on the West line of the East 625.00 feet of the North half of the Southeast quarter of the Northeast quarter of said Section 22;

THENCE North 2 degrees 05 minutes 00 seconds East, along the West line of said East 625.00 feet, a distance of 326.00 feet;

THENCE South 88 degrees 30 minutes 24 seconds East along the North line of the South 326.00 feet of the North half of the Southeast quarter of the Northeast quarter of said Section 22 a distance of 585 feet to a point on the West right-of-way line of 24th Street, said point being 40.00 feet West of the East line of said Section 22;

THENCE South 02 degrees 05 minutes 00 seconds West, along a line parallel to and 40.00 feet West of the East line of said Section 22, a distance of 211.00 feet;

THENCE North 88 degrees 30 minutes 24 seconds West, 227.12 feet;

THENCE North 02 degrees 05 minutes 00 seconds East 16.57 feet;

THENCE North 87 degrees 50 minutes 24 seconds West, 46.03 feet;

THENCE South 02 degrees 05 minutes 00 seconds West a distance of 114.05 feet;

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THENCE South 88 degrees 30 minutes 24 seconds East 273.28 feet to a point on the West right-of-way line of 24th Street, said point being 40 feet West of the East line of said Section 22;

THENCE South 02 degrees 05 minutes 00 seconds West along a line parallel to and 40.00 feet West of the East line of said Section 22, a distance of 18.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

The East 625 feet of the South 326 feet of the North half of the Southeast quarter of the Northeast quarter of Section 22, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 40 feet thereof; and

EXCEPT that portion lying within the following described property:

A portion of the Southeast quarter of the Northeast quarter of Section 22, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, City of Phoenix, County of Maricopa, Arizona and described as follows:

BEGINNING at the East quarter corner of said Section 22;

Legal Description
 DOR FORM 82162 (04/2014)

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EXHIBIT "A"
(Continued)

THENCE North 2 degrees 05 minutes 00 seconds East along the East line of said Section 22, a distance of 660.45 feet;

THENCE North 88 degrees 30 minutes 24 seconds West 40.00 feet to TRUE POINT OF BEGINNING of the herein described property;

THENCE continuing North 88 degrees 30 minutes 24 seconds West, a distance of 585.00 feet to a point on the West line of the East 625.00 feet of the North half of the Southeast quarter of the Northeast quarter of said Section 22;

THENCE North 2 degrees 05 minutes 00 seconds East, along the West line of said East 625.00 feet, a distance of 326.00 feet;

THENCE South 88 degrees 30 minutes 24 seconds East along the North line of the South 326.00 feet of the North half of the Southeast quarter of the Northeast quarter of said Section 22 a distance of 585 feet to a point on the West right-of-way line of 24th Street, said point being 40.00 feet West of the East line of said Section 22;

THENCE South 02 degrees 05 minutes 00 seconds West, along a line parallel to and 40.00 feet West of the East line of said Section 22, a distance of 211.00 feet;

THENCE North 88 degrees 30 minutes 24 seconds West, 227.12 feet;

THENCE North 02 degrees 05 minutes 00 seconds East 16.57 feet;

THENCE North 87 degrees 50 minutes 24 seconds West, 46.03 feet;

THENCE South 02 degrees 05 minutes 00 seconds West a distance of 114.05 feet;

THENCE South 88 degrees 30 minutes 24 seconds East 273.28 feet to a point on the West right-of-way line of 24th Street, said point being 40 feet West of the East line of said Section 22;

THENCE South 02 degrees 05 minutes 00 seconds West along a line parallel to and 40.00 feet West of the East line of said Section 22, a distance of 18.00 feet to the TRUE POINT OF BEGINNING.

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