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AFFIDAVIT OF PROPERTY VALUE 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	²⁰ Document
Primary Parcel: 133-41-627 1 - 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? 2	14 Ga.
Please list the additional parcels below (attach list if necessary): (1) 133-41-625 6 (2) (4) (4)	
2. SELLER'S NAME AND ADDRESS: Presson Corporation c/o The Presson Companies 2122 East Highland Avenue, Ste. 400 Phoenix, AZ 85016 3. (a) BUYER'S NAME AND ADDRESS:	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: \$10,033,000.00 00
BAR/JCR PHX FLEX INVESTORS, LLC 31920 Del Obispo, Suite 100 San Juan Capistrano, CA 92675 (b) Are the Buyer and Seller related? Yes No X	11. DATE OF SALE (Numeric Digits): 0 4 / 1 6 12. DOWN PAYMENT \$ 3,512,444.04 00 13. METHOD OF FINANCING:
If Yes, state relationship: 4. ADDRESS OF PROPERTY: 5005-5025 South Ash, 40 West Baseline, 5030 South Mill Tempe, AZ	a. Cash (100% of Sale Price) e. X New loan(s) from Financial institution: b. Barter or trade (1) X Conventional (2) VA c. Assumption of existing loan(s) (3) FHA
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received) BAR/JCR PHX FLEX INVESTORS, LLC 31920 Del Obispo, Suite 100 San Juan Capistrano, CA 92675 (b) Next tax payment due October 1, 2016 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. Agriculture	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: \$ 0.00 00 AND briefly describe the Personal Property: N/A
c. Condo or Townhouse h. Mobile or manufactured Home Affixed Not Affixed d. 2-4 Plex i. Other Use; Specify: e. Apartment Building	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
 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" 	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:
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.	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): First American Title Insurance Company National Commercial Services 2425 E. Camelback Road, Suite 300 Phoenix, AZ 85016 Phone (602)567-8100 18. LEGAL DESCRIPTION (attach copy if necessary):
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING PERTANTING FO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.	See Exhibit "A" attached hereto SINFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS
Signature of Seller / Agent State of AZ County of Maricopa Subscribed and sworm to before me on this 7th day of April Notary Public Notary Expiration Date 9 33 - 19	Signature of Pover / Agent State of AZ Subscribed and sworn to before me on this 7 t h day of April Notary Public Notary Expiration Date 20 1 6
DOR FORM 82162 (04/1014 CATHY L. CRINER	CATHY I CRINED

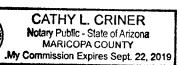




EXHIBIT "A"

PARCEL NO. 1:

LOTS 17 AND 19, SUPERSTITION BUSINESS PARK, ACCORDING TO BOOK 224 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND REPURCHASE OPTION FOR SUPERSTITION BUSINESS PARK RECORDED IN DOCKET 15143, PAGE 551.

Property Address: 5005-5025 South Ash Avenue, 40 West Baseline Road, 5030 South Mill Avenue, Tempe Arizona.

APN: 133-41-625 6 and 133-41-627 1

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