

Unofficial Document

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Ho:

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-02-014C 4
 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? 0

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

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

YOUNG'S HOLDINGS, INC.
14402 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92780

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

EVERGREEN PROPCO IX, LLC
66 FRANKLIN STREET, #200
OAKLAND, CALIFORNIA 94607

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

4. ADDRESS OF PROPERTY:

200 SOUTH 49TH AVENUE
PHOENIX, ARIZONA 85043

5. MAIL TAX BILL TO:

Evergreen Industrial Properties, Attn: Asset Management
66 Franklin Street, Suite 200
Oakland, California 94607

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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:

- To be used as a primary residence. Owner occupied, not a primary residence.
 To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in item 6 above, indicate the number of units: 1 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: _____

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 Brian O'Neill
 State of _____ County of _____
 Subscribed and sworn to before me on this 14th day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

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

10. SALE PRICE: \$ 5,512,000 00

11. DATE OF SALE (Numeric Digits): 09 / 15
 Month/Year

12. DOWN PAYMENT \$ 175,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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):

YOUNG'S HOLDINGS, INC.
200 SOUTH 49TH AVENUE
PHOENIX, ARIZONA 85043
 Phone (714) 368-4615

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached.

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

FOR RECORDER'S USE ONLY

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Phone (714) 368-4615

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

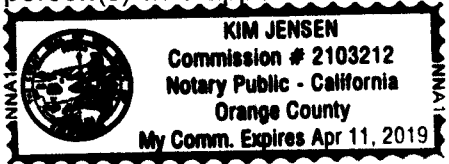
See attached acknowledgment

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

Subscribed and sworn to (or affirmed) before me on this 4th
day of September, 2015, by Brian O'Neill

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Kim Jensen

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 Alameda)

On 9/04/15 before me, Pamela L. Shaw, Notary Public
(insert name and title of the officer)

personally appeared Greg Moore,
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 *Pamela L. Shaw* (Seal)

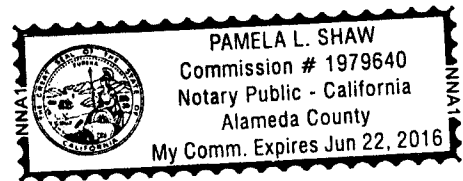


Exhibit A**Legal Description**

PARCEL NO. 1:

LOT 1, TIGER INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 185 OF MAPS, PAGE 24;

EXCEPT THE SOUTH 206.98 FEET AS MEASURED ALONG THE EAST LINE THEREOF; AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0 DEGREES 32 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 206.28 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 2.000 ACRES OF SAID LOT 1, A DISTANCE OF 490.22 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT ALSO BEING A NON-TANGENT CURVE FROM WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 69 DEGREES 38 MINUTES 57 SECONDS EAST; THENCE NORTHERLY ALONG SAID CURVE BEING CONCAVE TO THE EAST, A DISTANCE OF 147.83 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 397.24 FEET AND A CENTRAL ANGLE OF 21 DEGREES 19 MINUTES 20 SECONDS; THENCE NORTH 0 DEGREES 58 MINUTES 17 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 26.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 4.000 ACRES OF SAID LOT 1; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 516.15 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 32 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF FEET 171.09 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER JEFFERSON STREET AND 49TH AVENUE AS SHOWN ON THE PLAT OF TIGER INDUSTRIAL PARK, RECORDED IN BOOK 185 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.