

AFFIDAVIT OF ANDREW HANNA

I, Andrew Hanna, declare the following:

1. I'm the President of Global Premier Development, Inc. ("GPD"), the General Partner of San Mateo Senior, LP., GPD is the recipient of the tax credit award on this project (CA-20-056).

2. GPD and Julius Jobak, as Trustee of the Julius Jobak Living Trust dated December 02, 2004, entered into a Purchase and Sale Agreement for GPD to purchase the land located at 2850 San Mateo Ave., Redwood City, California 94063 ("Subject Land").

3. GPD has been activity processing entitlement with less than 3 months to finalize. GPD has never canceled escrow or terminated the Purchase Agreement with Seller. To date, GPD has released a total of \$100,000 hard money released to Julius Jobak for extension of the Purchase and Sale Agreement. We have dedicated to close the Partnership and incurred tremendous amount of costs in association with the entitlement process. We have spent on this project in total of close to \$700,000 as of today, which includes the released deposit to Seller, close to \$350,000 total job cost, payment of approximately \$200,000 TCAC's allocation fee and performance deposit. (Exhibit A- Detailed job cost incurred)

4. Ms. Stephanie Margossian, the counsel for Julius Jobak, provided misleading information on her February 17th email to TCAC staff. She mentioned that Mr. Jobak decided not to sell the property to GPD in the future; However, just 5 hours prior to that email, Ms. Margossian confirmed the re-negotiated closing condition with me through email, for which, GPD is required to make an additional \$100,000 deposit non-refundable deposit in addition to the purchase price for which I agreed. There was no indication of Seller has changed mind.

5. I understand the urgency nature of this matter and wish to understand Mr. Jobak's position. I immediately reached out to Mr. Jobak, as well as the real estate agent who represents him. So far, no one has answered my calls or email. Ms. Margossian has been out of town at this moment, and I also reached out to her co-workers today with no response as today is President's Day holiday.

6. Today, I just discovered through Fidelity National Title's record database, that one of my lenders has recorded a \$2.6 million dollars mortgage lien on the Subject Land in January 2021, with one of GPD's Limited Partner entity as the borrower on the loan. I had no prior knowledge of such a loan and the existence of this lien. On face value, it seems like someone has closed the land on behalf of GPD with a loan and recorded a mortgage lien on the Subject Land. (Exhibit B- A true and correct copy of the Fidelity National Title's transaction report shows the mortgage lien against the Subject Land in the name of GPD's Limited Partner entity- page 5)

7. This unexpectedly large amount of unknown liability to GPD and lien recorded on the Subject Land needs to be investigated to rule out fraud or lender interference. This is a serious matter and I do need extra time to investigate and continue my effort to get hold of Mr. Jobak or the real estate agent/ attorneys and the lender.

8. The Committee's meeting is on February 23, 2022, which is only one day apart. It will take me extra time to resolve this matter and complete an investigation of the loan and lien situation. Now with discovering the lien with GPD's subsidiary as the borrower on the Subject Land, I do not feel comfortable presenting and discussing this situation in a public forum, as potential litigation might need to be initiated upon completion of my investigation if there are any bad actors involved.

9. Due to the aforementioned reasons, I respectfully and kindly request TCAC to reconsider moving this item on the current meeting agenda to the next Committee hearing. It would be very helpful. I ensure a satisfactory discovery will be completed as of then for TCAC being able to reach a final decision on this sensitive matter.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 21 day of February 21, 2022, at Irvine, California.



AM 2/21/2022

A handwritten signature in blue ink, appearing to read 'Andrew Hanna', written over a horizontal line.

Andrew Hanna

ACKNOWLEDGMENT

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 February 21, 2022 before me, Alana Rose Monroe, Notary Public
(insert name and title of the officer)

personally appeared Andrew Hanna,
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.

WITNESS my hand and official seal.

Signature 

(Seal)



EXHIBIT A

Includes transactions dated through

Transaction Types included on report: Costs only

000 San Mateo Senior- SMS 2850

Accounting Date	Tran Date	Vendor/Other	Draw	Ref 2	Description	Amount
ARCHITECT/ENGINEERING						
300-10 Architects - Landscape						
12-31-2020	12-31-2020	SMI100		1220003	Landscape Architect	9,262.70
11-30-2020	11-30-2020	SMI100		1120003	Landscape Architect	9,024.06
04-30-2021	04-30-2021	SMI100		0421008	Landscape Architect	2,390.60
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	23,958.51
300-10 Total						44,635.87*
300-20 Architects - Other						
10-31-2020	10-31-2020	KTG100		0154515	Architect	11,435.00
10-31-2020	10-31-2020	KTG100		0154515	(Rev)Architect	11,435.00-
10-31-2020	10-31-2020	KTG100		0154515	Architect	1,500.00
01-31-2021	12-21-2020	GIA100		2020844	Design Services	2,400.00
01-31-2021	01-18-2021	GIA100		2021116	Design Services	400.00
12-31-2020	12-31-2020	KTG100		0155942	Architctct	9,502.50
01-21-2021	01-21-2021	SAG100		INV-0791	Civil Engineering	8,800.00
11-30-2020	11-30-2020	KTG100		0155271	Architect	3,080.00
01-31-2021	01-31-2021	KTG100		0156588	Architect	7,922.50
03-31-2021	03-31-2021	KTG100		0157953	Architect	855.00
04-30-2021	04-30-2021	KTG100		0158796	Architect	18,260.00
05-31-2021	05-31-2021	KTG100		0159721	Architect	4,365.00
10-31-2021	10-31-2021	KTG100		0163667	Architect	405.00
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	52,440.00
300-20 Total						109,930.00*
300-30 Civil Engineering						
11-06-2020	11-06-2020	SAG100		INV-0756	Civil Engineer	1,600.00
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	4,500.00
300-30 Total						6,100.00*
300-35 Structural Engineer						
12-30-2020	12-30-2020	KUR100		6011	Structural Engineer	976.25
11-27-2020	11-27-2020	KUR100		5874	Structrual Engineer	6,192.50
06-07-2021	06-07-2021	KUR100		6311	Structural Engineer	1,767.50
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	10,168.75
300-35 Total						19,105.00*
300-40 Electrical						
06-04-2021	06-04-2021	GOU100		075203	Engineer Services	2,550.00
06-04-2021	06-04-2021	GOU100		075203	Engineer Services	450.00
300-40 Total						3,000.00*
300-50 Mechanical						
06-04-2021	06-04-2021	GOU100		075203	Engineer Services	2,400.00
300-50 Total						2,400.00*
300-60 Plumbing / Storm Warter						
06-04-2021	06-04-2021	GOU100		075203	Engineer Services	3,050.00
300-60 Total						3,050.00*
300-65 Title 24						
06-04-2021	06-04-2021	GOU100		075203	Engineer Services	750.00
300-65 Total						750.00*
300-75 Geotechnical						
03-25-2021	09-30-2020	SAL100		40269	Geotechnical Services	7,345.00
300-75 Total						7,345.00*
Total for Cost Group 300						196,315.87*
301-10 Environmental Phase I						
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	2,850.00
301-10 Total						2,850.00*
301-15 Environmental Air Quality						
01-01-2021	01-01-2021	ASP100		3520.001-01	Air Quality	7,168.00
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	7,168.00
301-15 Total						14,336.00*
Total for Cost Group 301						17,186.00*
303-01 Survey						
12-30-2020	12-18-2020	TLG100		SMS28555	Alta Survey	1,500.00
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	1,500.00
303-01 Total						3,000.00*
Total for Cost Group 303						3,000.00*
304-20 Assorted Studies						
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	13,325.00
304-20 Total						13,325.00*
Total for Cost Group 304						13,325.00*
ARCHITECT/ENGINEERING Total						229,826.87*

Includes transactions dated through

Transaction Types included on report: Costs only

000 San Mateo Senior- SMS 2850

Accounting Date	Tran Date	Vendor/Other	Draw	Ref 2	Description	Amount
SOFT COSTS						
400-01	Appraisal & Market Studies					
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	7,000.00
					400-01 Total	7,000.00*
					Total for Cost Group 400	7,000.00*
401-01	Insurance: Builder Risk & Bond					
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	6,522.00
					401-01 Total	6,522.00*
					Total for Cost Group 401	6,522.00*
406-01	Plan Review & Inspections					
08-31-2021	08-31-2021	COU100		19-22	Plan Review	745.90
					406-01 Total	745.90*
					Total for Cost Group 406	745.90*
407-10	TCAC - Application Fees					
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	2,000.00
					407-10 Total	2,000.00*
					Total for Cost Group 407	2,000.00*
408-01	Legal & Accounting					
06-07-2021	06-07-2021	REU100		860441	Legal Services	6,390.00
07-14-2021	07-14-2021	REU100		861225	Legal Services	500.00
09-02-2021	09-02-2021	REU100		862370	Legal Services	100.00
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	4,500.00
					408-01 Total	11,490.00*
					Total for Cost Group 408	11,490.00*
410-30	Consulting Services					
07-10-2020	07-10-2020	MAT100		2020-03 Revised	50% Balance Due	1,072.50
09-02-2020	09-02-2020	MAT100		Aug. 2020	2020-05: 50% Bal. Due	2,990.00
01-02-2021	01-02-2021	MAT100		Dec. 2020	2020-10a: 50% Bal. Due	3,981.25
08-03-2020	08-03-2020	MAT100		July 2020	2020-03: 50% Bal. Due	2,535.00
12-03-2020	12-03-2020	MAT100		Nov. 2020	2020-10: 50% Bal. Due	2,486.25
11-05-2020	11-05-2020	MAT100		Oct. 2020	2020-07: 50% Bal. Due	2,681.25
10-01-2020	10-01-2020	MAT100		Sept. 2020	2020-06: 50% Bal. Due	2,210.00
03-01-2021	03-01-2021	MAT100		2021-02	Consulting Services	3,315.00
02-02-2021	02-02-2021	MAT100		Jan. 2021	2021-01: 50% Bal. Due	861.25
04-02-2021	04-02-2021	MAT100		2021-03	Consulting Services	6,045.00
05-02-2021	05-02-2021	MAT100		2021-04	Consulting Services	6,012.50
06-02-2021	06-02-2021	MAT100		2021-05	Consulting Services	3,510.00
07-01-2021	07-01-2021	MAT100		2021-06	Consulting Services	2,502.50
06-02-2021	06-02-2021	MAT100		2021-05	(Rev)Consulting Services	3,510.00-
06-02-2021	06-02-2021	MAT100		2021-05	Consulting Services	4,260.00
05-02-2021	05-02-2021	MAT100		2021-04	(Rev)Consulting Services	6,012.50-
05-02-2021	05-02-2021	MAT100		2021-04	Consulting Services	7,047.18
07-31-2021	07-31-2021	MAT100		2021-07	Consulting Services	6,532.82
09-05-2021	09-05-2021	MAT100		2021-08	Consulting Services	6,307.12
07-01-2021	07-01-2021	MAT100		2021-06	(Rev)Consulting Services	2,502.50-
07-01-2021	07-01-2021	MAT100		2021-06	Consulting Services	3,252.50
10-03-2021	10-03-2021	MAT100		2021-09	Consulting Services	6,632.50
02-28-2021	02-28-2021		Scott	2-1	Trsnfr Job Cost from GPD	14,992.94
					410-30 Total	77,202.56*
410-35	Transportation Consultants					
07-16-2021	07-16-2021	HEX100		14888	Consultant Services	800.00
					410-35 Total	800.00*
					Total for Cost Group 410	78,002.56*
					SOFT COSTS Total	105,760.46*
					San Mateo Senior- SMS 2850 Total	335,587.33*

Includes transactions dated through

Transaction Types included on report: Costs only

Vendor/
Other

Amount

Report Total

335,587.33*

EXHIBIT B



Subject Property Location

Property Address 2850 SAN MATEO AVE
 City, State & Zip REDWOOD CITY, CA 94063-3458
 County SAN MATEO COUNTY
 Mailing Address 835 CABOT CT, SAN CARLOS, CA 94070-3464

Report Date: 02/21/2022
 Order ID: R73150816

Property Use Manufacturing (light)
 Parcel Number 054-243-030

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	01/06/2021	Mortgage	Stand Alone Second	\$2,562,000	2021-001755	SMP 3000 MIDDLEFIELD LP	
2	12/03/2004	Deed	Intra-family Transfer or Dissolution		2004238474	JOBAK, JULIUS; JULIUS JOBAK LIVING TRUST	JOBAK, JULIUS
3	03/31/1980	Deed		\$145,000			

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Mortgage						
	Transaction ID	1	Recorder Doc Number	2021-001755	Recorder Book/Page	
	Mortgage Date	01/06/2021	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,562,000	Document Description	Stand Alone Second	1st Periodic Floor Rate	
	Loan Type	Stand Alone Second	Recording Date	01/06/2021	1st Periodic Cap Rate	
	Origination Lender Name	CARINIS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SMP 3000 MIDDLEFIELD LP	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer						
	Transaction ID	2	Recorder Doc Number	2004238474	Partial Interest Transferred	
	Sale Date	12/02/2004	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/03/2004	Property Use	
	Buyer 1	JOBAK, JULIUS	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	JULIUS JOBAK LIVING TRUST	Buyer 2 Entity	Living Trust	Buyer Mailing Address	835 CABOT CT, SAN CARLOS, CA 94070-3464
	Seller 1	JOBAK, JULIUS	Seller 1 Entity		Seller Mailing Address	835 CABOT CT, SAN CARLOS, CA 94070

	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MAP5 PG32	Legal Subdivision	PLAT OF DUMBARTON	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	
Transfer						
	Transaction ID	3	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$145,000	Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/31/1980	Property Use	Manufacturing (light)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision	DUMBARTON TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LOTS 7 8 & 9 BLOCK 16 DUMBARTON TRACT RSM 5/32/ / /			Title Company Name

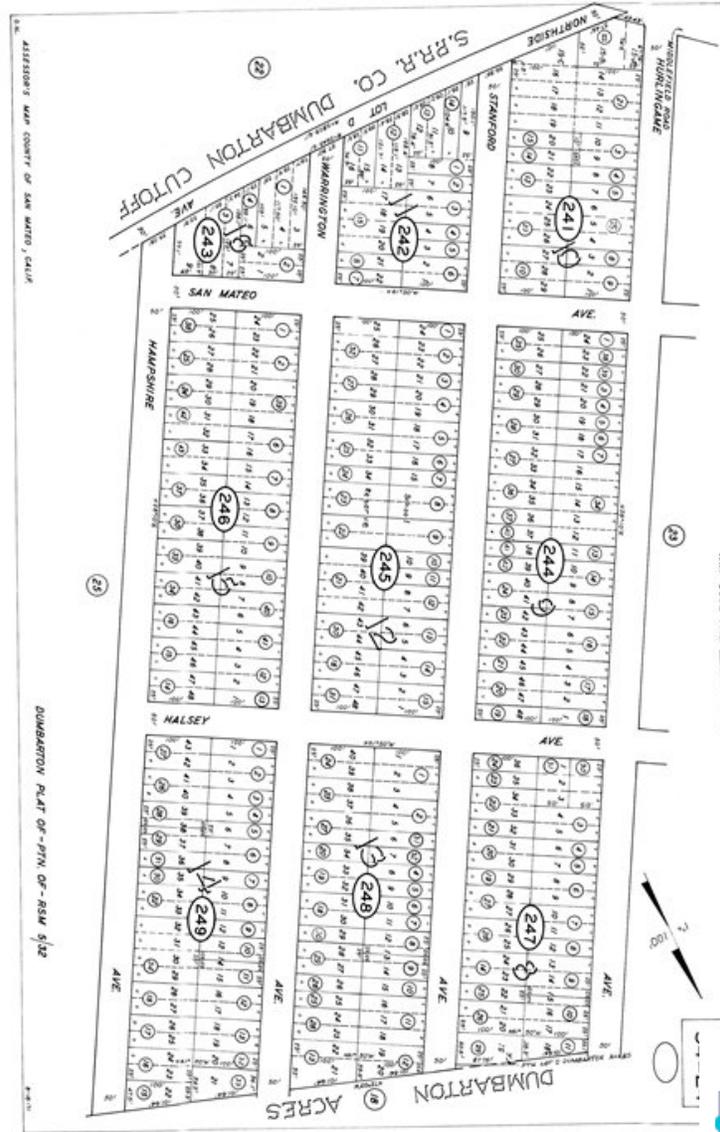


Subject Property Location

Property Address 2850 SAN MATEO AVE
City, State & Zip REDWOOD CITY, CA 94063-3458
County SAN MATEO COUNTY

Report Date: 02/21/2022
Order ID: R73150818

Parcel Number 054-243-030



Download the map in PDF



Download the map in TIFF

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