United States Bankruptcy Court Southern District of Florida
Consolidated Cases
(if applicable, a separate claim form must be filed for each case)

- ☐ **Daymark Realty Advisors Inc.** **Case No. 18-23750**
- ☐ **Daymark Residential Management Inc.** **Case No. 18-23751**
- ☐ **Daymark Properties Realty Inc.** **Case No. 18-23752**

Proof of Claims are to be mailed to:

Daymark Realty Advisors Inc.
c/o BMC Group, Inc.
PO Box 90100
Los Angeles, CA 90009

RECEIVED
MAR 06 2019
BMC GROUP

Official Form 410

Proof of Claim

04/16

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to $500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) **that you received.**

Part 1: Identify the Claim

1. Who is the current creditor?
Name of the current creditor (the person or entity to be paid for this claim): Robert Michael Anderson
Other names the creditor used with the debtor: _____

2. Has this claim been acquired from someone else?
☒ No
☐ Yes. From whom? _____

3. Where should notices and payments to the creditor be sent?
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Where should notices to the creditor be sent?	**Where should payments to the creditor be sent?** (if different)
Name: Ryan B. Braithwaite	Name:
Number Street: 3165 E. Millrock Drive, Suite 500	Number Street:
City State ZIP Code: Salt Lake City, UT 84121	City State ZIP Code:
Contact phone: 801-438-2000	Contact phone:
Contact email: rbraithwaite@btjd.com	Contact email:

Uniform claim identifier for electronic payments in chapter 13 (if you use one):
_ _

4. Does this claim amend one already filed?
☒ No
☐ Yes. Claim number on court claims registry (if known)_____ Filed on _____ MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim?
☒ No
☐ Yes. Who made the earlier filing? _____

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor?
☒ No
☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: ____ ____ ____ ____

7. How much is the claim? $ 777,101.19 **Does this amount include interest or other charges?**
☐ No
☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

DAYMARK POC
00733

8. **What is the basis of the claim?**

Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.

Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).

Limit disclosing information that is entitled to privacy, such as health care information.

money loaned

9. **Is all or part of the claim secured?**

☒ No
☐ Yes. The claim is secured by a lien on property.

Nature of property:

☐ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim.*
☐ Motor vehicle
☐ Other. Describe: _____

Basis for perfection: _____

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

Value of property: $_____

Amount of the claim that is secured: $_____

Amount of the claim that is unsecured: $_____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: $_____

Annual Interest Rate (when case was filed)_____%

☐ Fixed
☐ Variable

10. **Is this claim based on a lease?**

☒ No
☐ Yes. **Amount necessary to cure any default as of the date of the petition.** $_____

11. **Is this claim subject to a right of setoff?**

☒ No
☐ Yes. Identify the property: _____

12. **Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No
☐ Yes. *Check one:*

	Amount entitled to priority
☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	$_____
☐ Up to $2,850* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	$_____
☐ Wages, salaries, or commissions (up to $12,850*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	$_____
☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	$_____
☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	$_____
☐ Other. Specify subsection of 11 U.S.C. § 507(a)(__) that applies.	$_____

* Amounts are subject to adjustment on 4/01/19 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to $500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.
☒ I am the creditor's attorney or authorized agent.
☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.
☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 2 27 2019 (MM / DD / YYYY) /Ryan B. Braithwaite (Signature)

Print the name of the person who is completing and signing this claim:

Name: Ryan B. Braithwaite (First name / Middle name / Last name)

Title: Attorney

Company: Bennett Tueller Johnson & Deere

Identify the corporate servicer as the company if the authorized agent is a servicer.

Address: 3165 E. Millrock Dr., Ste 500, Salt Lake City, UT 84121 (Number Street / City / State / ZIP Code)

Contact phone: 801-438-2000 Email: rbraithwaite@btjd.com

The Creditor paid the Debtor $822,282.50 and contracted for monthly cash flow payments of $685.00 beginning May 14, 2007. The monthly payments were to continue each and every month until the sale of the two properties identified in the agreements. The Debtor paid the Creditor a total of $45,895.00 between May 14, 2007 and December 2015, at which time the payments ceased.

The Creditor's claim is for the $822,282.50 paid to the Debtor less payments received for a principal claim amount of $776,387.50, together interest in the amount of $713.44. As of March 1, 2019, the unpaid monthly cash flow payments are $66,954. However, the amount of the claim increases in the principal amount of $685 each month up to a total of the initial payment of $822,282.50 (less payments made) until the properties are sold. Interest is accruing at the rate of 10% per annum pursuant to Utah Code Ann. § 15-1-1.

EXHIBITS

Exhibit 1: Robert Michael Anderson Agreement for Chartwell Court dated 5/14/07.

Exhibit 2: Robert Michael Anderson Agreement for 8555 Univ. Place dated 5/14/07.

Exhibit 3: Calculation of interest and missed monthly payments.

Exhibit 4: Copies of checks showing past payments made to the Creditor under these agreements.

Exhibit 1

May 14, 2007

Robert Michael Anderson
91 W 4750 N
Provo, UT 84604-5502

Re: Chartwell Court, Houston, TX (the "Property")

Dear Robert:

This letter will set forth the agreement between Triple Net Properties, LLC ("Triple Net") and Robert Michael Anderson ("Investor") relating to Investor's $209,805 tenant in common investment in the Property (the "Investment"). Capitalized terms used but not defined in this letter shall have the meanings ascribed in the Confidential Private Placement Memorandum describing the Offering for the Property (the "Offering Memorandum").

Triple Net and Investor hereby agree as follows:

1. Effective as of the closing date of the Investment, Investor will be entitled to receive monthly cash flow distributions on the Investment equal to one percent (1.00%) above the annualized cash-on-cash annual return (calculated as a percentage of invested equity) distributed to other tenant in common investors in the Property (the "Additional Spread"). The Additional Spread shall be paid by Triple Net concurrently with the Property's monthly distributions paid to the tenant in common investors. The Additional Spread is equal to a monthly amount of $175, which equates to a 1.00% annual return on $209,805. The Additional Spread shall be payable on monthly distributions only, and shall not apply to proceeds distributed upon sale of the Property. The 1.00% Additional Spread is applicable to the $209,805 cash investment amount and not any other loaded or adjusted investment amount.

2. As a One Financial Plaza rollover tenant in common investor, Triple Net shall pay the standard Tenant in Common closing costs on the Investment.

3. In connection with the Investment, Investor shall not have the right to rely on the legal opinion issued by Hirschler Fleischer in connection with the Offering and attached to the Offering Memorandum regarding whether the Interest should be treated as undivided interests in real property and not as partnership interests for purposes of Section 1031 of the Code.

Please evidence your consent to the terms of this agreement by signing where indicated below.

Sincerely,

Scott Peters
President and CEO
NNN Realty Advisors, Inc.

Francene LaPoint
CFO
NNN Realty Advisors, Inc.

ACCEPTED AND AGREED as of May 14, 2007
On behalf of itself and on behalf of NNN Chartwell Court [ ], LLC:

By:
Name: Robert Michael Anderson

Exhibit 2

[Triple Net Properties, LLC Letterhead]

May 14, 2007

Robert Michael Anderson
91 W 4750 N
Provo, UT 84604-5502

Re: 8555 University Place, St. Louis MI (the "Property")

Dear Robert:

This letter will set forth the agreement between Triple Net Properties, LLC ("Triple Net") and Robert Michael Anderson ("Investor") relating to Investor's $612,477.50 tenant in common investment in the Property (the "Investment"). Capitalized terms used but not defined in this letter shall have the meanings ascribed in the Confidential Private Placement Memorandum describing the Offering for the Property (the "Offering Memorandum").

Triple Net and Investor hereby agree as follows:

1. Effective as of the closing date of the Investment, Investor will be entitled to receive monthly cash flow distributions on the Investment equal to one percent (1.00%) above the annualized cash-on-cash annual return (calculated as a percentage of invested equity) distributed to other tenant in common investors in the Property (the "Additional Spread"). The Additional Spread shall be paid by Triple Net concurrently with the Property's monthly distributions paid to the tenant in common investors. The Additional Spread is equal to a monthly amount of $510, which equates to a 1.00% annual return on $612,477.50. The Additional Spread shall be payable on monthly distributions only, and shall not apply to proceeds distributed upon sale of the Property. The 1.00% Additional Spread is applicable to the $612,477.50 cash investment amount and not any other loaded or adjusted investment amount.

2. As a One Financial Plaza rollover tenant in common investor, Triple Net shall pay the standard Tenant in Common closing costs on the Investment.

3. In connection with the Investment, Investor shall not have the right to rely on the legal opinion issued by Hirschler Fleischer in connection with the Offering and attached to the Offering Memorandum regarding whether the Interest should be treated as undivided interests in real property and not as partnership interests for purposes of Section 1031 of the Code.

Please evidence your consent to the terms of this agreement by signing where indicated below.

Sincerely,

Scott Peters
President and CEO
NNN Realty Advisors, Inc.

Francene LaPoint
CFO
NNN Realty Advisors, Inc.

ACCEPTED AND AGREED as of May 14, 2007
On behalf of itself and on behalf of NNN 8555 University Place [__], LLC:

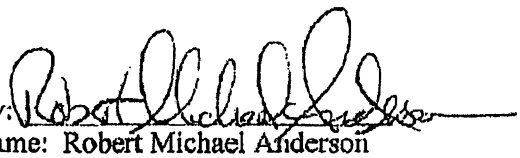
By: 
Name: Robert Michael Anderson

Exhibit 3

MISSED PAYMENT HISTORY

DATE	DAYS FROM LAST PAYMENT:	INTEREST RATE:	INTEREST ACCUMULATED	MISSED PAYMENT AMOUNT:	CHECK NO.:	MISSED PAYMENT BALANCE:
1-Jan-12	BEGINING BALANCE					$ 685.00
1-Feb-12	30	10.00%	$ 5.71	-$ 685.00		$ 1,375.71
1-Mar-12	30	10.00%	$ 11.46	-$ 685.00		$ 2,072.17
1-Apr-12	30	10.00%	$ 17.27	-$ 685.00		$ 2,774.44
1-May-12	30	10.00%	$ 23.12	-$ 685.00		$ 3,482.56
1-Jun-12	30	10.00%	$ 29.02	-$ 685.00		$ 4,196.58
1-Jul-12	30	10.00%	$ 34.97	-$ 685.00		$ 4,916.55
1-Aug-12	30	10.00%	$ 40.97	-$ 685.00		$ 5,642.53
1-Sep-12	30	10.00%	$ 47.02	-$ 685.00		$ 6,374.55
1-Oct-12	30	10.00%	$ 53.12	-$ 685.00		$ 7,112.67
1-Nov-12	30	10.00%	$ 59.27	-$ 685.00		$ 7,856.94
1-Dec-12	30	10.00%	$ 65.47	-$ 685.00		$ 8,607.41
1-Jan-13	30	10.00%	$ 71.73	-$ 685.00		$ 9,364.14
1-Feb-13	30	10.00%	$ 78.03	-$ 685.00		$ 10,127.18
1-Mar-13	30	10.00%	$ 84.39	-$ 685.00		$ 10,896.57
1-Apr-13	30	10.00%	$ 90.80	-$ 685.00		$ 11,672.38
1-May-13	30	10.00%	$ 97.27	-$ 685.00		$ 12,454.64
1-Jun-13	30	10.00%	$ 103.79	-$ 685.00		$ 13,243.43
1-Jul-13	30	10.00%	$ 110.36	-$ 685.00		$ 14,038.80
1-Aug-13	30	10.00%	$ 116.99	-$ 685.00		$ 14,840.79
1-Sep-13	30	10.00%	$ 123.67	-$ 685.00		$ 15,649.46
1-Oct-13	30	10.00%	$ 130.41	-$ 685.00		$ 16,464.87
1-Nov-13	30	10.00%	$ 137.21	-$ 685.00		$ 17,287.08
1-Dec-13	30	10.00%	$ 144.06	-$ 685.00		$ 18,116.14
1-Jan-14	30	10.00%	$ 150.97	-$ 685.00		$ 18,952.10
1-Feb-14	30	10.00%	$ 157.93	-$ 685.00		$ 19,795.04
1-Mar-14	30	10.00%	$ 164.96	-$ 685.00		$ 20,645.00
1-Apr-14	30	10.00%	$ 172.04	-$ 685.00		$ 21,502.04
1-May-14	30	10.00%	$ 179.18	-$ 685.00		$ 22,366.22
1-Jun-14	30	10.00%	$ 186.39	-$ 685.00		$ 23,237.61
1-Jul-14	30	10.00%	$ 193.65	-$ 685.00		$ 24,116.25
1-Aug-14	30	10.00%	$ 200.97	-$ 685.00		$ 25,002.22
1-Sep-14	30	10.00%	$ 208.35	-$ 685.00		$ 25,895.58
1-Oct-14	30	10.00%	$ 215.80	-$ 685.00		$ 26,796.37
1-Nov-14	30	10.00%	$ 223.30	-$ 685.00		$ 27,704.68
1-Dec-14	30	10.00%	$ 230.87	-$ 685.00		$ 28,620.55
1-Jan-15	30	10.00%	$ 238.50	-$ 685.00		$ 29,544.05
1-Feb-15	30	10.00%	$ 246.20	-$ 685.00		$ 30,475.25
1-Mar-15	30	10.00%	$ 253.96	-$ 685.00		$ 31,414.21
1-Apr-15	30	10.00%	$ 261.79	-$ 685.00		$ 32,361.00
1-May-15	30	10.00%	$ 269.67	-$ 685.00		$ 33,315.67
1-Jun-15	30	10.00%	$ 277.63	-$ 685.00		$ 34,278.30
1-Jul-15	30	10.00%	$ 285.65	-$ 685.00		$ 35,248.96
1-Aug-15	30	10.00%	$ 293.74	-$ 685.00		$ 36,227.70
1-Sep-15	30	10.00%	$ 301.90	-$ 685.00		$ 37,214.59

1-Oct-15	30	10.00%	$ 310.12	-$ 685.00	$ 38,209.72
1-Nov-15	30	10.00%	$ 318.41	-$ 685.00	$ 39,213.13
1-Dec-15	30	10.00%	$ 326.78	-$ 685.00	$ 40,224.91
1-Jan-16	30	10.00%	$ 335.21	-$ 685.00	$ 41,245.11
1-Feb-16	30	10.00%	$ 343.71	-$ 685.00	$ 42,273.82
1-Mar-16	30	10.00%	$ 352.28	-$ 685.00	$ 43,311.11
1-Apr-16	30	10.00%	$ 360.93	-$ 685.00	$ 44,357.03
1-May-16	30	10.00%	$ 369.64	-$ 685.00	$ 45,411.67
1-Jun-16	30	10.00%	$ 378.43	-$ 685.00	$ 46,475.10
1-Jul-16	30	10.00%	$ 387.29	-$ 685.00	$ 47,547.40
1-Aug-16	30	10.00%	$ 396.23	-$ 685.00	$ 48,628.62
1-Sep-16	30	10.00%	$ 405.24	-$ 685.00	$ 49,718.86
1-Oct-16	30	10.00%	$ 414.32	-$ 685.00	$ 50,818.19
1-Nov-16	30	10.00%	$ 423.48	-$ 685.00	$ 51,926.67
1-Dec-16	30	10.00%	$ 432.72	-$ 685.00	$ 53,044.39
1-Jan-17	30	10.00%	$ 442.04	-$ 685.00	$ 54,171.43
1-Feb-17	30	10.00%	$ 451.43	-$ 685.00	$ 55,307.86
1-Mar-17	30	10.00%	$ 460.90	-$ 685.00	$ 56,453.76
1-Apr-17	30	10.00%	$ 470.45	-$ 685.00	$ 57,609.21
1-May-17	30	10.00%	$ 480.08	-$ 685.00	$ 58,774.28
1-Jun-17	30	10.00%	$ 489.79	-$ 685.00	$ 59,949.07
1-Jul-17	30	10.00%	$ 499.58	-$ 685.00	$ 61,133.64
1-Aug-17	30	10.00%	$ 509.45	-$ 685.00	$ 62,328.09
1-Sep-17	30	10.00%	$ 519.40	-$ 685.00	$ 63,532.49
1-Oct-17	30	10.00%	$ 529.44	-$ 685.00	$ 64,746.93
1-Nov-17	30	10.00%	$ 539.56	-$ 685.00	$ 65,971.49
1-Dec-17	30	10.00%	$ 549.76	-$ 685.00	$ 67,206.25
1-Jan-18	30	10.00%	$ 560.05	-$ 685.00	$ 68,451.30
1-Feb-18	30	10.00%	$ 570.43	-$ 685.00	$ 69,706.73
1-Mar-18	30	10.00%	$ 580.89	-$ 685.00	$ 70,972.62
1-Apr-18	30	10.00%	$ 591.44	-$ 685.00	$ 72,249.06
1-May-18	30	10.00%	$ 602.08	-$ 685.00	$ 73,536.13
1-Jun-18	30	10.00%	$ 612.80	-$ 685.00	$ 74,833.93
1-Jul-18	30	10.00%	$ 623.62	-$ 685.00	$ 76,142.55
1-Aug-18	30	10.00%	$ 634.52	-$ 685.00	$ 77,462.07
1-Sep-18	30	10.00%	$ 645.52	-$ 685.00	$ 78,792.59
1-Oct-18	30	10.00%	$ 656.60	-$ 685.00	$ 80,134.19
1-Nov-18	30	10.00%	$ 667.78	-$ 685.00	$ 81,486.98
1-Dec-18	30	10.00%	$ 679.06	-$ 685.00	$ 82,851.04
1-Jan-19	30	10.00%	$ 690.43	-$ 685.00	$ 84,226.46
1-Feb-19	30	10.00%	$ 701.89	-$ 685.00	$ 85,613.35
1-Mar-19	30	10.00%	$ 713.44	-$ 685.00	$ 87,011.79

15-1-1 Interest rates -- Contracted rate -- Legal rate.

(1) The parties to a lawful contract may agree upon any rate of interest for the loan or forbearance of any money, goods, or chose in action that is the subject of their contract.

(2) Unless parties to a lawful contract specify a different rate of interest, the legal rate of interest for the loan or forbearance of any money, goods, or chose in action shall be 10% per annum.

(3) Nothing in this section may be construed in any way to affect any penalty or interest charge that by law applies to delinquent or other taxes or to any contract or obligations made before May 14, 1981.

Amended by Chapter 79, 1989 General Session

Exhibit 4

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	10/30/09	CHECK NUMBER	021867

VENDOR: 51059 **ROBERT MICHAEL ANDERSON**

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
11/01/09	SUP656609 Chartwell Court	174.84		174.84
		174.84		174.84

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,636,870

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	10/30/09	CHECK NUMBER	021867

TouchSafe

PAY ONE HUNDRED SEVENTY-FOUR AND 84/100----------

AMOUNT	*******174.84

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

VOID-UNAUTHORIZED COPY-VOID

⑈021867⑈ ⑆071000505⑆ 5801024612⑈

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	10/30/09	CHECK NUMBER	021866

VENDOR: 51059 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
11/01/09	SUP15009 8555 University	510.40		510.40
		510.40		510.40

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,636,879

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	10/30/09	CHECK NUMBER	021866

TouchSafe®

PAY FIVE HUNDRED TEN AND 40/100*****

AMOUNT	*******510.40

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures.

THIS CHECK CLEARS THROUGH POSITIVE PAY

Authorized Copy

⑈021866⑈ ⑆071000505⑆ 580102461 2⑈

08/01/09	SOP15009			
		510.40		510.40

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYER NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	07/31/09	CHECK NUMBER	021491

PAY FIVE HUNDRED TEN AND 40/100

AMOUNT	*******510.40

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

THE CHECK CLEARS THROUGH POSITIVE PAY

If over $10,000 requires 2 signatures

⑈021491⑈ ⑆071000505⑆ 5801024612⑈

08/01/09	SUP656609	Chartwell Court	174.84		174.84
			174.84		174.84

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	07/31/09	CHECK NUMBER	021492

PAY ONE HUNDRED SEVENTY FOUR AND 84/100------------------------------

AMOUNT	*******174.84

Void after 90 Days

TO THE ORDER OF

ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

⑈021492⑈ ⑆071000505⑆ 5801024612⑈

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	07/01/09	CHECK NUMBER	021345

VENDOR: 51059 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
07/01/09	SUP15009 8555 University	510.40		510.40
		510.40		510.40

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,666,879

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	07/01/09	CHECK NUMBER	021345

TouchSafe®

PAY FIVE HUNDRED TEN AND 40/100----------

AMOUNT	*******510.40

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

VOID - AUTHORIZED COPY - VOID

⑈021345⑈ ⑆071000505⑆ 5801024612⑈

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	07/01/09	CHECK NUMBER	021346

VENDOR: 51059 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
07/01/09	SUP656609 Chartwell Court	174.84		174.84
		174.84		174.84

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,636,874

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	07/01/09	CHECK NUMBER	021346

TouchSafe

PAY ONE HUNDRED SEVENTY-FOUR AND 84/100----------

AMOUNT	*******174.84

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

⑈021346⑈ ⑆071000505⑆ 5801024612⑈

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	06/01/09	CHECK NUMBER	021022

VENDOR: 51059 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
06/01/09	SUP15009 8555 University	510.40		510.40
		510.40		510.40

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,606,609

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	06/01/09	CHECK NUMBER	021022

TouchSafe

PAY FIVE HUNDRED TEN AND 40/100----------

AMOUNT	*******510.40

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

UNAUTHORIZED COPY - VOID

⑈021022⑈ ⑆071000505⑆ 5801024612⑈

VENDOR: 91099 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
06/01/09	SUP656609 Chartwell Court	174.84		174.84
		174.84		174.84

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,636,874

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	06/01/09	CHECK NUMBER	021023

TouchSafe

PAY ONE HUNDRED SEVENTY-FOUR AND 84/100----------

AMOUNT	*******174.84

Void after 90 Days

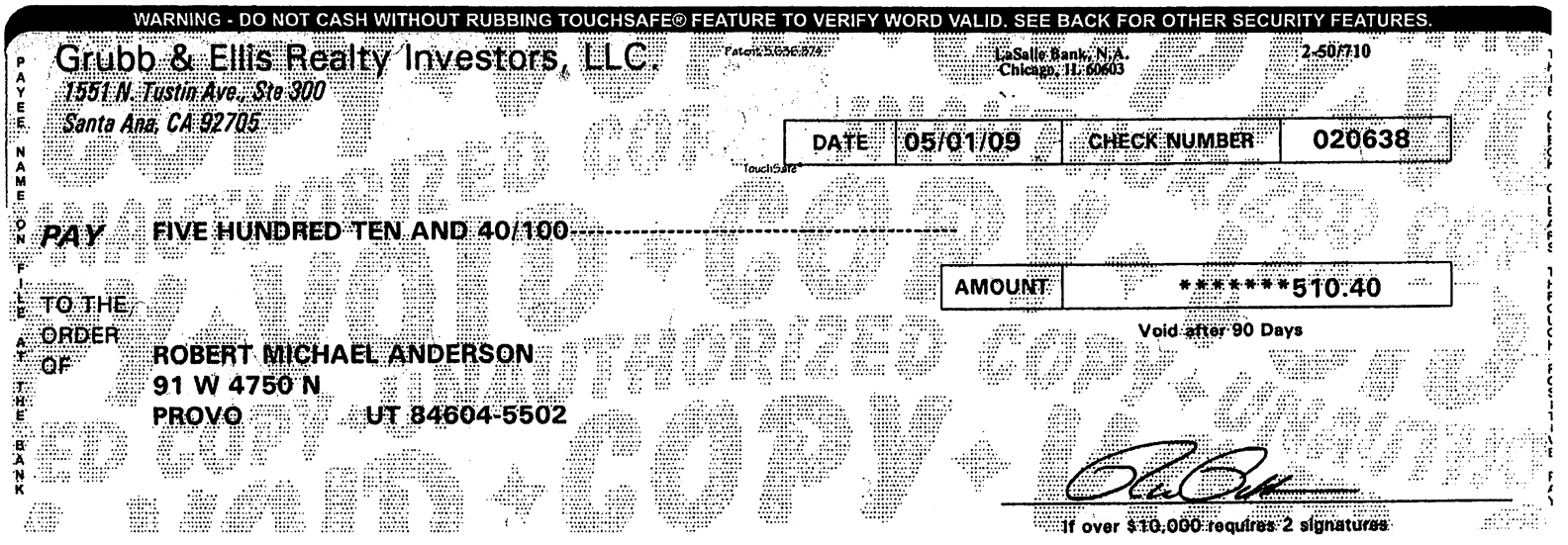
TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

VOID UNAUTHORIZED COPY

⑈021023⑈ ⑆071000505⑆ 5801024612⑈

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
05/01/09	SUP15009 8555 University	510.40		510.40
		510.40		510.40



INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
05/01/09	SUP656609 Chartwell Court	174.84		174.84
		174.84		174.8

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,636,374

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	05/01/09	CHECK NUMBER	020639

TouchSafe

PAY ONE HUNDRED SEVENTY-FOUR AND 84/100----------

AMOUNT	*******174.84

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

If over $10,000 requires 2 signatures

⑈020639⑈ ⑆071000505⑆ 5801024612⑈

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	01/05/11	CHECK NUMBER	023736

VENDOR: 51059 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
01/01/11	SUP15011 8555 UNIVERSITY	510.40		510.40
01/01/11	SUP15011A CHARTWELL COURT	174.84		174.84
		685.24		685.24

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,636,874

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	01/05/11	CHECK NUMBER	023736

TouchSafe

PAY SIX HUNDRED EIGHTY-FIVE AND 24/100----------

AMOUNT	*******685.24

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

Matt

If over $10,000 requires 2 signatures

THIS CHECK CLEARS THROUGH POSITIVE PAY

⑈023736⑈ ⑆071000505⑆ 5801024612⑈

Grubb & Ellis Realty Investors, LLC.
1551 North Tustin Ave., Suite 300
Santa Ana, CA 92705

DATE	02/02/11	CHECK NUMBER	023848

VENDOR: 51059 ROBERT MICHAEL ANDERSON

INVOICE DATE	INVOICE NUMBER / DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
02/01/11	SUP15011 8555 UNIVERSITY	510.40		510.40
02/01/11	SUP15011A CHARTWELL COURT	174.84		174.84
		685.24		685.24

WARNING - DO NOT CASH WITHOUT RUBBING TOUCHSAFE® FEATURE TO VERIFY WORD VALID. SEE BACK FOR OTHER SECURITY FEATURES.

PAYEE NAME ON FILE AT THE BANK

Grubb & Ellis Realty Investors, LLC.
1551 N. Tustin Ave., Ste 300
Santa Ana, CA 92705

Patent 5,666,874

LaSalle Bank, N.A.
Chicago, IL 60603

2-50/710

DATE	02/02/11	CHECK NUMBER	023848

PAY SIX HUNDRED EIGHTY-FIVE AND 24/100----------

AMOUNT	*******685.24

Void after 90 Days

TO THE ORDER OF
ROBERT MICHAEL ANDERSON
91 W 4750 N
PROVO UT 84604-5502

Matt

If over $10,000 requires 2 signatures

⑈023848⑈ ⑆071000505⑆ 5801024612⑈