

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 142 - 39 - 040 - H
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? 1

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

- (1) 142-39-043D (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

LL Peoria Realty, LLC
c/o Platinum Health Care, LLC
7444 N. Long Avenue, Skokie, IL 60077

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

Peoria Avenue, LLC
c/o ASL Real Estate, LLC
439 N. Bedford Drive, Beverly Hills, CA 90210

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

10420 North 89th Ave.
Peoria, Arizona 83345

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

Peoria Avenue, LLC
c/o ASL Real Estate, LLC
439 N. Bedford Drive, Beverly Hills, CA 90210

(b) Next tax payment due 03/01/16

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- 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: 115
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.

See attached signature page.

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

Unofficial
20 Document

C1
Ho:

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: \$ 5,425,000 00

11. DATE OF SALE (Numeric Digits): 02/16
Month / Year

12. DOWN PAYMENT \$ 200,000 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 f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- 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:

\$ 813,750 00 AND

briefly describe the Personal Property: fixtures; furniture

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):

The Nathanson Group PLLC
600 University Street, Suite 2000
Seattle, WA 98101 (206) 623-6239

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit A attached hereto and made a part hereof.

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

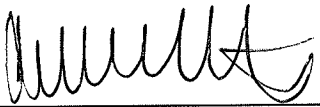
SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE

Dated this 1st day of February, 2016

PEORIA AVENUE, LLC,
an Arizona limited liability company

By: ASL REAL ESTATE, LLC, a Nevada limited liability company

Its: Member

By:  _____

Name: Andrew S. Lebowitz

Its: Managing Member

SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE
(continued)

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.

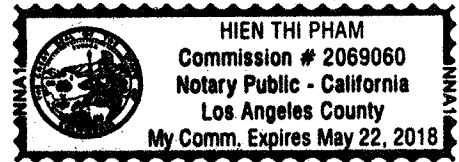
State of California
County of LOS ANGELES

On JANUARY 13, 2016 before me, HIEN THI PHAM, NOTARY PUBLIC personally appeared ANDREW S. LEBOWITZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the Unofficial Document entity upon behalf of which the person acted, executed this 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: [Handwritten Signature] (Seal)



SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE

Dated this 15th day of February, 2016

LL PEORIA REALTY, LLC,
a Delaware limited liability company

By: _____
Name: Benjamin Klein
Its: Manager

State of New Jersey, County of Bergen

On this 15th day of January, 2016, before me, a notary public in and for said State of New Jersey, personally appeared Benjamin Klein known to me to be the Manager of LL Peoria Realty, LLC, whose name subscribed to the within instrument, and acknowledged to me that he executed the same on behalf and in the name of said limited liability company.

Unofficial Document

Christopher J. Peterson
Notary Public for the State of New Jersey

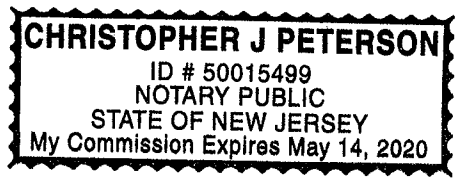


EXHIBIT A TO AFFIDAVIT OF PROPERTY VALUE

PARCEL NO. 1:

BEING A PORTION OF THE SOUTHEAST QUARTER OF LOT 39, ALTALOMA, A SUBDIVISION RECORDED AS BOOK 5 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 39, A 5/8 INCH REBAR CAPPED "LEMME PE8315";

THENCE SOUTH 89 DEGREES 15 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF LOT 39, A DISTANCE OF 292.39 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF A CHAIN LINK FENCE FROM WHICH THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID LOT 39 BEARS SOUTH 89 DEGREES 15 MINUTES 36 SECONDS WEST, A DISTANCE OF 23.20 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST ALONG SAID PROLONGATION AND ALONG SAID CHAIN LINK FENCE, A DISTANCE OF 313.91 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID LOT 39 AND FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS SOUTH 89 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF 20.24 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID CHAIN LINK FENCE, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE NORTHEAST QUARTER OF SAID LOT 39;

THENCE NORTH 89 DEGREES 14 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH 15.00 FEET, A DISTANCE OF 295.35 FEET TO THE EAST LINE OF SAID LOT 39;

THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID LOT 39, A 5/8-INCH REBAR CAPPED "LEMME PE8315";

THENCE SOUTH, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 314.02 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH 133.29 FEET OF LOT 42 , ALTALOMA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AS RECORDED IN BOOK 5 OF MAPS, PAGE 19.

PARCEL NO. 3:

THE SOUTH 15 FEET OF THE NORTHEAST QUARTER OF LOT 39 ALTALOMA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 5 OF MAPS, PAGE 19;

EXCEPT THE WEST 20.24 FEET (RECORD) 19.99 FEET (CALCULATED) THEREOF;

SAID PARCEL HAVING A METES AND BOUNDS DESCRIPTION OF:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID LOT 39;

THENCE SOUTH 89 DEGREES 14 MINUTES 34 SECONDS WEST, ALONG AND COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF LOT 39, A DISTANCE OF 295.21 FEET TO A POINT IN A CHAINLINK FENCE;

THENCE NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST ALONG SAID FENCE, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 34 SECONDS EAST ALONG THE EASTERLY EXTENSION OF SAID FENCE, A DISTANCE OF 315.5 FEET TO THE WESTERLY RIGHT-OF-WAY OF 89TH AVENUE AND THE EAST LINE OS SAID LOT 39;

THENCE SOUTH ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 15.00 TO THE POINT OF BEGINNING.