

State of Tennessee



Department of State
Corporate Filings
312 Eighth Avenue North
6th Floor, William R. Snodgrass Tower
Nashville, TN 37243

ARTICLES OF ORGANIZATION
(LIMITED LIABILITY COMPANY)

(For use on or after 7/1/2006)

For Office Use Only

The Articles of Organization presented herein are adopted in accordance with the provisions of the Tennessee Revised Limited Liability Company Act.

1. The name of the Limited Liability Company is: Neela Hospitality, LLC

(NOTE: Pursuant to the provisions of TCA §48-249-106, each limited Liability Company name must contain the words "Limited Liability Company" or the abbreviation "LLC" or "L.L.C.")

2. The name and complete address of the Limited Liability Company's initial registered agent and office located in the state of Tennessee is:

Jitendra Desai
(Name)
3685 American Way Memphis TN 38118
(Street address) (City) (State/Zip Code)
Shelby
(County)

3. The Limited Liability Company will be: (NOTE: PLEASE MARK APPLICABLE BOX)

Member Managed Manager Managed Director Managed

4. Number of Members at the date of filing, if more than six (6): _____

5. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date and time is: (Not to exceed 90 days)

Date: _____, _____ Time: _____

6. The complete address of the Limited Liability Company's principal executive office is:

3685 American Way Memphis TN, Shelby County 38118
(Street Address) (City) (State/County/Zip Code)

7. Period of Duration if not perpetual: 30 years

8. Other Provisions:

9. THIS COMPANY IS A NONPROFIT LIMITED LIABILITY COMPANY (Check if applicable)

May 13, 2008
Signature Date

Signature

Organizer
Signer's Capacity (if other than individual capacity)

Jitendra Desai
Name (printed or typed)

ATTACHMENT TO
APPLICATION FOR WAIVER OF THE SPECIAL USE PERMIT

1. The names and addresses of all natural persons having an ownership interest in the business are:

JITENDRA. D. DESAI.

3419, AMERICANWAY
MEMPHIS, 38118, TN.

BHARAT PATEL
435 50. Franklin St.
Watkins Glen, NY. 14891

2. Neither the applicant nor any officer, director, partner, managing agent or manager has been employed in a sexually oriented business in a managerial capacity within the preceding twelve (12) months.

3. Neither the applicant nor any officer, director, managing agent or manager has been convicted of a crime involving:

- a. prostitution
- b. promoting prostitution
- c. obscenity laws
- d. the sale, loan distribution, or exhibition to one or more minors of material which is harmful to minors
- e. use of minors for obscene purposes
- f. promotion of performances including sexual conduct by minors.
- g. indecent exposure
- h. statutory rape
- i. rape, aggravated rape, sexual battery or aggravated sexual battery
- j. incest
- k. criminal attempt, conspiracy or solicitation to commit any of the foregoing offenses

4. The NEELA HOSPITALITY LLC, Memphis, Tennessee, will not offer accommodations to the public for consideration and provide patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or any other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" as defined in Ordinance 4013 and will not display signs visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions. This definition shall not include "R-rated" films so defined by the Motion Picture Association.

5. The NEELA HOSPITALITY LLC Memphis, Tennessee, will not offer a sleeping room for rent more than two (2) times in a period of 10 hours.

6. The NEELA HOSPITALITY LLC. Memphis, Tennessee, will not allow a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than 10 hours.

7. The NEELA HOSPITALITY LLC. Memphis, Tennessee, will not offer or allow a discount or refund which is less than half the normal daily rate.

8. The name of the commercial lender financing the acquisition, construction and/or renovation of the motel is:

FIRST CITIZEN NATIONAL BANK

DYERSBERG, TN.

OWNER/APPLICANT CERTIFICATION AND SIGNATURE

I(We) JITEN DRA DYSOL, certify that the above information required in Items 1 through 10 as attached are true and complete to the best of my knowledge. I(We) agree to comply with the provisions of Ordinance 4013 and if the waiver is approved, agree in writing to a recordable form to be bound by the provisions of Ordinance 4013.

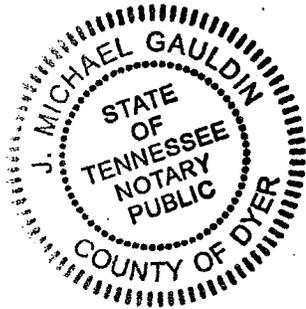
x Shreeves SEC.
Sign and Provide Appropriate Title
such as Owner or Authorized Agent

05/13/08
Date

SWORN to and SUBSCRIBED before me this 13th day of MAY, 2008, 1996.

[Signature]
Notary Public (Sign and Affix Seal)
MY COMMISSION EXPIRES: 8-22-10

DOC 6530U
OPD



IN THE GENERAL SESSIONS COURT OF SHELBY COUNTY, TENNESSEE
THIRTIETH JUDICIAL DISTRICT AT MEMPHIS
DIVISION XIV

STATE OF TENNESSEE, ex rel.
WILLIAM L. GIBBONS
DISTRICT ATTORNEY GENERAL
Petitioner,

vs.

No. 08702197

The Royal Inn & Suites, et al.
Respondents.

ORDER MODIFYING ORDER OF ABATEMENT

This cause came on to be heard pursuant to the Order of Abatement previously entered in this cause in which the court required after closing the above business, that the Respondents submit a plan to prevent further nuisances prior to reopening; and,

The court having found that the Respondents have submitted such a plan in their Petition herein filed and which the court approves with the following requirements, as follows:

- (1) That all motel guest sign the desk register upon registering for a motel room;
- (2) That Respondents lock and secure vacant rooms and laundry rooms;
- (3) That loitering in any common areas of the premises, including hallways, alleyways, carports, driveways, entrances and exits, laundry rooms and the roof be prohibited;
- (4) That anyone known to be engaged in criminal activity of any kind be prohibited from residing at the motel and where necessary, evict or remove all guests and visitors involved in criminal activity or contributing to the nuisances;

- (5) Respondents maintain high intensity lighting throughout the interior and exterior of buildings.
- (6) Respondents must post and maintain in visible and conspicuous locations signs indicating "NO TRESPASSING", "NO DRUGS", "NO DRUG DEALER", "NO LOITERING", "NO ILLEGAL WEAPONS".
- (7) Respondents shall cooperate with police in identifying motel guests who are on probation, or parole, and, when warranted under the law, provide officers with access to these guests' motel rooms;
- (8) Respondents shall obtain proper photographic identification from guests and have motel employees fill out guest registration logs with the proper information.
- (9) Respondents shall immediately report any suspected illegal narcotic or other criminal activity to the police department.
- (10) Respondent shall not demand and/or receive any form of payment from persons using any motel rooms to engage in prostitution or narcotic activities.
- (11) Respondents shall not rent the same room twice within a 10 hour period.
- (12) Respondents shall provide periodic security patrol against loitering and undesirables at motel sight.
- (13) Respondents shall possess a "use and occupancy permit".
- (14) Respondents shall provide all employees with instructions pertaining to these provisions.

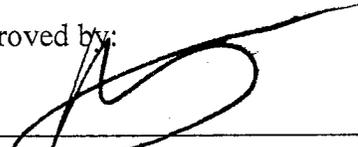
IT IS HEREBY ORDERED AND ADJUDGED that the portion of the Order of Abatement closing the above business is hereby lifted and nullified subject to the above provisions with the Respondents being allowed the right to reopen forthwith and resume business at the premises known as The Royal Inn & Suites.



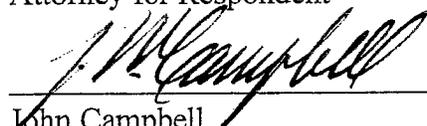
Judge
5/7/08

Date

Approved by:

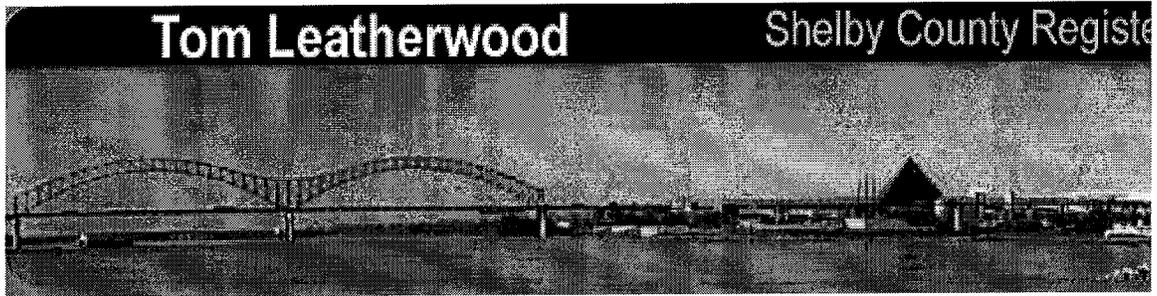


Walter L. Bailey, Jr.
Attorney for Respondent



John Campbell
Assistant State Attorney

[Home](#) | [Contact](#) | [Ethics](#) | [F. A. Q.](#) | [Filing Calculator](#) | [Filing Requirements](#) | [Forms](#) | [Glossary](#) | [His](#)



Property Data

Owner: PATEL S N AND R D PATEL AND K J DESAI
 Property Address: 3685 AMERICAN WAY
 Tax District: MEMPHIS
 Parcel ID: 073017 00237
 Tax Map: 166M
 Year Built:
 Lot Number: 1
 Subdivision Name: SHREE GANESH
 Plat BK. & PG.: 144-50
 Dimensions: 70567SF 1.62AC 228X618
 Land Total:
 Total Acres: 1.62
 Owner's address: 3685 AMERICAN WAY MEMPHIS, TN 38118-1663
 Class: COMMERCIAL
 Use: - MOTEL
 Zoning: I-L
 Taxes: [County Tax Info](#)
 [Memphis Tax Info](#)
 Appraisal: [Appraisal Info](#)
 [Recent and Comparable Sales Search](#)



Property Transactions

Item 1
 Inst #: 04057334
 Inst Type: WARRANTY DEED
 Sales Date: 03/25/2004
 Sales Price: 1,200,000
 Item 2
 Inst #: DR8321
 Inst Type: QUIT CLAIM
 Sales Date: 06/09/1993
 Sales Price:

NAD83 Coordinates

X Coordinate: 789704
 Y Coordinate: 294004



Property data, transactions and parcels reflect information from the April 2007 certified tax roll. More recent information is available at [Property Search](#).

Property tax maps and parcel boundaries do not reflect accurate survey information or exact legal ownership boundaries but are only provided for general information purposes.

Property tax maps are provided to the County Register by the County Assessor's office "on or before October 1 of each year" according to T.C.A. 67-5-806.

CORPORATE DEED

This Instrument Prepared by: TOMMY L. FULLEN, ATTORNEY, 5104 Stage Road, Memphis, Tennessee 38134

THIS INDENTURE, made and entered into this 25th day of March, 2004.

by and between SHREE GANESH ENTERPRISE, INC. a corporation organized and existing under and by virtue of the laws of the State of Tennessee party of the first part, and

S. N. PATEL, R. D. PATEL and K. J. DESAI,

of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Memphis County of Shelby State of Tennessee, to wit:

Survey of a 3.477 acre tract being a part of Parcel Two, Oakville Industrial Park (Instrument No. K6 9346) located south of American Way on the east side of Ten Mile Creek and being more particularly described as follows:

COMMENCING at the intersection of the south line of American Way (90'R.O.W.) and the west line of Robinhood Lane (50' R.O.W.); thence along the east line S 01° 08' 34" E a distance of 77.52' to a point; thence S. 88° 27' 11" W. a distance of 48.94 feet to the point of beginning; thence S 00° 55' 41" E. a distance of 752.96 feet to a point in the centerline of Ten Mile Creek; thence N, 26° 12' 32" W. with the said centerline a distance of 528.40 feet to a point; thence continuing with said centerline N. 21° 08' 30" W. a distance of 382.54 feet to a point in the South R.O.W. line of American Way; thence N. 89° 53' 03" E. along the said South line a distance of 279.69 feet to a point; thence S. 00° 06' 57" E. a distance of 80.71 feet to a point; thence N. 88° 27' 11" E. a distance of 79.32 feet to the said point of beginning, and containing 3.477 acres, more or less.

Being the same property conveyed to grantor herein by Quit-Claim Deed of record as Instrument No. CK 0372 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to all easements and restrictions of record and which would be revealed by a survey of current date including but not limited to the following; Easements of record in Book 1557, Page 19; Chattel Book 289, Page 233; Chattel Book 289, Page 233; Chattel Book 293, Page 414; Book 2204, Page 1; Book 3892, Page 531; Book 853, Page 358; Plat Book 63, Page 17; Instrument No. T3 4858; Chattel Book 276, Page 600; Book 2541, Page Page 362; Book 4077, Page 458; Book 1531, Page 560; Book 1561, Page 493, and in Book 1773, Page 548, all in said Register's Office;

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part, their heirs, and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except 2004 City and County taxes, which party of the second part assumes and agrees to pay; and the balance of the indebtedness secured by Trust Deed of record as Instrument No. KC 0709, said Register's Office, which party of the second part assumes** and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

** and agrees to pay;

THE CONSIDERATION for this conveyance is as follows: TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: 
KIRIT PATEL, Secretary

SHREE GANESH ENTERPRISES, INC.
By: 
RAMAKANG MULAY, President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared _____

RAMAKANG MULAY

and KIRIT PATEL, with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the _____

President and Secretary, respectively of SHREE GANESH ENTERPRISES, INC.

the within named bargainor, a corporation, and they as such President and Secretary, being authorized so to do, executed the

foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ramakang Mulay

President, and attesting the same by the Secretary.

WITNESS my hand and official seal at office this 25th day of March, 2004.

William T. Jordan
Notary Public

My commission expires 30 day of March, 2006



Newowners Name & Address:
S. N. Patel et al
3685 American Way
Memphis, TN 38118

(FOR RECORDING DATA ONLY)

Tax Parcel ID No: 073-017-237
Property address 3685 American Way
Memphis, Tennessee 38118

Mail tax bills to: (Person or Agency responsible for payment of taxes)
S. N. Patel - Comfort Inn
215 Reelfoot Drive
Merriberg, TN 38024

This instrument prepared by:
TOMMY L. FULLEN, ATTORNEY
5104 Stage Road
Memphis, TN 38134

T.C. #
Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William T. Jordan
Affiant

Subscribed and sworn to before me this _____ day of March, 20 04
Gwen R. Mallard
Notary Public
My Comm. Exp.: 1-20-08

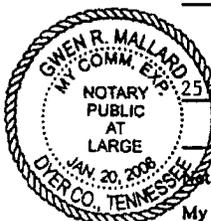


EXHIBIT "A"

The easements and restrictions as set out on page 1 of the deed are more fully described as follows:

This conveyance is made subject to all easements and restrictions of record and which would be revealed by a survey of current date, including but not limited to the following:

Easement for transmission lines to United States of America as per instrument of record in Book 1558, Page 19, in the Register's Office of Shelby County, Tennessee, and in Chattel Book 289, Page 233, in said Register's Office.

Easement to Memphis Power & Light Company as described in Chattel Book 289, Page 233, in said Register's Office.

Easement to Memphis Natural Gas Company (30 feet in width) for location and maintenance of a gas pipe line system, as described in Instrument of record in Chattel Book 293, Page 14, in said Register's Office and conveyed to Texas Gas Transmission Corporation by Instrument of record in Book 2204, Page 1 in said Register's Office and later by Instrument in Book 3892, Page 531, transferred to City of Memphis for the use and benefit of Memphis Light, Gas & Water Division.

Easement to Board of Trustees of the Memphis & Shelby County Tuberculosis Hospital for pipe line as described in Instrument of record in Book 853, Page 358, in said Register's Office.

Restrictions contained in M-L Wholesale Distribution Park District Plan as per Instrument of record in Plat Book 63, Page 17, in said Register's Office.

Easement to City of Memphis for a permanent sanitary sewer as described in Instrument of record under Instrument No. T3 4858 in said Register's Office.

Easement for transmission line to Memphis Power & Light Company as described in Instrument of record in Chattel Book 276, Page 600, and conveyed by Tennessee Valley Authority and the United States of America to the City of Memphis by Instrument of record in Book 2541, Page 362, and in Book 4077, Page 458, in said Register's Office.

Easement for transmission line to United States of America as described in Instrument of record in Book 1531, Page 560, in said Register's Office.

Easement to Shelby County for the construction and maintenance of the channel of Nonconnah Creek as described in Book 1561, Page 493, in said Register's Office.

Easement to the City of Memphis for a sanitary sewer line as described in Instrument of record in Book 1773, Page 548, in said Register's Office.