



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 07/14/2021 1225  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2021-088052

Recording Requested by:  
First American Title Insurance Company National  
Commercial Services  
When recorded mail to:  
CG Hotels, LLC  
6630 E. Baseline Rd. Suite 101  
Mesa, AZ 85206

## SPECIAL WARRANTY DEED

File No. NCS-1020595-PHX1 (DN)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Promenade CG Retail, LLC, a Colorado limited liability company and Promenade CG Holdings, LLC, a Colorado limited liability company,** the GRANTOR does hereby convey to

**CG Hotels, LLC, an Arizona limited liability company,** the GRANTEE

the following described real property situated in PINAL County, Arizona:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: July 12, 2021

(SIGNATURE PAGE ATTACHED)

File No.: NCS-1020595-PHX1  
(DN)  
A.P.N.:

Warranty Deed - continued

Promenade CG Retail, LLC, a Colorado limited liability company

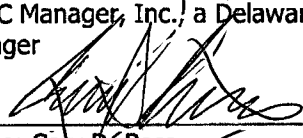
Promenade CG Holdings, LLC, a Colorado limited liability company

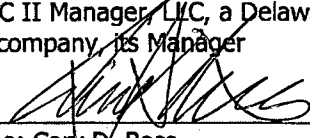
By: Linden Commons Retail, LLC, a Colorado limited liability company, its Sole Member

By: Conifer Retail, LLC, a Colorado limited liability company, its Sole Member

By: LARC Manager, Inc., a Delaware corporation, its Manager

By: LARC II Manager, LLC, a Delaware limited liability company, its Manager

By:   
Name: Cory D. Boss  
Title: Vice President

By:   
Name: Cory D. Boss  
Title: Vice President

OFFICIALS

File No.: NCS-1020595-PHX1  
(DN)  
A.P.N.:

Warranty Deed - continued

STATE OF NEW JERSEY )  
County of Morris )ss.

On July 12, 2021, before me, the undersigned Notary Public, personally appeared Cory D. Boss, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: April 17, 2024

Stephanie A. DeNapoli  
Notary Public

**Stephanie A. DeNapoli**  
**Notary Public of New Jersey**  
**I.D. #2384274**  
**Commission Expires: 04/17/ 2024**

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File No.: NCS-1020595-PHX1  
(DN)  
A.P.N.:

Warranty Deed - continued

**EXHIBIT "A"**

LOT 14, OF THE PROMENADE AT CASA GRANDE, ACCORDING TO THE PLAT OF RECORD IN  
CABINET H, SLIDE 95, RECORDS OF PINAL COUNTY, ARIZONA.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 505-24-0240  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Promenade CG Retail, LLC and Promenade CG Holdings, LLC  
c/o Lamar Companies 695 Route 46, Suite 210  
Fairfield, NJ 07004

3. (a) BUYER'S NAME AND ADDRESS:  
CG Hotels, LLC  
6630 E. Baseline Rd. Suite 101  
Mesa, AZ 85206  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:  
986 N. Promenade Parkway, Lot 14, Community Center  
Casa Grande, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
CG Hotels, LLC  
6630 E. Baseline Rd. Suite 101  
Mesa, AZ 85206  
 (b) Next tax payment due 10/01/2021

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 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 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: 1  
 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.

See attached signature and notary page  
 Signature of Seller / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 21  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-088052  
 RECORD DATE 07/14/2021

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: \$600,000.00 00

11. DATE OF SALE (Numeric Digits): 10/20  
 Month/Year

12. DOWN PAYMENT \$600,000.00 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from  
     Financial Institution:  
 b.  Barter or trade (1)  Conventional  
     (2)  VA  
 c.  Assumption of existing loan(s) (3)  FHA  
 f.  Other financing; Specify:  
 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:  
\$ 0 00 AND  
 briefly describe the Personal Property: N/A

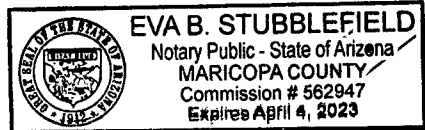
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):  
First American Title Insurance Company National Commercial  
Services - (NCS 1020595)  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
 Phone (602)567-8100

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

Signature of Buyer / Agent [Signature]  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 14 day of July 20 21  
 Notary Public [Signature]  
 Notary Expiration Date 4-4-23



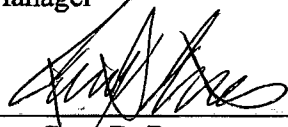
Signature page to Affidavit of Property Value

**SELLER:**

**PROMENADE CG RETAIL, LLC,**  
a Colorado limited liability company

By: Linden Commons Retail, LLC,  
a Colorado limited liability company,  
its sole Member

By: LARC Manager, Inc.,  
a Delaware corporation,  
its Manager


By:   
Name: Cory D. Boss  
Title: Vice President

**And (as Tenants in Common)**

**PROMENADE CG HOLDINGS, LLC,**  
a Colorado limited liability company

By: Conifer Retail, LLC,  
a Colorado limited liability company,  
its sole Member

By: LARC II Manager, LLC,  
a Delaware limited liability company,  
its Manager

By:   
Name: Cory D. Boss  
Title: Vice President

STATE OF NEW JERSEY )  
County of Morris )ss.  
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WITNESS my hand and official seal.

My Commission Expires: 4/17/24 Notary Public

**Stephanie A. DeNapoli**  
Notary Public of New Jersey  
I.D. #2384274 |  
Commission Expires: 04/17/ 2024

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**EXHIBIT "A"**

PARCEL NO. 1:

LOT 14, OF THE PROMENADE AT CASA GRANDE, ACCORDING TO THE PLAT OF RECORD IN CABINET H, SLIDE 95, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES AND OTHER PURPOSES BY OR PURSUANT TO THAT CERTAIN "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED MARCH 5, 2007, IN FEE NO. 2007-027892 OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

10/13/2007