

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 302-14-538 5 -
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) (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

Brixton Gilbert, LLC
4435 Eastgate Mall, Ste. 300
San Diego, CA 92121

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

J3 Generations, LLC
1929 Van Ness Ave.
San Francisco, CA 94109

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

750 North Gilbert Road
Gilbert, AZ

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

J3 Generations, LLC
1929 Van Ness Ave.
San Francisco, CA 94109

(b) Next tax payment due

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:

- 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.

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.

Brixton Gilbert, LLC

Signature of Seller / Agent

State of , County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

DOR FORM 82162 (04/2014)

F.I.

H.O.

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:

10. SALE PRICE: \$6,900,000 00

11. DATE OF SALE (Numeric Digits): 0 1 / 1 6
Month/Year

12. DOWN PAYMENT \$6,900,000 00

13. METHOD OF FINANCING:

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

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):

First American Title Company National Commercial Services
4380 La Jolla Village Drive, Suite 110
San Diego, CA 92122

Phone (858)410-3900

18. LEGAL DESCRIPTION (attach copy if necessary): see attached

Signature of Buyer / Agent

State of , County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

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.

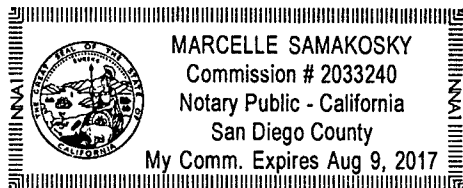
JURAT

State of California)
County of San Diego)

Subscribed and sworn to (or affirmed) before me on this 4th day of January 2016 by COKEY EAGLE proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Unofficial Document

Signature Marcelle Samakosky
Marcelle Samakosky



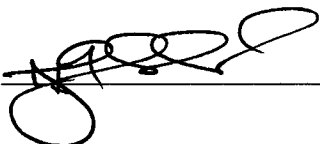
JURAT

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 5th day of January, 2016, by Lynn Graham, proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.

Signature:  _____

[Seal]

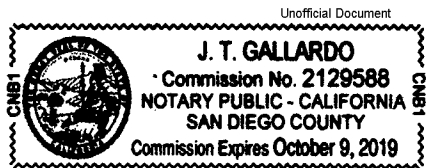


EXHIBIT 'A'

File No.: **NCS-754571-SD (LG)**
 Property: **750 North Gilbert Road, Gilbert, AZ**

PARCEL NO. 1

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 15 MINUTES 12 SECONDS EAST ALONG THE EASTERLY LINE OF SECTION 12, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF GILBERT ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF GUADALUPE ROAD ALSO HAVING A RIGHT-OF-WAY WIDTH OF 65.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 220.00 FEET TO THE POINT OF BEGINNING;

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THENCE SOUTH 00 DEGREES 15 MINUTES 12 SECONDS EAST 324.47 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST 375.00 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 12 SECONDS EAST 11.95 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST 225.15 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 12 SECONDS EAST 13.33 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST 154.63 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 25 SECONDS WEST 355.58 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GUADALUPE ROAD;

THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 754.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PERMANENT NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS ESTABLISHED, GRANTED AND MORE PARTICULARLY DESCRIBED IN GRANT OF PERMANENT EASEMENTS FOR INGRESS AND EGRESS RECORDED IN INSTRUMENT NO. 91-365315 AND IN INSTRUMENT NO. 91-365316.

PARCEL NO. 3

First American Title Company National Commercial Services

File No.: NCS-754571-SD (LG)

Date: January 04, 2016

THE RIGHTS, IF ANY, SET FORTH IN THAT CERTAIN DOCUMENT, THE MATTERS SET FORTH IN THE DOCUMENT SHOWN BELOW WHICH, AMONG OTHER THINGS, CONTAINS OR PROVIDES FOR: CERTAIN EASEMENTS; LIENS AND THE SUBORDINATION THEREOF; PROVISIONS RELATING TO PARTITION; RESTRICTIONS OF SEVERABILITY OF COMPONENT PARTS; AND COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), AS SHOWN ON THAT CERTAIN SURVEY DATED 2006, PREPARED BY BRADY AULERICH & ASSOCIATES.

ENTITLED: DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AUGUST 06, 1991 AS 91-365314 OF OFFICIAL RECORDS; AMENDMENT(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 31, 1995 AS 95-311452 OF OFFICIAL RECORDS; AMENDMENT(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 17, 1995 AS 95-415179 OF OFFICIAL RECORDS; AMENDMENT(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 13, 2000 AS 2000-703645 OF OFFICIAL RECORDS AND AMENDMENT(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 05, 2004 AS 2004-495076 OF OFFICIAL RECORDS.

A.P.N. 302-14-538 5