

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 144-40-471D
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:

The Norman Family Limited Partnership, Yona Investment Group, LLC, and Koroush Anavim and Ayala Anavim, Trustees of The Anavim Family Trust dated March 17, 2004
1436 S. Main St., Suite 200
Los Angeles, CA 90015

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

Star Commercial Properties LLC
3941 W. Mohave St., #110
Phoenix, AZ 85009

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6740 W. Indian School Rd.
Phoenix, AZ 85033

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

Star Commercial Properties LLC
3941 W. Mohave St., #110
Phoenix, AZ 85009

(b) Next tax payment due date March 1, 2016

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 a secondary residence.

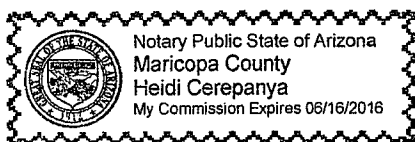
See reverse side for definition of a "primary residence," "secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____

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 this 5th day of Oct, 2015
Notary Public Heidi Cerepanya
Notary Expiration Date _____



Unofficial Document

14 ch.

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 \$ 6750000 00

11. DATE OF SALE (Numeric Digits): 06 / 2015
Month / Year

12. DOWN PAYMENT \$ 1650000 00

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: \$ 0 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: _____

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

Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):
LEGAL DESCRIPTION ATTACHED HERETO.

Signature of Buyer/Agent Daretha
State of Arizona _____, County of Maricopa
Subscribed and sworn to before me this 5th day of Oct, 2015
Notary Public Heidi Cerepanya
Notary Expiration Date _____



EXHIBIT "A"

PARCEL NO. 1:

That part of the South half of the Southeast quarter of the Southeast quarter of Section 24, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the North right-of-way line of Indian School Road which bears West (assumed bearing) 215.01 feet, along the South line of said Section 24 and North 0 degrees 46 minutes 00 seconds East, 50.00 feet from the Southeast corner of said Section 24;

thence North 0 degrees 46 minutes 00 seconds East 165.01 feet parallel to and 215.00 feet West of the East line of said Section 24;

thence East 165.01 feet parallel to and 215.00 feet North of the South line of said Section 24;

thence North 0 degrees 46 minutes 00 seconds East 446.39 feet along the West right-of-way line of 67th Avenue which is parallel to and 50.00 feet West of the East line of said Section 24, to a point on the North line of said South half, Southeast quarter, Southeast quarter of Section 24;

thence South 89 degrees 53 minutes 00 seconds West 740.09 feet along the North line of said South half, Southeast quarter, Southeast quarter of Section 24;

thence South 0 degrees 46 minutes 00 seconds West, 384.89 feet;

thence East 225.00 feet;

thence South 0 degrees 56 minutes 00 seconds West, 225.00 feet to a point on the North right-of-way line of Indian School Road which is parallel to and 50.00 feet North of the South line of said Section 24;

thence East 350.06 feet along the North right-of-way line of Indian School Road, to the POINT OF BEGINNING;

EXCEPT that part described as follows:

From the Northeast corner of said South half, Southeast quarter, Southeast quarter of Section 24, run South 89 degrees 53 minutes 00 seconds West, 649.00 feet along the North line of said South half, Southeast quarter, Southeast quarter of Section 24;

thence South 20.00 feet to the POINT OF BEGINNING;

thence South 235.08 feet;

thence West 124.50 feet;

thence North 0 degrees 46 minutes 00 seconds East, 214.85 feet;

thence North 45 degrees 19 minutes 23 seconds East, 28.50 feet;

thence North 89 degrees 53 minutes 00 seconds East, 101.36 feet to the POINT OF BEGINNING; and also

EXCEPT that part described as follows:

Commencing at the Northeast corner of the South half of the Southeast quarter of the Southeast quarter of said Section 24;

thence South 89 degrees 53 minutes 00 seconds West along the North line of said South half of the Southeast quarter of the Southeast quarter of Section 24, a distance of 649.00 feet;

thence South a distance of 20.00 feet;

thence South 89 degrees 53 minutes 00 seconds West parallel to and 20.00 feet South of the North line of said South half of the Southeast quarter of the Southeast quarter of Section 24, a distance of 101.36 feet;

thence South 45 degrees 19 minutes 23 seconds West, a distance of 28.50 feet;

thence South 00 degrees 46 minutes 00 seconds West, a distance of 92.85 feet to the TRUE POINT OF BEGINNING;

thence continuing South 00 degrees 46 minutes 00 seconds West, a distance of 110.00 feet;

thence West a distance of 20.00 feet to a point on the West line of the East 790.09 feet (790.00 feet recorded);

thence North 00 degrees 46 minutes 00 seconds East along said West line, a distance of 110.00 feet;

thence East a distance of 20.00 feet to the TRUE POINT OF BEGINNING; and also

EXCEPT that part described as follows:

Beginning at the Northeast corner of said South half of the Southeast quarter of the Southeast quarter of Section 24;

thence South 89 degrees 53 minutes 00 seconds West along the North line of said South half of the Southeast quarter of the Southeast quarter of Section 24, a distance of 790.09 feet to the West line of the East 790 feet of said South half of the Southeast quarter of the Southeast quarter of Section 24;

thence South 0 degrees 46 minutes 28 seconds West along said West line of the East 790 feet, a distance of 242.85 feet to the TRUE POINT OF BEGINNING;

thence North 89 degrees 53 minutes 00 seconds East, a distance of 20.00 feet;

thence North 0 degrees 46 minutes 28 seconds East, a distance of 2.77 feet;

thence North 89 degrees 53 minutes 00 seconds East, a distance of 25.50 feet;

thence South 0 degrees 46 minutes 28 seconds West, a distance of 49.95 feet;

thence South 89 degrees 53 minutes 00 seconds West, a distance of 45.50 feet;

thence North 0 degrees 46 minutes 28 seconds East, a distance of 47.18 feet to the TRUE POINT OF BEGINNING; and also

EXCEPT that part described as follows:

Beginning at the Northeast corner of said South half of the Southeast quarter of the Southeast quarter of Section 24;

thence South 89 degrees 53 minutes 00 seconds West along the North line of said South half of the Southeast quarter of the Southeast quarter of Section 24, a distance of 649.00 feet;

thence South 0 degrees 46 minutes 28 seconds West, a distance of 240.08 feet to the TRUE POINT OF BEGINNING;

thence South 0 degrees 46 minutes 28 seconds West, a distance of 95.60 feet;

thence South 89 degrees 53 minutes 00 seconds West, a distance of 95.60 feet;

thence North 0 degrees 46 minutes 28 seconds East, a distance of 15.00 feet;

thence North 89 degrees 53 minutes 00 seconds East, a distance of 95.60 feet to the TRUE POINT OF BEGINNING; and also

EXCEPT that part described as follows:

BEGINNING at a point on the North right-of-way line of Indian School Road which bears West (assumed bearing) 215.01 feet along the South line of said Section 24 and North 0 degrees 46 minutes 00 seconds East 50.00 feet from the Southeast corner of said Section 24;

thence North 0 degrees 46 minutes 00 seconds East 165.01 feet parallel with and 215.00 feet West of the East line of said Section 24;

thence South 90 degrees 00 minutes 00 seconds West, 121.21 feet parallel with and 215.00 feet North of the South line of said Section 24;

thence South 0 degrees 46 minutes 00 seconds West 165.01 feet parallel with the East line of said Section 24 to a point on the North right-of-way line of Indian School Road which is parallel with and 50.00 feet North of the South line of said Section 24;

thence North 90 degrees 00 minutes 00 seconds East, 121.21 feet along the North right-of-way line of Indian School Road to the POINT OF BEGINNING; and also

EXCEPT that part described as follows:

Beginning at the Northeast corner of said South half of the Southeast quarter of the Southeast quarter of Section 24;

thence South 89 degrees 53 minutes 00 seconds West, along the North line of said South half of the Southeast quarter of the Southeast quarter of Section 24, a distance of 790.09 feet to the West line of the East 790 feet of said South half of the Southeast quarter of the Southeast quarter of Section 24;

thence South 0 degrees 46 minutes 28 seconds West, along said West line of the East 790 feet, a distance of 20.00 feet to the TRUE POINT OF BEGINNING;

thence North 89 degrees 53 minutes 00 seconds East, a distance of 39.74 feet;

thence South 44 degrees 57 minutes 14 seconds West, a distance of 28.32 feet;

thence South 0 degrees 46 minutes 28 seconds West, a distance of 92.85 feet;

thence South 89 degrees 53 minutes 00 seconds West, a distance of 20.00 feet;

thence North 0 degrees 46 minutes 28 seconds East, a distance of 112.85 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

An easement for vehicular ingress and egress as created by Reciprocal Easement Agreement recorded June 15, 2004 in Instrument No. 2004-0676526, of Official Records.