



NOTICE OF INTENT TO TRANSFER OWNERSHIP, TO CHANGE OWNER NAME OR STATUS

Notice to be completed prior to transfer of title, change in partnership name, corporate name or status.

Requested documentation from page 2 to be supplied after closing.

Project Name: Courtyard Commons ("Project")

Award Year: 2001

Agency Project #: 01A0403

Request Date: 8/30, 2017

- Legal name of project owner or ownership entity to whom credits were allocated:
Courtyard Commons Limited Partnership
- Legal name of current project owner or ownership entity (if different from above):
Courtyard Commons Limited Partnership
- Current Owner Federal Tax ID #: 56-2269135
- Contact Person Name Zack Simmons
- Contact Phone # _____ Contact Email Zack.Simmons@Related.com
- Effective Date of Change: Oct, 2017 (Actual or Proposed? Proposed)

Indicate Type of Change:

_____ Change in Owner Name/Status (Entity Type)

_____ Transfer of Partnership Interest

☒ Sale of Property

_____ Other – Provide Explanation:

Explain other change, if applicable.

Does the Project have an NCHFA Loan? N/A If so what is the source?

Is the Project in the nonprofit set-aside? _____ If so (or if the Owner is uncertain) please list the tax-exempt status of proposed members/partners:

New or Updated Owner's Information:

Ownership Entity IPI Courtyard Commons LP
Tax ID# _____
Address 520 E Foothill Blvd, Suite #D
Pomona, CA, 91767

Contact Title Asset Manager
Telephone # 909-525-4010
Fax # 909-525-4041
Email Address

Contact Person Kiran Koneru

.com

kiran@incomepropertyinvestments

The execution and delivery of this form has been duly authorized by all necessary corporate action and, to the best of Borrower's knowledge, will not cause a default under or conflict with any other agreement. Owner understands and agrees that the changes described herein must:

- 1) comply with the applicable Qualified Allocation Plan and
- 2) not materially change the experience level described in the Project application under which credits were awarded, unless variations from either or both are approved by NCHFA (which approval is granted by execution of this form).

Transferring Owner/Partner:

Courtward Commons LP, a North Carolina
limited liability company / partnership

By Matthew Finkle, its
managing member / general partner

By: [Signature]
Name: Matthew Finkle
Title: VP of GP

Date: 10/10/2017

New Owner/Partner:

191 Courtward Commons LP, a North Carolina
limited liability company / partnership

By [Signature], its
managing member / general partner

By: [Signature]
Name: Kumar Kanerj
Title: Sole Member
Date: 6/30/17, 20

Please provide the following documentation (Attach all that apply):

For transfer of ownership and for change in partnership name/status

- ☐ Amended or new partnership agreement; or
- ☐ Articles of Incorporation and By-Laws; or
- ☐ LP/LLC Organizational Documents of the new ownership entity; and
- ☐ Certificate of Good Standing from the NC Secretary of State no older than 90 days from the date of this notice, if applicable;

Additional submissions for transfer of ownership

- ☐ Assignment and assumption agreement
- ☐ Purchase agreement
- ☐ Recorded contract for deed or warranty deed transferring the benefits and burdens of ownership of the buildings to the purchaser, or title policy indicating ownership
- ☐ Closing statement showing the sources and uses of funding
- ☐ Resolutions from both the original borrower and the new entity concerning the transfer and assumption of debt
- ☐ Request for approval of management company, if applicable
- ☐ **Required Fee:** A \$250 transfer fee for Tax Credit only or a \$500 transfer fee when transferring an Agency loan to new Ownership Entity.

Agency Approval Authorized:

This will be executed by the authorized person from NCHFA once completed form is received, along with required pre-closing documentation and appropriate fees:

[Signature]
Date: 10/9/2017