

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 155-45-006C
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

AT Park Lee AZ, LLC
2720 E Camelback Road Suite 220
Phoenix, AZ 85016

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

Park Lee star Holdings LLC
1449-37 Street
Brooklyn, NY 11218

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

4. ADDRESS OF PROPERTY:

1625 W Camelback Road
Phoenix, AZ 85016

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

See 3(a)

(b) Next tax payment due \$41,319.23

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
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: 4 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

F20
00
ha

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: \$ 10,700,000

11. DATE OF SALE (Numeric Digits): 12 / 15
Month / Year

12. DOWN PAYMENT \$ 150,000

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____
b. Barter or trade
c. Assumption of existing loan(s)
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:

\$ 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):

AT Park Lee AZ, LLC
2720 E Camelback Road Suite 220 Phoenix, AZ 85016
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 14 day of October 2015
Notary Public [Signature]
Notary Expiration Date 9-18-17

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of ___ 20__
Notary Public _____
Notary Expiration Date _____



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 155-45-006C
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) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

AT Park Lee AZ, LLC
2720 E Camelback Road Suite 220
Phoenix, AZ 85016

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

Park Lee Star Holdings, LLC
1449-37 Street
Brooklyn, NY 11218

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

4. ADDRESS OF PROPERTY:

1625 W Camelback Road
Phoenix, AZ 85016

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

See 3(a)

(b) Next tax payment due \$91,319.73

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: 4
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 Arizona, County of Maricopa
Subscribed and sworn to before me on this 16 day of October 2015
Notary Public [Signature]
Notary Expiration Date 9-18-17



FOR RECORDER'S USE ONLY

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: \$ 10,700,000

11. DATE OF SALE (Numeric Digits): 12 / 15
Month / Year

12. DOWN PAYMENT \$ 150,000

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

Unofficial Document

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):

AT Park Lee AZ, LLC
2720 E Camelback Road Suite 220 Phoenix, AZ 85016
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent [Signature]
State of NY, County of Kings
Subscribed and sworn to before me on this 21 day of Dec 2015
Notary Public [Signature]
Notary Expiration Date 8-9-2016

GEDALIA MARYL
Notary Public State of New York
NO 01MA6226310
Qualified in Kings County
My Commission Expires August 9, 2016

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE EAST 200.00 FEET; AND
EXCEPT THE NORTH 40.00 FEET; AND
EXCEPT THE WEST 40.00 FEET; AND
EXCEPT THE SOUTH 30.00 FEET THEREOF; AND
EXCEPT THE PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION, BY AND THROUGH ITS FINAL ORDER OF CONDEMNATION RECORDED AS 2010-0699592 OF OFFICIAL RECORDS.

PARCEL NO. 2:

THAT PART OF 17TH AVENUE ABANDONED BY THE CITY OF PHOENIX IN RESOLUTION NO. 16486 RECORDED IN DOCUMENT NO. 84-520710 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;
THE EAST 10.00 FEET OF THE WEST 40.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 40.00 FEET; AND
EXCEPT THE SOUTH 30.00 FEET; AND
EXCEPT THAT PART THEREOF LYING NORTHWEST ^{Unofficial Document} OF THE ARC OF A CIRCULAR CURVE WITH A 20 FOOT RADIUS, CONCAVE SOUTHEAST AND TANGENT TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTHWEST QUARTER AND TANGENT TO THE EAST LINE OF THE WEST 30.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19;
AND
EXCEPT THAT PART LYING SOUTHWEST OF THE ARC OF A CIRCULAR CURVE WITH A 20 FOOT RADIUS, CONCAVE NORTHEAST AND TANGENT TO THE EAST LINE OF THE WEST 30.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AND TANGENT TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19.
EXCEPT THE PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION, BY AND THROUGH ITS FINAL ORDER OF CONDEMNATION RECORDED AS 2010-0699592 OF OFFICIAL RECORDS.

APN: 155-45-006C