

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, according to the Survey of Record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 13 of Surveys, Page 120 Book 13 of Surveys, Page 120 and Amendment recorded as Book 21 of Surveys, Page 95, being that portion of the Southeast quarter of the Southeast quarter of Section 2, Township 5 South, Range 9 East, of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at a found 1/2 inch iron bar and cap, stamped "L.S. 16202", marking the intersection of the Northwest line of Arizona State Highway 287, with the West line of said Southeast quarter of the Southeast quarter of Section 2;

thence along said Northwest line, North 71 degrees 42 minutes 24 seconds East, 214.17 feet to a found 1/2 inch iron bar and cap, stamped "L.S. 16202";

thence North 00 degrees 00 minutes 04 seconds West, 289.24 feet to a found 1/2 inch iron bar and cap, stamped "L.S. 16202", marking the TRUE POINT OF BEGINNING;

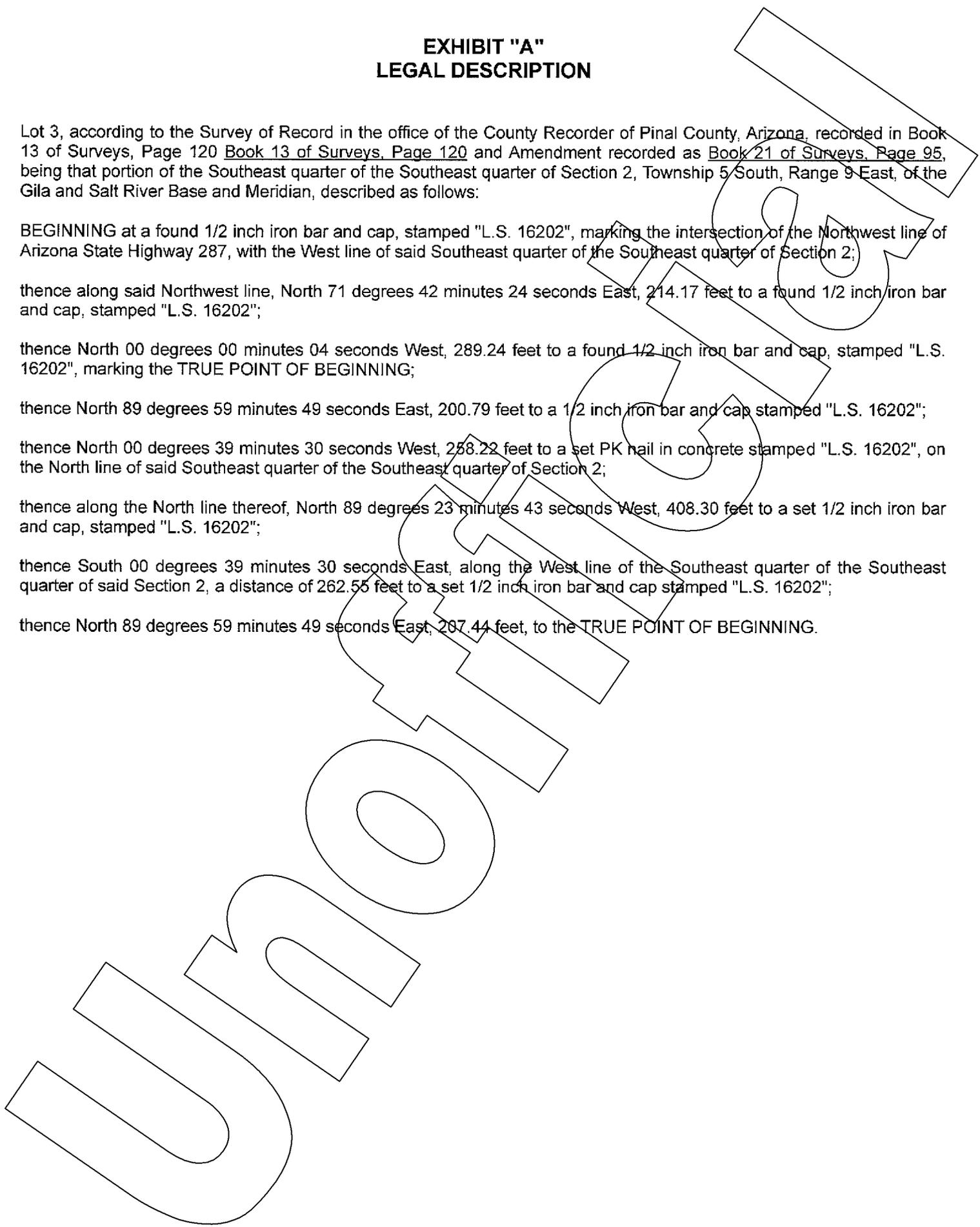
thence North 89 degrees 59 minutes 49 seconds East, 200.79 feet to a 1/2 inch iron bar and cap stamped "L.S. 16202";

thence North 00 degrees 39 minutes 30 seconds West, 258.22 feet to a set PK nail in concrete stamped "L.S. 16202", on the North line of said Southeast quarter of the Southeast quarter of Section 2;

thence along the North line thereof, North 89 degrees 23 minutes 43 seconds West, 408.30 feet to a set 1/2 inch iron bar and cap, stamped "L.S. 16202";

thence South 00 degrees 39 minutes 30 seconds East, along the West line of the Southeast quarter of the Southeast quarter of said Section 2, a distance of 262.55 feet to a set 1/2 inch iron bar and cap stamped "L.S. 16202";

thence North 89 degrees 59 minutes 49 seconds East, 207.44 feet, to the TRUE POINT OF BEGINNING.



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 202-06-001N
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? _____

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

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

2. SELLER'S NAME AND ADDRESS:

Pinal Hotel AZ 1, LLC, an Arizona limited liability company
4545 N. 36th Street, Suite 214
Phoenix, AZ 85018

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

GTI Florence, LLC, an Arizona limited liability company
8213 White Oak Avenue
Rancho Cucamonga, CA 91730

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

4. ADDRESS OF PROPERTY:

240 West Highway 87
Florence, AZ 85132

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

GTI Florence, LLC, an Arizona limited liability company
8213 White Oak Avenue
Rancho Cucamonga, CA 91730

(b) Next tax payment due _____

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:

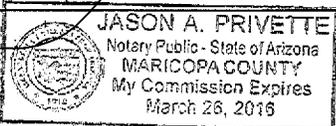
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a primary residence, secondary residence and "family member."

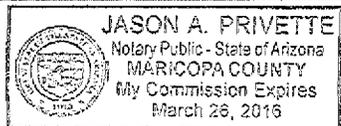
8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks,

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 MARICOPA
Subscribed and sworn to before me on this 16 day of MARCH 2016
Notary Public _____
Notary Expiration Date _____



Signature of Buyer / Agent _____
State of ARIZONA County of MARICOPA
Subscribed and sworn to before me on this 16 day of MARCH 2016
Notary Public _____
Notary Expiration Date _____



PINAL COUNTY
DATE/TIME: 03/18/2016 0950
FEE NUMBER: 2016-016032

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: \$ \$5,850,000.00

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

12. DOWN PAYMENT \$ 2,340,000.00

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 partial interest: _____

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 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):
Stewart Title
2930 East Camelback Rd. Suite 210, Phoenix, AZ 85016
(602) 462-8000

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

EXHIBIT "A"
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