

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 302 - 29 - 067 - 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? 10

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

- (1) 302-29-068 (2) 302-29-069 (3) 302-29-070 (4) 302-29-071

2. SELLER'S NAME AND ADDRESS:

Pacific Plaza LLC c/o Pacific Equities Capital Management Corp 1640 S. Sepulveda, Ste 214, Los Angeles, CA 90025

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

BKM Arizona Corporate Plaza 108, LLC c/o BKM Capital Partners LP 111 Theory, Suite 250, Irvine, CA 92617

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

4. ADDRESS OF PROPERTY:

2775 N. Arizona Ave., 33, 69, 101, 120, 130, 133, 145, 155 and 165 E. Comstock Dr., Chandler AZ 85225

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

BKM Arizona Corporate Plaza 108, LLC c/o BKM Capital Partners LP 111 Theory, Suite 250, Irvine, CA 92617

(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.

- 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: \$ 8,310,000 00

11. DATE OF SALE (Numeric Digits): 04/16 Month / Year

12. DOWN PAYMENT \$ 50,000 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. [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 [] If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): BKM Capital Partners LP 111 Theory, Suite 250, Irvine CA 92617 Brett Turner, (949)566-8800

18. LEGAL DESCRIPTION (attach copy if necessary): See Exhibit A attached

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]

Signature of Buyer / Agent Signed in counterpart

State of California, County of Los Angeles

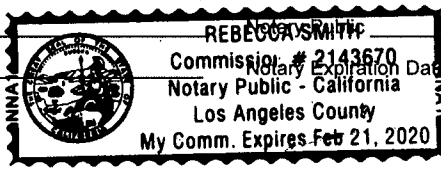
State of _____, County of _____

Subscribed and sworn to before me on this 30th day of March 2016

Subscribed and sworn to before me on this ____ day of ____ 20__

Notary Public Rebecca Smith

Notary Expiration Date 2.21.20



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 302 - 29 - 067 - _____
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? 10

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

- (1) 302-29-068 (3) 302-29-070
(2) 302-29-069 (4) 302-29-071

2. SELLER'S NAME AND ADDRESS:

Pacific Plaza LLC
c/o Pacific Equities Capital Management Corp
1640 S. Sepulveda, Ste 214, Los Angeles, CA 90025

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

BKM Arizona Corporate Plaza 108, LLC
c/o BKM Capital Partners LP
111 Theory, Suite 250, Irvine, CA 92617

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

4. ADDRESS OF PROPERTY:

2775 N. Arizona Avenue, 33, 69, 101, 120, 130,
133,145, 155 and 165 E. Comstock Dr.,
Chandler, AZ 85225

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BKM Arizona Corporate Plaza 108, LLC
c/o BKM Capital Partners LP
111 Theory, Suite 250, Irvine, CA 92617

Unofficial Document

(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. 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: _____
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 _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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: \$ 8,310,000 00

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Month / Year

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c. Assumption of existing loan(s) (2) VA
(3) FHA
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):

BKM Capital Partners LP
111 Theory, Suite 250, Irvine CA 92617
Brett Turner, (949)566-8800

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit A attached

Signature of Buyer / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public ATTACHED

Notary Expiration Date 8/23/19

**AFFIDAVIT OF PROPERTY VALUE:
CONTINUATION OF ANSWER TO NO. 1**

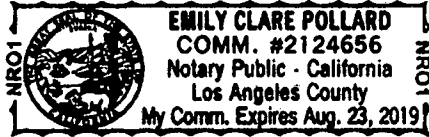
- (5) 302-29-018A 1;
- (6) 302-29-021A 6;
- (7) 302-29-022B 2;
- (8) 302-29-022C 1;
- (9) 302-29-023 1; and
- (10) 302-29-024 9.

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 29
day of March, 2016, by Brian K. Malliet

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



(Seal)

Signature _____

A handwritten signature in black ink, appearing to read "Brian K. Malliet", written over a horizontal line.

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 March 30, 2016 before me, Rebecca Smith, Notary Public
(insert name and title of the officer)

personally appeared David S. Rosen
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 Rebecca Smith (Seal)



EXHIBIT A**PARCEL NO. 1:**

LOTS 5A THRU 5E INCLUSIVE, OF ARIZONA AVENUE GARDEN BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 305 OF MAPS, PAGE 32.

PARCEL NO. 2:

LOT 4, OF ARIZONA CORPORATE PARK UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13;

EXCEPT THE WEST 15 FEET THEREOF.

PARCEL NO. 3:

THE EAST 68.06 FEET OF THE SOUTH 113 FEET OF LOT 7, OF ARIZONA CORPORATE PARK UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13;

EXCEPT THAT PORTION LYING WITHIN ARIZONA AVENUE GARDEN BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 305 OF MAPS, PAGE 32.

PARCEL NO. 4:

Unofficial Document

THE EAST 60.06 FEET OF LOT 8, OF ARIZONA CORPORATE PARK UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13;

EXCEPT THE SOUTH 113 FEET THEREOF; AND

EXCEPT THAT PORTION LYING WITHIN ARIZONA AVENUE GARDEN BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 305 OF MAPS, PAGE 32.

PARCEL NO. 5:

THE SOUTH 113 FEET OF LOT 8, OF ARIZONA CORPORATE PARK UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13;

EXCEPT THAT PORTION LYING WITHIN ARIZONA AVENUE GARDEN BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 305 OF MAPS, PAGE 32.

PARCEL NO. 6:

LOTS 9 AND 10, OF ARIZONA CORPORATE PARK UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13.