

EXHIBIT 28

NNN Charges Presented vs Real

Presented: \$2,241.25

vs

Real: \$4,582.24

or

According to Gulsvig's response
To AG Consumer Fraud Division
\$6,656.40

Exhibit 28: Presented vs Real Charges p_1

| NNN according to the Final Agreement (LOI) | | | |
|---|-----------------|---|-------------------|
| LOI NNN (include but not limited to: property taxes, insurance, water | | | |
| LOI Presented Charges: \$2,241.25 | | | |
| Breakdown of agreed upon NNN Charges | | | |
| Payments to to be made to Third Parties | | Payments to be made to Defendants | |
| Water | \$650.00 | Property taxes | |
| Pest control | \$70.00 | Insurance | |
| Window Cleaning | \$90.00 | Garbage Removal | |
| Minor Landscaping | \$150.00 | Other CAM Charges | |
| Plaintiffs part paid to third parties | \$960.00 | Plaintiffs Part to be paid to Defendants | \$1,281.25 |
| <p>Average NNN vary from \$2.95 - \$7,00</p> <p>Plaintiffs were presented and accepted \$8.15 NNN per square foot which is on a very high end and it was supposed to cover all regular NNN charges. The real cost is more than double.</p> | | Presented by Defendants Monthly NNN Charges | \$2,241.25 |
| | | Plaintiffs payments to third parties | \$960.00 |
| | | Plaintiffs payments to Defendants | \$1,281.25 |
| | | Per square foot | \$8.15 |
| Fraudulently Misrepresented Charges discovered September 14, 2020 | | | |
| Payments to to be made to Third Parties | | Payments to be made to Defendants | |
| Water | \$650.00 | Property taxes | |
| Pest control | \$70.00 | Insurance | |
| Window Cleaning | \$90.00 | Garbage Removal | |
| Minor Landscaping | \$150.00 | Other CAM Charges | |
| Plaintiffs part paid to third parties | \$960.00 | Plaintiffs Part to be paid to Defendants | \$3,622.24 |
| <p>The \$16.66 sq.ft NNN Charge is MORE THAN DOUBLE the Ammount presented to Plaintiffs by Defendants' Broker in the Final Offer. However, the Fraud does not end there. The Real NNN Cost for 2019 is even higher. The evidence is presented below.</p> | | Plaintiffs payments to third parties | \$960.00 |
| | | Total NNN Charges | \$4,582.24 |
| | | Per square foot | \$16.66 |
| Difference: MORE than double | | 16.66/8.15 | 204.45% |

Even Higher Fraudulently Missrepresented NNN Charges presented in response to Attorney General

| Presented NNN Charges: \$2,241.25/Month | | Real Charges Fraudulently Missrepresented by Defendants | |
|---|--|---|-------------------|
| Water | \$650.00 | Property Taxes | |
| Pest control | \$70.00 | Insurance | |
| Window Cleaning | \$90.00 | Garbage Removal | |
| Minor Landscaping | \$150.00 | Other CAM Charges | |
| Plaintiffs part paid to third parties | \$960.00 | Plaintiffs Part to be paid to Defendants | \$3,622.24 |
| Plaintiffs payments to Defendants | \$1,281.25 | Plaintiffs payments to third parties | \$960.00 |
| <p>According to Exhibit 8 & 17 in 2019 Plaintiffs were responsible for making NNN payments for three months only: October 2019, November 2019 and December 2019. Therefore the provided to Attorney general Office allegedly unpaid by Plaintiffs reconciliation ammount of 6,222.47 must be devided by these three months which makes \$2074.16/month. Making the Real NNN charges to be whopping \$6,656.40 monthly. One and a Half Times more than the rent. Completely absurd situation.</p> | 2019 Total Reconciliation ammount: \$6,222.47 | | |
| | 2019 Reconciliation ammount per Month | | \$2,074.16 |
| | Total NNN Charges | | \$6,656.40 |
| | NNN Per square foot | | \$24.21 |
| Difference: Triple the presented | | 24.21/8.15 | 296.99% |

Exhibit 28: Presented vs Real Charges p_2