

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 209 - 09 - 927 - A0
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? 1

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

- (1) 209-09-008D 2 (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

Pacific Rose Garden 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 Rose Garden 111, 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:

1801, 1819 & 1831 W. Rose Garden Lane & 20801,
20805, 20809, 20813, 20817 & 20823 N. 19th Ave.
Phoenix, AZ 85027

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

BKM Rose Garden 111, 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 f. [x] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
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 California, County of Los Angeles

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

Notary Public

Notary Expiration Date 2.21.20

DOR FORM 82162 (04/2014)

Signature of Buyer / Agent

State of Signed in counterpart, County of

Subscribed and sworn to before me on this day of 20

Notary Public

Commission: # 2143670
Notary Expiration Date
Notary Public - California

Los Angeles County

My Comm. Expires Feb 21, 2020

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [] Warranty Deed d. [] Contract or Agreement
b. [x] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 12,940,000 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) e. [x] New loan(s) from financial Institution:
(1) [x] Conventional
(2) [] VA
(3) [] FHA
b. [] Barter or trade
c. [] Assumption of existing loan(s) 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 [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):

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

AFFIDAVIT OF PROPERTY VALUE

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If Yes, state relationship: _____

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Unofficial Document

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- 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

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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):

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- b. Special Warranty Deed e. Quit Claim Deed
- c. Joint Tenancy Deed f. Other:

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(2) VA
(3) FHA
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- d. Seller Loan (Carryback)

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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

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(x) 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)

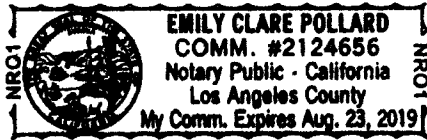


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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)

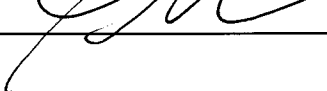
Signature 

EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL NO. 1:**

LOT 1, OF CARLETON SQUARE UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 282 OF MAPS, PAGE 33.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 40 FEET OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND THE EAST LINE OF THE WEST 55.00 FEET THEREOF;

THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 27.00 FEET;

THENCE NORTHEASTERLY TO A POINT SAID SOUTH LINE WHICH IS 27.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE WEST 15.00 FEET OF THE NORTH 428.47 FEET OF LOT 1, OF CARLETON SQUARE UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 230 OF MAPS, PAGE 38.

PARCEL NO. 3A:

A 15.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 15756, PAGE 345, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF CARLETON SQUARE UNIT 1, ACCORDING TO BOOK 230 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE MOST WESTERLY LINE OF SAID CARLETON SQUARE UNIT 1, A DISTANCE OF 29.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 163.50 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 55 SECONDS EAST A DISTANCE OF 236.78 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 15.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 221.88 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 148.50 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3B:

A 15.00 FOOT EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID CARLETON SQUARE UNIT 1;

THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 100.47 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 132.81 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 15.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 132.81 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

A NON-EXCLUSIVE 12.00 FOOT WIDE EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER LINE, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 15756, PAGE 345, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THAT PORTION OF LOT 1, CARLETON SQUARE UNIT 1, ACCORDING TO BOOK 230 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, THE CENTERLINE OF SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 6.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 41 MINUTES 55 SECONDS EAST PARALLEL TO AND 6.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 282.00 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 170.00 FEET;

THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 51.61 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT.