

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-85-200
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? None

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Focus Hospitality Inc.
3725 N. Kasper Ave.
Flagstaff, AZ 86004

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

Dhillon Properties & Investments LLC
9950 Koa Lane
Elk Grove, CA 95624

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

4. ADDRESS OF PROPERTY:

7400 W. Boston St.
Chandler, AZ 85226

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

Dhillon Properties & Investments LLC
9950 Koa Lane
Elk Grove, CA 95624

(b) Next tax payment due October 2016

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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 129 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

Fr 20
15
sa

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: \$ 7,700,000.00

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

12. DOWN PAYMENT \$ 2,100,000.00

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):

Focus Hospitality Inc.
3725 N. Kasper Ave. Flagstaff, AZ 86004

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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.

Nicole Steen
Signature of Seller/ Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 2 day of Jan 2016

Notary Public Debra K. Nation

Notary Expiration Date 7-1-16

Nicole Steen
Signature of Buyer (Agent)

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 2 day of Jan 2016

Notary Public Debra K. Nation

Notary Expiration Date 7-1-16

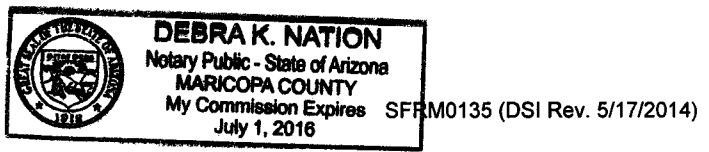
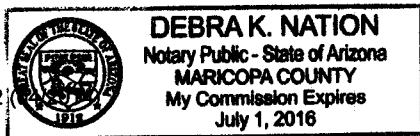


Exhibit A

Lot 2A, REPLAT OF LOTS 1 AND 2 OF THE REAMENDED PLAT FOR LOTS 8A, 8B, 9, 10 AND 11 OF PARK 10 BUSINESS CENTER, according to Book 466 of Maps, page 39, records of Maricopa County, Arizona.