

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 173 - 41 - 004 - 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? 6

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

- (1) 173-41-016B (3) 173-41-017A (2) 173-41-015A (4) 173-41-021A

2. SELLER'S NAME AND ADDRESS:

Camelback & Scottsdale Rd., LLC Hamilton/J.J. Associates, L.P. 1501 W. Bell Rd., Phoenix, AZ 85023

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

Triyar Capital, L.L.C. Baseline Aquisitions, L.L.C. 4501 N. Scottsdale Rd. #201, Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

7201 E. Camelback Road Scottsdale, Arizona 85251

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

Baseline Aquisitions, L.L.C. 4501 N. Scottsdale Road, Suite 201 Scottsdale, Arizona 85251

(b) Next tax payment due

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. [X] Commercial or Industrial Use g. [ ] Agricultural h. [ ] Mobile or Manufactured Home 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 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.

14 Yo

- 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. [ ] Warranty Deed b. [X] Special Warranty Deed c. [ ] Joint Tenancy Deed d. [ ] Contract or Agreement e. [ ] Quit Claim Deed f. [ ] Other:

10. SALE PRICE: \$ 22,625,000 00

11. DATE OF SALE (Numeric Digits): 12/15 Month / Year

12. DOWN PAYMENT \$ 6,625,000 00

- 13. METHOD OF FINANCING: a. [ ] Cash (100% of Sale Price) b. [ ] Barter or trade c. [ ] Assumption of existing loan(s) d. [X] Seller Loan (Carryback) e. [X] New loan(s) from financial institution: (1) [X] 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 [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:

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:

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

Baseline Aquisitions, L.L.C. 4501 N. Scottsdale Road, Suite 201 Scottsdale, Arizona 85251 (602) 788-8888

18. LEGAL DESCRIPTION (attach copy if necessary):

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.

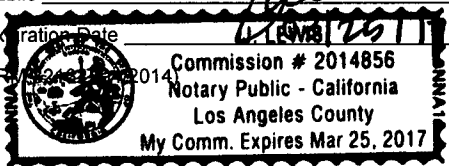
Signature of Seller / Agent: [Signature] State of CA, County of LOS ANGELES

Subscribed and sworn to before me on this 2 day of DECEMBER 20 15

Notary Public: [Signature]

Notary Expiration Date: [Signature]

DOR FOR 2014 Commission # 2014856 Notary Public - California Los Angeles County My Comm. Expires Mar 25, 2017



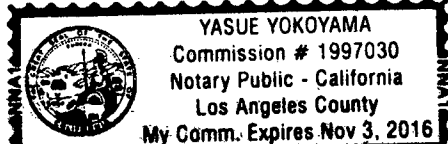
Signature of Buyer: [Signature] State of California, County of Los Angeles

Subscribed and sworn to before me on this 1st day of December 20 15

Notary Public: [Signature]

Notary Expiration Date: [Signature]

Notary Expiration Date: Nov. 3, 2016



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 LOS ANGELES

Subscribed and sworn to (or affirmed) before me

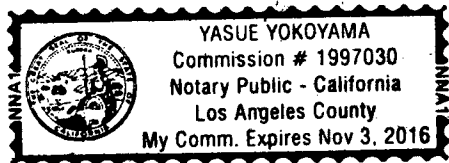
Unofficial Document

on this 1st day of DECEMBER, 2015,  
by \_\_\_\_\_  
Date Month Year

(1) STEVEN YARI

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

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



Signature *Yasue Yokoyama*  
Signature of Notary Public

Seal  
Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**ATTACHMENT TO AFFIDAVIT OF PROPERTY VALUE**

**1. Assessor's Parcel Identification Number(s);**

**(5) 173-41-005**

Unofficial Document

**EXHIBIT A****LEGAL DESCRIPTION OF THE PROPERTY****PARCEL NO. 1:**

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND PART OF SHOEMAN TRACT, ACCORDING TO BOOK 42 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, OF SAID SHOEMAN TRACT;

THENCE SOUTH 89°40'00" EAST ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 22.00 FEET TO THE POINT ON A LINE LOCATED 55.00 FEET EAST OF AND PARALLEL TO SECTION 23 WEST LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY DUE NORTH ALONG SAID LINE, A DISTANCE OF 83.54 FEET TO THE POINT ON A LINE LOCATED <sup>Unofficial Document</sup> 33.00 FEET NORTHWEST OF AND PARALLEL TO THE NORTHWEST LINE OF SHOEMAN TRACT;

THENCE NORTHEASTERLY ALONG SAID LINE, NORTH 42°11'00" EAST, A DISTANCE OF 263.54 FEET TO THE POINT ON A LINE LOCATED 40.00 FEET SOUTH OF AND PARALLEL TO SECTION 23 MID LINE;

THENCE EASTERLY ALONG SAID LINE, SOUTH 89°38'00" EAST, A DISTANCE OF 225.04 FEET;

THENCE SOUTHEASTERLY, SOUTH 44°49'00" EAST, A DISTANCE OF 28.38 FEET TO THE POINT ON A LINE LOCATED 180.50 FEET WEST OF AND PARALLEL TO THE SHOEMAN TRACT EAST LINE;

THENCE SOUTHERLY ALONG SAID LINE DUE SOUTH, A DISTANCE OF 137.09 FEET TO THE POINT ON A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 202.94 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'17", AN ARC DISTANCE OF 42.82 FEET TO THE POINT OF TANGENCY OF REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 202.94 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'17", AN ARC DISTANCE OF 42.82 FEET TO THE POINT ON A LINE LOCATED 171.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SHOEMAN TRACT;

THENCE SOUTHERLY ALONG SAID LINE DUE SOUTH, A DISTANCE OF 37.67 FEET TO A POINT ON THE SOUTH LINE OF TRACT A, SHOEMAN TRACT;

THENCE WESTERLY ALONG SAID SOUTH LINE OF TRACT A, A DISTANCE OF 431.00 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 2:**

LOT 4, SHOEMAN TRACT, ACCORDING TO BOOK 42 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 64 FEET, AND

EXCEPT THE SOUTH 15.00 FEET.

**PARCEL NO. 3:**

THE WEST 64 FEET OF LOT 4, OF SHOEMAN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 42 OF MAPS, PAGE 31.