

Unofficial Document

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 149 - 07 - 023 - 0
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? 2

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

- (1) 149-07-024 7 (3) _____
(2) 149-07-025 4 (4) _____

2. SELLER'S NAME AND ADDRESS:

Pacific Metro 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 Metro 110, 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:

10801 N. 24th Avenue and
2323-2329 Mescal Place
Phoenix, AZ 85029

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

BKM Metro 110, 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. 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.

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: \$ 9,050,000 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. New loan(s) from financial Institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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

(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 _____

State of California, County of Los Angeles

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

Notary Public Rebecca Smith

Notary Expiration Date 2.21.20

DOR FORM 82162 (04/2014)

Signature of Buyer / Agent _____

State of _____, County of _____

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

Notary Public - California

Los Angeles County

My Comm. Expires Feb 21, 2020



Signed in counterpart

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- e. Apartment Building
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- g. Agricultural
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 Affixed Not Affixed
- i. Other Use; Specify: _____

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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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- c. Joint Tenancy Deed
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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)

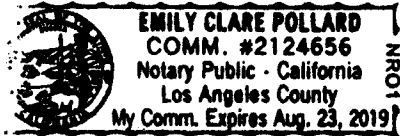


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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"

LOT 1 THROUGH 3, INCLUSIVE, OF METRO INDUSTRIAL CENTER,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 225
OF MAPS, PAGE 44.