

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132-03-005C
 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? 3

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

(1) 132-03-004Q (2) 132-03-007E
 (3) 132-03-004J (4) _____

2. SELLER'S NAME AND ADDRESS:

Manchester Alliance Group, LLC, an Ohio limited liability company

123 E. Baseline Rd, D205
Tempe, AZ 85283

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

Tempe 202 Hotel, LLC, an Arizona limited liability company

3037 E. Van Buren Street
Phoenix, AZ 85008

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

4. ADDRESS OF PROPERTY:

808 N. Scottsdale Road
Tempe, AZ 85281

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

Tempe 202 Hotel, LLC, an Arizona limited liability company

3037 E. Van Buren Street
Phoenix, AZ 85008

(b) Next tax payment due 1st 1/2 2016 taxes

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 definitions 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: 80
 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.

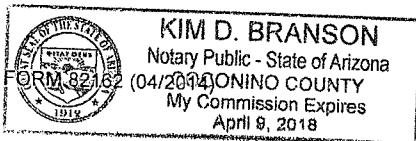
Signature of Seller/Agent _____

State of Arizona, County of Cocoon

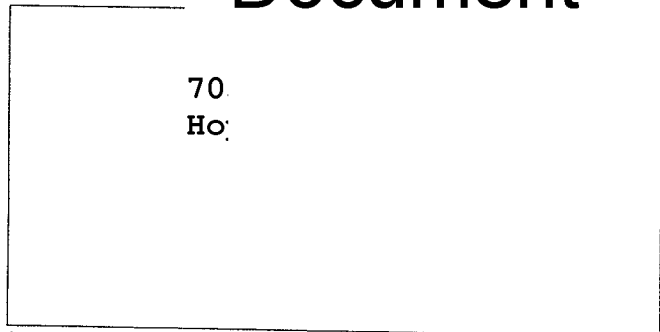
Subscribed and sworn to before me on this 24th day of Dec, 2015

Notary Public _____

Notary Expiration Date 11/6/2018



DOR FORM 92162



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: \$ 5,700,000.00

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

12. DOWN PAYMENT \$ 1,850,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 b. Barter or trade
 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:

\$ 00 AND

briefly describe the Personal Property: _____

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

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):

Pioneer Title Agency, Inc.

112 N. Elden St., Flagstaff, AZ 86001

Phone: (928) 779-0371

18. LEGAL DESCRIPTION (attach copy if necessary):

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

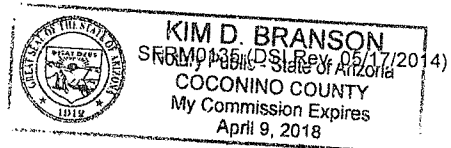
Signature of Buyer/Agent _____

State of Arizona, County of Cocoon

Subscribed and sworn to before me on this 24th day of Dec, 2015

Notary Public _____

Notary Expiration Date 11/6/2018



SFRM 92162 (DSL Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

THE NORTH 28 FEET OF THE SOUTH 623 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE NORTH 623 FEET;

THENCE WEST 40 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST 15 FEET;

THENCE SOUTH 28 FEET;

THENCE EAST 15 FEET;

THENCE NORTH 28 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

Unofficial Document

THE NORTH 230 FEET OF THE SOUTH 595 FEET OF THE SOUTH 623 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 5 FEET OF THE EAST 55 FEET OF SAID NORTH 230 FEET AS CONVEYED TO THE CITY OF TEMPE IN INSTRUMENT NO. 98-423155, OF OFFICIAL RECORDS.

PARCEL NO. 3:

THE NORTH 65 FEET OF THE EAST 94 FEET OF THE SOUTH 595 FEET OF THE WEST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.