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**AFFIDAVIT OF PROPERTY VALUE**

**DO NOT REMOVE**

**This is part of the official document**

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

HELEN PURCELL

20150700309 09/29/2015 02:21

ELECTRONIC RECORDING

SALES AFFIDAVIT

1443560833554-6-4-2-Y-

Yorkm

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 133-40-005D 2 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes [ ] No [X]

How many parcels, other than the Primary Parcel, are included in this sale? 2

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

(1) 133-40-006D (2) (3) 133-40-230D (4)

2. SELLER'S NAME AND ADDRESS:

Gelt Mill Holdings, LLC 5567 Reseda Boulevard, Suite 218 Tarzana, CA 91356

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

Abacus Multi-Family Partners III LP c/o Abacus Capital Group LLC, 420 Lexington Avenue, Suite 2821 New York, NY 10170

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

4130 South Mill Avenue and, 201 West Hermosa Drive Tempe, AZ 85282

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

Abacus Multi-Family Partners III LP c/o Abacus Capital Group LLC, 420 Lexington Avenue, Suite 2821 New York, NY 10170

(b) Next tax payment due 3/2016

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box Unofficial Document

- a. [ ] Vacant land b. [ ] Single Family Residence c. [ ] Condo or Townhouse d. [ ] 2-4 Plex e. [X] Apartment Building f. [ ] Commercial or Industrial Use g. [ ] Agriculture h. [ ] Mobile or manufactured Home 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: 442 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.

Signature of Seller / Agent State of County of

Subscribed and sworn to before me on this day of 20 1 5

Notary Public Notary Expiration Date SEE ATTACHED

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [ ] Warranty Deed b. [X] Special Warranty Deed c. [ ] Joint Tenancy Deed d. [ ] Contract or Agreement e. [ ] Quit Claim Deed f. [ ] Other:

10. SALE PRICE: \$34,600,000.00 00

11. DATE OF SALE (Numeric Digits): 09 / 15 Month/Year

12. DOWN PAYMENT \$8,650,000 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. [X] 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 [X]

(b) If Yes, provide the dollar amount of the Personal Property: \$0.00 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:

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 [X]

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 2425 E. Camelback Road, Suite 300 Phoenix, AZ 85016 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

Signed in counterpart

Signature of Buyer / Agent State of County of

Subscribed and sworn to before me on this day of 20 1 5

Notary Public Notary Expiration Date

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 133-40-005D 2  
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? 2

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(2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

Gelt Mill Holdings, LLC  
5567 Reseda Boulevard, Suite 218  
Tarzana, CA 91356

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

AMFP III Huntington, LLC  
c/o Abacus Capital Group LLC, 420 Lexington Avenue, Suite 2821  
New York, NY 10170

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

4130 South Mill Avenue and, 201 West Hermosa Drive  
Tempe, AZ 85282

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

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c/o Abacus Capital Group LLC, 420 Lexington Avenue, Suite 2821  
New York, NY 10170

(b) Next tax payment due 3/2016

**6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box** Unofficial Document

- 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.

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8. If you checked **e** or **f** in item 6 above, indicate the number of units: 4 4 2  
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.

**Signed in counterpart**

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 1 5  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_  
15  
DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

**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:** \$ 34,600,000.00 **00**

**11. DATE OF SALE (Numeric Digits):** 0 9 / 1 5  
Month/Year

**12. DOWN PAYMENT** \$ 8,650,000.00 **00**

**13. METHOD OF FINANCING:**

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- b.  Barter or trade
- c.  Assumption of existing loan(s) 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 **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: \_\_\_\_\_

**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  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
Phone (602)567-8100

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

Signature of Buyer / Agent Kyle J. Lewis  
State of New York, County of New York  
Subscribed and sworn to before me on this 21 day of September 20 1 5  
Notary Public \_\_\_\_\_  
Notary Expiration Date June 16, 2016

**MICHAEL A. AIDEMAN**  
Notary Public, State of New York  
No. 01A1618907  
Qualified in New York County  
Commission Expires June 16, 2016

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Los Angeles

Unofficial Document  
 Subscribed and sworn to (~~or affirmed~~) before me  
 on this 10<sup>th</sup> day of September, 2015,  
 by Steve Wasserman  
 Date Month Year

(1) Steve Wasserman

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Lori Davies  
 Signature of Notary Public

Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**EXHIBIT "A"**

## PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1143.54 FEET (RECORDED) 1143.01 FEET (MEASURED);

THENCE SOUTH 00 DEGREES 12 MINUTES 04 SECONDS EAST ALONG A LINE 50.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF MILL AVENUE AS SHOWN ON THE PLAT OF TEMPE GARDENS UNIT ONE, ACCORDING TO BOOK 100 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1745.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 04 SECONDS EAST ALONG A LINE 50.00 FEET WEST OF AND PARALLEL TO THE CENTER LINE OF SAID MILL AVENUE, A DISTANCE OF 666.55 FEET (666.59 FEET RECORD) TO A CORNER POINT, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF THE SUPERSTITION FREEWAY, AS SHOWN IN DOCKET 8246, PAGE 307, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 84 DEGREES 35 MINUTES 07 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 587.72 FEET (587.49 FEET RECORD) TO A CORNER POINT;

THENCE NORTH 00 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 772.15 FEET TO A CORNER POINT;

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THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, A DISTANCE OF 296.55 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 00 SECONDS AND A RADIUS OF 485.19 FEET A DISTANCE OF 77.62 FEET TO A TANGENT POINT;

THENCE SOUTH 80 DEGREES 49 MINUTES 23 SECONDS EAST, A DISTANCE OF 105.77 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 00 SECONDS AND A RADIUS OF 545.19 FEET A DISTANCE OF 87.22 FEET TO A TANGENT POINT;

THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 0.22 FEET TO AN ANGLE POINT;

THENCE SOUTH 45 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 28.38 FEET TO THE TRUE POINT OF BEGINNING.

## PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 48 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1635.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, A DISTANCE OF 68.65 FEET TO A POINT 30.00 FEET EAST OF THE CENTERLINE OF EXISTING SOUTHERN PACIFIC RAILROAD TRACT AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, A DISTANCE OF 474.57 FEET TO A POINT ON A CURVE, WHOSE RADIUS POINT BEARS SOUTH 48 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 45 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 174 DEGREES 20 MINUTES 51 SECONDS AND A RADIUS OF 45.00 FEET, A DISTANCE OF 136.93 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 42 DEGREES 32 MINUTES 14 SECONDS AND A RADIUS OF 12.00 FEET, A DISTANCE OF 8.91 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 0.22 FEET TO A CORNER POINT;

THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS EAST A DISTANCE OF 772.15 FEET TO A POINT ON THE NORTH LINE OF THE SUPERSTITION FREEWAY AS DESCRIBED IN DOCKET 8246, PAGE 307, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 84 DEGREES 35 MINUTES 07 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 365.21 FEET TO AN ANGLE POINT;

THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 192.51 FEET TO A POINT 30.00 FEET EAST OF THE CENTERLINE OF SAID RAILROAD TRACT, SAID POINT ALSO BEING 89.10 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 26 MINUTES 04 SECONDS EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD TRACK, A DISTANCE OF 865.64 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

AN UNDIVIDED 1/2 INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 52, OF DANELLE PLAZA, ACCORDING TO BOOK 101 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER LYING ON THE WEST LINE OF MILL AVENUE;

THENCE SOUTH 00 DEGREES 12 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID MILL AVENUE, A DISTANCE OF 1001.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 12 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID MILL AVENUE, A DISTANCE OF 10.01 FEET TO AN ANGLE POINT;

THENCE SOUTH 44 DEGREES 54 MINUTES 16 SECONDS WEST, A DISTANCE OF 28.23 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 9 DEGREES 10 MINUTES 00 SECONDS AND A RADIUS OF 485.19 FEET, A DISTANCE OF 77.62 FEET TO A POINT OF TANGENCY;

THENCE NORTH 80 DEGREES 49 MINUTES 23 SECONDS WEST A DISTANCE OF 105.77 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 9 DEGREES 10 MINUTES 00 SECONDS AND A RADIUS OF 545.19 FEET, A DISTANCE OF 87.22 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 288.45 FEET TO THE TRUE POINT OF BEGINNING.