

Unofficial Document

FOR 20

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 173 - 32 - 077 - SPLIT
BOOK MAP PARCEL

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) N/A (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

KHP SCOTTSDALE HOTEL, LLC
101 California St, #980
San Francisco CA 94111

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

4925 NORTH SCOTTSDALE ROAD, LLC
3101 North Central Ave.
Phoenix, AZ 85012

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4925 N Scottsdale Road, Scottsdale, Arizona 85251

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

Grossman Company Properties, Inc.
3101 North Central Ave.
Phoenix, AZ 85012

(b) Next tax payment due October 1, 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: _____ 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: \$ 62,500,000.00

11. DATE OF SALE (Numeric Digits): 12 / 15
Month / Year

12. DOWN PAYMENT \$ 7,500,000.00

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:
\$ \$1,000,000.00 to \$7,000,000.00 AND

briefly describe the Personal Property: FF & E

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:
N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

BUYER AND SELLER AS SHOWN ABOVE

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

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: [Signature]

Signature of Buyer / Agent: [Signature]

State of ARIZONA, County of MARICOPA

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 5TH day of Feb 2016

Subscribed and sworn to before me on this 5TH day of Feb 2016

Notary Public: [Signature]

Notary Public: [Signature]

Notary Expiration Date: 7/6/18

Notary Expiration Date: 7/6/18

DOR FORM 82162 (4/2014)

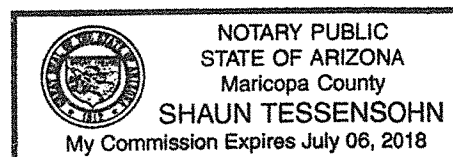
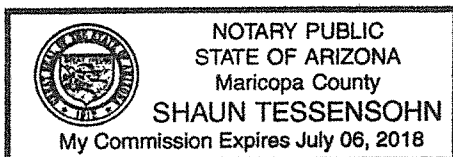


Exhibit A

TRACT "A", PARADISE VILLAGE, A SUBDIVISION RECORDED IN BOOK 78 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION, THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 20 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF FOURTEEN AND 15/100 FEET, MORE OR LESS;

THENCE EAST TO A POINT 400 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT A; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT A TO THE POINT OF BEGINNING.