

# Unofficial Document

F20

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 301 - 84 - 218 -  
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? 488

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

Aimco San Melia, LLC  
4582 S. Ulster Street Parkway, Suite 1100  
Denver, Colorado 80237

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

San Melia PT LLC c/o GE Asset Management, Inc.  
17911 Von Karman Avenue, Suite 500  
Irvine, CA 92614

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

### 4. ADDRESS OF PROPERTY:

14435 S. 48th Street  
Phoenix, Arizona 85044

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

San Melia PT LLC c/o GE Asset Management, Inc.  
17911 Von Karman Avenue, Suite 500  
Irvine, CA 92614

(b) Next tax payment due March 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 used as a vacation home or secondary residence.
- c.  To be rented to someone other than a "family member."

See reverse side for definitions 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: 488

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 of Seller / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (10/2013)

14  
ch.

### 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: \$ 84,000,000 00

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

12. DOWN PAYMENT \$ 37,800,000 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 Personal Property: \_\_\_\_\_

### 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):

Meredith Riley, Esq. c/o Kutak Rock LLP  
1801 California Street, Suite 3000  
Denver, Colorado 80202 Phone: (303) 297-2400

### 18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached  
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_


Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**AIMCO SAN MELIA, LLC,**  
a Delaware limited liability company

By: AIMCO PROPERTIES, L.P., a Delaware limited partnership, its member


By: AIMCO-GP, INC., a Delaware corporation, its general partner

By:   
Name: Mark C. Reoch  
Title: Vice President, Transactions

STATE OF COLORADO )  
 ) SS:  
CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2015 by Mark C. Reoch as Vice President, Transactions, of AIMCO-GP, INC., a Delaware corporation, general partner of AIMCO PROPERTIES, L.P., a Delaware limited partnership, member of AIMCO SAN MELIA, LLC, a Unofficial Document Delaware limited liability company, on behalf of said entities. He is personally known to me or produced as identification.

LUCINDA M EHRHARD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20104034531  
MY COMMISSION EXPIRES SEPTEMBER 1, 2018

  
Name: Lucinda M. Ehrhard  
Notary Public, State of Colorado  
My Commission Expires: September 1, 2018


[NOTARIAL SEAL]

Escrow 05501-11861

**Affidavit of Property Value**

**Buyer:**

**SAN MELIA PT LLC**, a Delaware limited liability company

By:   
 Name: Jake Chiang  
 Title: VP

STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

This document was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, the \_\_\_\_\_ of San Melia PT LLC, for the benefit of the company.

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My Commission expires: \_\_\_\_\_.

*See attached*

\_\_\_\_\_  
Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

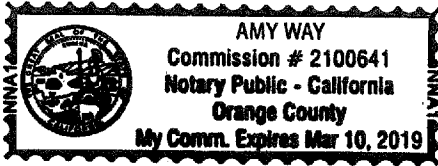
**CIVIL CODE § 1189**

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 Orange )  
On December 9, 2015 before me, Amy Way, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Jake Chiang  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Unofficial Document  
WITNESS my hand and official seal.

Signature Amy Way  
Signature of Notary Public

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: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Parcel No. 1:

Units 1001 through 1244, inclusive, and Units 2001 through 2244, inclusive, as created by that certain Condominium Declaration of SAN MELIA, a Condominium Development, recorded in Document No. 99-1035293, and amended by First Amendment recorded in Document No. 99-1125506, records of Maricopa County, Arizona, and as shown on plat recorded in Book 516 of Maps, Page 5, and amended in Book 519 of Maps, Page 2, records of Maricopa County, Arizona;

TOGETHER WITH each Unit's appurtenant undivided interest in the common elements as set forth in said Declaration and Plat and any Annexations thereto.

Parcel No. 2:

Tract A, Foothills Office Park, according to Book 450 of Maps, Page 24, records of Maricopa County, Arizona.

Parcel No. 3:

Easement rights as set forth in License between Salt River Project Agricultural Improvement and Power District and Seuba-Mark VIII, L.L.C., an Arizona limited liability company, recorded in Document No. 2002-0350264, and thereafter assigned by mesne assignments to IPA Phoenix Ahwatukee, LLC, a Delaware limited liability company, the last of which, the Sixth Assignment of License, was recorded in Document No. 2012-0198705, records of Maricopa County, Arizona.

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Parcel No. 4:

An Easement for Drainage as set forth in Document No. 97-0605560, and re-recorded in Document No. 97-0696669.

APN NUMBERS:

301-84-218 through 705, inclusive; and 301-84-180