

Unofficial Document

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Yo.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **301-41-149B**
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:

Silver Queen Motel 1 LLC
1660 W. Elliot Rd.
Tempe, AZ 85284

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

Tempe Hotel Group LLC
14602 N. Tatum Blvd
Phoenix, AZ 85032

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

4. ADDRESS OF PROPERTY:

Elliott Hotel - 1660 W. Elliott
Tempe, AZ 85284

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

Tempe Hotel Group LLC
See #3 above

(b) Next tax payment due 10/16

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.

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: \$ 5,500,000.00

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

12. DOWN PAYMENT \$ 1,550,000.00

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: _____

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):

Tempe Hotel Group LLC
See #3 above

Phone: _____

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.

Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 15 day of January 2016

Notary Public [Signature]

Notary Expiration Date 1-31-16

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____



JOEL MONTEMAYOR
Notary Public - Arizona
Maricopa County
Expires 01/31/2016

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FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
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See #3 above
Phone: _____

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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.

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

[Signature]
Signature of Buyer / Agent _____
State of az, County of Maricopa
Subscribed and sworn to before me on this 19 day of January 2016
Notary Public *[Signature]*
Notary Expiration Date 1-31-16



JOEL MONTEMAYOR
Notary Public -- Arizona
Maricopa County
Expires 01/31/2016

EXHIBIT "A"
Legal Description

That part of Lots 15 and 16, ELLIOTT/I-IO COMMERCE CENTER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 223 of Maps, page 36, described as follows:

Commencing at the Southeast corner of said Lot 16;

Thence South 89 degrees 19 minutes 32 seconds West, along the South line of said Lot 16, a distance of 117.03 feet to the Point of Beginning;

Thence continuing South 89 degrees 19 minutes 32 seconds West, 175.00 feet;

Thence North 45 degrees 40 minutes 28 seconds West, 28.28 feet;

Thence North 00 degrees 40 minutes 28 seconds West, 150.00 feet to a point on a curve concave to the Southwest, having a central angle of 28 degrees 36 minutes 14 seconds, and a radius of 530.00 feet which bears South 89 degrees 19 minutes 36 seconds West;

Thence Northwesterly along the arc of said curve, 264.59 feet;

Thence North 29 degrees 16 minutes 42 seconds West, 28.56 feet;

Thence North 60 degrees 43 minutes 18 seconds East, 200.85 feet;

Thence North 89 degrees 19 minutes 32 seconds East, 97.02 feet;

Thence South 00 degrees 40 minutes 28 seconds East, 544.97 feet to the Point of Beginning;

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EXCEPT that portion of said Lot 16, described as follows;

Commencing at the Southeast corner of said Lot 16;

Thence South 89 degrees 19 minutes 32 seconds West, along the South line of said Lot 16, a distance of 117.03 feet to the Point of Beginning;

Thence continuing South 89 degrees 19 minutes 32 seconds West, 175.00 feet;

Thence North 45 degrees 40 minutes 28 seconds West, 28.28 feet;

Thence North 00 degrees 40 minutes 28 seconds West 10.00 feet;

Thence South 45 degrees 40 minutes 28 seconds East, 28.28 feet;

Thence North 89 degrees 19 minutes 32 seconds East, 175.00 feet;

Thence South 00 degrees 40 minutes 28 seconds East 10.00 feet to the Point of Beginning.