

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200 - 29 - 953 - P
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? 0

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

- (1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS:

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

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

Capital Real Estate- Pavilions, LLC
1800 Larimer Street, Suite 1700
Denver, Colorado 80202

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

4. ADDRESS OF PROPERTY:

7400 West Arrowhead Clubhouse Drive
Glendale, Arizona 85308

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

Capital Real Estate- Pavilions, LLC
1800 Larimer Street, Suite 1700
Denver, Colorado 80202

(b) Next tax payment due 10/2016

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
d. [] 2-4 Plex i. [] Other Use; Specify:
e. [x] 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: 248
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 _____

Notary Public _____

Notary Expiration Date _____

Form box containing 'C1' and 'Yo' and a large empty space.

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

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

10. SALE PRICE:

\$ 31,600,000 00

11. DATE OF SALE (Numeric Digits):

02/16
Month / Year

12. DOWN PAYMENT

\$ 11,900,000 00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [x] New loan(s) from
financial Institution:
b. [] Barter or trade (1) [x] Conventional
(2) [] VA
(3) [] FHA
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 [x]
(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: 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 [x]

If Yes, briefly describe the solar / energy efficient components:
n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Capital Real Estate - Pavilions LLC
1800 Larimer Street Suite 1700
Denver, CO 80202

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit A

Signature of Buyer / Agent
State of Colorado, County of Denver

Subscribed and sworn to before me on this 26th day of Jan 2016

Notary Public [Signature]

Notary Expiration Date

LEE J. DARLING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904014197
MY COMMISSION EXPIRES 11/05/2018

AFFIDAVIT OF PROPERTY VALUE

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

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Unofficial Document

(b) Next tax payment due 10/2016

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- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
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 Affixed Not Affixed
- i. Other Use; Specify: _____

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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 New York, County of New York

Subscribed and sworn to before me on this 28 day of January 2016

Notary Public _____

Notary Expiration Date June 16, 2016

DOR FORM 82162 (04/2014)

MICHAEL A. AIDEKMAN
Notary Public, State of New York
No. 01A16188907
Qualified in New York County
Commission Expires June 16, 2016

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
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Month / Year

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- b. Barter or trade
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- 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: 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: n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Capital Real Estate - Pavilions LLC
1800 Larimer Street Suite 1700
Denver, CO 80202

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit A

Signature of Buyer / Agent _____
State of Colorado, County of Denver

Subscribed and sworn to before me on this 26 day of Jan 2016

Notary Public _____

Notary Expiration Date _____

LEE J. DARLING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904014197
MY COMMISSION EXPIRES 11/05/2018

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:

That part of the Northwest quarter of Section 25, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 25:

THENCE South 00 degrees 04 minutes 29 seconds West along the West line of said Section to the South line of the North 556.24 feet of said Northwest quarter, a distance of 556.27 feet to a point;

THENCE North 89 degrees 26 minutes 25 seconds East along the South line of the North 556.24 feet of said Northwest quarter of the East right of way line of 75th Avenue, as recorded in Book 298 of Maps, page 44, records of Maricopa County, Arizona, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 26 minutes 25 seconds East along said South line to the East line of the West 556.24 feet of said Northwest quarter, leaving said East right of way line, a distance of 506.27 feet to a point;

THENCE North 00 degrees 04 minutes 29 seconds East along said East line to a point 50.00 feet South of the North line of said Section leaving the South line of the North 556.24 feet of said Northwest quarter, a distance of 506.27 feet;

THENCE North 89 degrees 26 minutes 25 seconds ^{Unofficial Document} East parallel to and 50.00 feet South of the North line of said Section to a point on the East right of way line of proposed Clubhouse Drive leaving the East line of the West 556.24 feet of said Northwest quarter, a distance of 804.28 feet;

THENCE South 00 degrees 33 minutes 35 seconds East along said proposed East right of way line leaving said parallel line to a point on the centerline of proposed Arrowhead Clubhouse Drive, a distance of 555.77 feet;

THENCE North 89 degrees 26 minutes 25 seconds West departing said East right of way line, a distance of 40.01 feet to a point on the centerline of said proposed Clubhouse Drive;

THENCE continue North 89 degrees 26 minutes 25 seconds West along the centerline of said proposed Arrowhead Clubhouse Drive, a distance of 46.35 feet to a point of curve;

THENCE along a curve to the left having a distance of a radius of 548.60 feet, a central angle of 41 degrees 39 minutes 17 seconds, an arc length of 398.84 feet, and a chord which bears South 69 degrees 43 minutes 56 seconds West to its point of tangency;

THENCE South 48 degrees 54 minutes 18 seconds West a distance of 100.00 feet to a point of curve;

THENCE along a curve to the right having a radius of 439.33 feet, a central angle of 41 degrees 10 minutes 11 seconds, an arc length of 315.68 feet, and a chord which bears South 69 degrees 29

Exhibit A
(Page 1 of 2)

minutes 24 seconds West to its point of tangency and the Northeast corner of Place Vendome, a subdivision recorded in Book 292 of Maps, page 8, records of Maricopa County, Arizona;

THENCE North 89 degrees 55 minutes 31 seconds West along the North line of said Place Vendome to the East right of way line of 75th Avenue, a distance of 500.00 feet;

THENCE North 00 degrees 04 minutes 29 seconds East along said East right of way line departing said centerline and said North line, a distance of 344.28 feet to the TRUE POINT OF BEGINNING; and

EXCEPT any portion of that property conveyed to the City of Glendale by that Warranty Deed dated January 20, 1998 and recorded January 30, 1998 in Recording No. 1998-072377.

Unofficial Document

Exhibit A
(Page 2 of 2)