

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 163-01-020B
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:

Kachina Village, L.L.C., an Arizona limited liability company
c/o James E. Rogers, 5134 N. 41st Place
Phoenix, AZ 85018

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

KV Partners, LLC, an Arizona limited liability company or its assigns
c/o The Silk & Stewart Development Group
5812 Darlington Road
Pittsburgh, PA 15217

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

4. ADDRESS OF PROPERTY:

3108 - 3192 East Indian School Road
Phoenix, AZ 85018

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

KV Partners, LLC, an Arizona limited liability company or its assigns
c/o The Silk & Stewart Development Group
5812 Darlington Road
Pittsburgh, PA 15217

(b) Next tax payment due October 1, 2015

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: _____

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 _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 10th day of September 2015
Notary Public _____
Notary Expiration Date 3/31/2017



Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 16 day of September 2015
Notary Public Jane E. Hoppe
Notary Expiration Date 07-20-18



JANE E. HOPPE
Notary Public - Arizona
Maricopa County
Expires 07/20/2018

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: \$ 8,200,000.00

11. DATE OF SALE (Numeric Digits): 06 / 15
Month / Year

12. DOWN PAYMENT \$ 2,900,000.00

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 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):

KV Partners, LLC, an Arizona limited liability company or its assigns
c/o The Silk & Stewart Development Group 5812 Darlington
5812 Darlington Road, Pittsburgh, PA 15217

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Tract "A", MANHASSET SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 49 of Maps, page 34;

EXCEPT the South 167.00 feet of the East 160.00 feet; and

EXCEPT that portion conveyed to the City of Phoenix in Special Warranty Deed, recorded August 17, 2009 in Recording No. 20090761116, described as follows:

That part of Tract "A", MANHASSET SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 49 of Maps, page 34, located within the South half of the Southeast quarter of the Southeast quarter of Section 23, Township 2 North, Range 3 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 23;

thence Westerly along the South line of said South half of the Southeast quarter of the Southeast quarter, a distance of 200.00 feet to an orthogonal line herein designated as Line "A";

thence continuing Westerly along said South line, a distance of 25.00 feet to an orthogonal line herein designated as Line "B";

thence continuing Westerly along said South line, a distance of 10.39 feet to an orthogonal line herein designated as Line "C";

thence Northerly along said Line "C" to the North line of the South 40.00 feet of said South half of the Southeast quarter of the Southeast quarter, being also the POINT OF BEGINNING;

thence Northeasterly to the intersection of said Line "B" with the North line of the South 55.77 feet of said South half of the Southeast quarter of the Southeast quarter;

thence Easterly along last said North line to its intersection with said Line "A";

thence Southerly along last said Line "A" to the North line of the South 40.00 feet of said South half of the Southeast quarter of the Southeast quarter;

thence Westerly along last said North line to the POINT OF BEGINNING.

PARCEL NO. 2:

The beneficial easement(s) appurtenant to Parcel No. 1 contained in that certain Access Easement Agreement recorded September 26, 2008 as 2008-0834537.