

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 103-30-293-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:**

RS I-10 West LLC., an Arizona limited liability company and BRS Properties, L.L.C., an Arizona limited liability company  
2089 East Fort Union Blvd  
Salt Lake City, UT 84121

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

Cromwell Hotels, LLC, an Arizona limited liability company  
17 Crecent Hill Drive South  
Brampton, ON L6S 2P4 Canada

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

**4. ADDRESS OF PROPERTY:**

5152 W. Latham Street  
Phoenix, AZ 85043

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

Cromwell Hotels, LLC, an Arizona limited liability company  
17 Crecent Hill Drive South  
Brampton, ON L6S 2P4 Canada

(b) Next tax payment due 10/2016

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | f. <input type="checkbox"/> Commercial or Industrial Use   |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural   |
| c. <input type="checkbox"/> Condo or Townhouse      | h. <input type="checkbox"/> Mobile or Manufactured Home<br><input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                | i. <input checked="" type="checkbox"/> Other Use; Specify:<br><u>Hotel</u>   |
| e. <input type="checkbox"/> 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.

Signature of Seller / Agent \_\_\_\_\_

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

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

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

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

See Attached  
 Jurat with correct  
 Verbiage for California

F  
 39  
 sa.

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- |  |   |
|--|---|
| a. <input type="checkbox"/> Warranty Deed                    | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed               | f. <input type="checkbox"/> Other: _____          |

**10. SALE PRICE:** \$ 6,300,000.00

**11. DATE OF SALE (Numeric Digits):** 12/2015  
 Month / Year

**12. DOWN PAYMENT** \$ 500,000.00

**13. METHOD OF FINANCING:**

- |  |   |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input checked="" type="checkbox"/> New loan(s) from financial institution:<br>(1) <input checked="" type="checkbox"/> Conventional<br>(2) <input type="checkbox"/> VA<br>(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade                | f. <input type="checkbox"/> Other financing; Specify: _____   |
| c. <input type="checkbox"/> Assumption of existing loan(s) |   |
| d. <input type="checkbox"/> 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:

\$ \_\_\_\_\_ 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):**

Cromwell Hotels, LLC, an Arizona limited liability company  
 Buyer and Seller herein \_\_\_\_\_

Phone: \_\_\_\_\_

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

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

Signature of Buyer / Agent \_\_\_\_\_

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 29 day of Dec 2015

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

Notary Expiration Date 5/1/2017



**TRACI J. GREENHOW**  
 Notary Public, Arizona  
 Maricopa County  
 SRM0135 (DS1 Rev. 05/17/2014)  
 Expires 05/01/2017

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, & not the truthfulness, accuracy or validity of that document.

# JURAT

The State of **California**

County of **San Diego**

Subscribed and sworn to (or affirmed) before me on this

24<sup>th</sup> day of December, 2015,

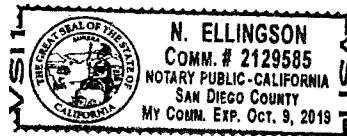
by Brian R. Saltzman

Unofficial Document

\_\_\_\_\_ proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

*N. Ellingson*  
Notary Public's Signature  
N. Ellingson, Notary Public



\_\_\_\_\_  
Print Notary Public's Name

My commission expires: 10-09-2019

Affidavit of Property Value

\_\_\_\_\_  
Document Title

Escrow No. 39003052-039-PG  
Affidavit of Property Value...Continued

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

Parcel No. 1:

Lot 5, I-10 INDUSTRIAL PARK WEST, UNIT 1, according to Book 222 of Maps, page 29, records of Maricopa County, Arizona;

EXCEPT the East 120.00 feet, thereof.

Parcel No. 2:

That part of Tract A, 1-10 INDUSTRIAL PARK WEST, UNIT 1, according to Book 222 of Maps, page 29, records of Maricopa County, Arizona, described as follows;

BEGINNING at the Southwest corner of said Tract A;

Thence North 00 degrees 50 minutes 21 seconds East along the West line of said Tract A, 88.34 feet to a point on the South line of Interstate-10, as same is set forth in Final Order of Condemnation recorded in Docket 16240, page 766, records of Maricopa County, Arizona;

Thence South 85 degrees 11 minutes 48 seconds East, along said South line, 270.65 feet to a point on the Northerly prolongation of the West line of the East 120.00 feet of Lot 5, of said 1-10 Industrial Park West, Unit 1;

Thence South 00 degrees 50 minutes 21 seconds West, along said Northerly prolongation, 69.63 feet to a point on the North line of said Lot 5;

Thence North 89 degrees 09 minutes 39 seconds West, along said North line, 270.00 feet to the POINT OF BEGINNING.

Unofficial Document