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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132-29-043
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? ~~3~~ 4

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

- (1) 132-27-040 (2) 132-29-042
- (3) 132-27-039 (4) 132-27-154

2. SELLER'S NAME AND ADDRESS:

Mill Avenue Properties, LLC et al
450 N. Roxbury Dr. Ste. 1050
Beverly Hills, CA 90210

3. (a) BUYER'S NAME AND ADDRESS:

Century Drive Investments LLC & Royal Oak Road LLC
333 Grant Ave. Ste. 709
San Francisco, CA 94108

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

420 and 501 South Mill Avenue
Tempe, AZ

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

Century Drive Investments LLC
333 Grant Ave. Ste. 709
San Francisco, CA 94108

(b) Next tax payment due March 15th 2016

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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: 9 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

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

10. SALE PRICE: \$ 13,800,000

11. DATE OF SALE (Numeric Digits): 1 / 2016
Month / Year

12. DOWN PAYMENT \$ 4,850,000

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(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):

Cyrus Etemad
333 Grant Ave. Ste. 709
San Francisco, CA 94108 (415) 519-7653

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 _____

Signature of Buyer / Agent Cyrus Etemad
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public Shirley J. Deed
Notary Expiration Date _____

SIGNED IN COUNTERPART

JURAT

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 }

Subscribed and sworn to (or affirmed) before me on this 15 day of JAN., 2016

by CYRUS GALEN ETEMAD

proved to me on the basis of satisfactory evidence to be the person(~~s~~) who appeared before me.



Signature 
Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 132 - 29 - 043
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? 4

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

- (1) 132-27-040 (3) 132-29-042
 (2) 132-27-039 (4) 132-27-154

2. SELLER'S NAME AND ADDRESS:

Mill Avenue Properties, LLC; Mill Avenue Properties II, LLC;
Mill Avenue Properties III, LLC; Mill Avenue Properties IV, LLC

450 North Roxbury Drive, Suite 1050, Beverly Hills, CA 90210

3. (a) BUYER'S NAME AND ADDRESS:

Century Drive Investments LLC
Royal Oak Road LLC
237 Round Hill Road, Belvedere Tiburon, CA 94920

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:

420 and 501 South Mill Avenue
Tempe, AZ

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

Century Drive Investments
333 Grant Ave #709 UC
San Francisco, CA 94108
 (b) Next tax payment due March 1st 2016

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
 Affixed Not Affixed
 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 _____, 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):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 13,800,000 00

11. DATE OF SALE (Numeric Digits): 01/16
Month / Year

12. DOWN PAYMENT \$ _____ 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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):

Mill Avenue Properties, LLC
450 North Roxbury Drive, Suite 1050
Beverly Hills, CA 90210

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____

State of _____, County of _____

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

Notary Public _____

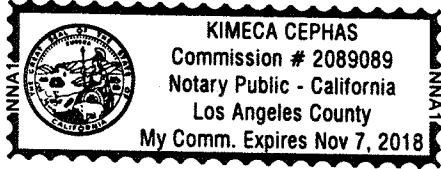
Notary Expiration Date _____

SIGNED IN COUNTERPART

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 18th
day of January, 2016, by Paul Daneshrad

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Kimeca Cephas

Exhibit "A"

PARCEL NO. 1:

That part of Block 51, of TEMPE WEST, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 26, described as follows:

BEGINNING at the Southeast corner of Lot 10 of said Block 51;

THENCE North along the East line of said Block 51, a distance of 50 feet, more or less, to the center of a wall running East and West, being the wall referred to in Deed from CHAS. HYDER to J.M. FULKERSON and wife, recorded September 10, 1936 in Book 300 of Deeds, Page 584 and in Deed from J.M. FULKERSON and wife, CHAS. HYDER, recorded September 10, 1936 in Book 298 of Deeds, Page 453, records of Maricopa County, Arizona;

THENCE West along said wall 125 feet, more or less, to a point in the said Block 51 on the joint West line of Lots 1 to 10 inclusive, of said Block 51;

THENCE South 50 feet, more or less, on the joint West line of said Lots 1 to 10, inclusive, of said Block 51 to the Southwest corner of Lot 10 of said Block 51;

THENCE East along the South line of said Lot 10, of said Block 51 to the POINT OF BEGINNING.

PARCEL NO. 2:

That part of Lots 8 and 9, Block 51, of TEMPE WEST, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 26, described as follows:

BEGINNING at a point 14 feet, 10 inches South of the Northeast corner of Lot 8, Block 51, TEMPE WEST;

THENCE running West 125 feet;

THENCE South 16 feet 1 inch;

Unofficial Document

THENCE East 125 feet;

THENCE North 16 feet 1 inch to the POINT OF BEGINNING.

PARCEL NO. 3:

A permanent parking easement for temporary vehicle parking spaces as set forth in that certain Second Amended and Restated Hayden Square Parking Easement Agreement recorded on December 12, 2013 in Recording No. 2013-01054889 and re-recorded on March 28, 2014 in recording No. 2014-0198083, of Official Records, over the following described parcels:

PARCEL A:

That portion of the West one-half of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being apart of "TEMPE", a subdivision recorded in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of Block 49 of said "TEMPE";

THENCE South 89 degrees 51 minutes 36 seconds West, along the North line of said Block 49, and a Westerly extension thereof, 213.67 feet to a point on the East line of realigned Ash Avenue;

THENCE North 00 degrees 10 minutes 37 seconds East, along said East line, 8.09 feet to the beginning of a tangent curve concave to the Southeast, having a radius of 560.00 feet;

THENCE Northeasterly, along said curve through a central angle of 26 degrees 46 minutes 17 seconds, an arc distance of 261.66 feet;

THENCE North 89 degrees 51 minutes 36 seconds East, 152.93 feet to a point on the East line of Block 57 of said "TEMPE";

THENCE South 00 degrees 01 minute 12 seconds West, along said East line and the Southerly extension thereof, 260.00 feet, to the TRUE POINT OF BEGINNING.

PARCEL B:

That portion of the West half of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being a part of "TEMPE", a subdivision recorded in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of Block 50 of "TEMPE" as recorded in Book 2, Page 26, Maricopa County Records;

THENCE North 89 degrees 59 minutes 24 seconds West, along the Northerly right-of-way of Fifth Street, a distance of 141.52 feet;

THENCE North 00 degrees 10 minutes 37 seconds East a distance of 257.69 feet to the North line of Block 49 of said "TEMPE";

THENCE North 89 degrees 51 minutes 36 seconds East, along said North line of Block 49, a distance of 72.82 feet to the Northeast corner of said Block 49;

THENCE North 00 degrees 01 minute 12 seconds East a distance of 260.00 feet;

THENCE South 89 degrees 51 minutes 36 seconds West a distance of 152.93 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 565.00 feet, a radial to said beginning bears North 61 degrees 00 minutes 51 seconds West;

THENCE Northeasterly along said curve through a central angle of 10 degrees 04 minutes 10 seconds, an arc distance of 98.42 feet;

THENCE North 37 degrees 01 minute 04 seconds East a distance of 37.94 feet;

THENCE North 76 degrees 57 minutes 26 seconds East, a distance of 30.67 feet to the beginning of a non-tangent curve concave to the Northeast and ^{Unofficial Document} having a radius of 357.54 feet, a radial to said beginning bears South 25 degrees 18 minutes 01 second West;

THENCE Southeasterly along said curve through a central angle of 25 degrees 24 minutes 33 seconds, an arc distance of 158.56 feet to a point on the South line of the North 8.04 feet of Block 58 of said "TEMPE";

THENCE South 89 degrees 53 minutes 28 seconds West, along said South line, a distance of 31.31 feet to a point on the West line of said Block 58;

THENCE South 00 degrees 01 minute 12 seconds West, along said West line and along the West line of Block 50 of said "TEMPE" a distance of 606.81 feet to the POINT OF BEGINNING.

PARCEL C:

That portion of the West half of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being a part of TEMPE, a subdivision recorded in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, described as follows:

BEGINNING at a point which is the intersection of the North right-of-way line of 5th Street and the East right-of-way line of the realigned Ash Avenue;

THENCE South 89 degrees 59 minutes 24 seconds East along said North right-of-way line of 5th street a distance of 79.85 feet;

THENCE North 00 degrees 10 minutes 37 seconds East a distance of 162.57 feet to the TRUE POINT OF BEGINNING.

THENCE, continuing North 00 degrees 10 minutes 37 seconds East a distance of 95.00 feet;

THENCE North 89 degrees 51 minutes 36 seconds East a distance of 66.00 feet;

THENCE south 00 degrees 10 minutes 37 seconds West a distance of 95.00 feet;

THENCE South 89 degrees 51 minutes 36 seconds West a distance of 66.00 feet, to the POINT OF BEGINNING as shown on the Plat of TEMPE, recorded in the office of the Maricopa County Recorder in Book 2 of Maps, Page 26.

PARCEL NO. 4:

The West 56 feet of Lots 14 and 15, Block 3, WEST TEMPE, a subdivision recorded in Book 2 of Maps, Page 26, Maricopa County Records, more particularly described as follows:

COMMENCING at the intersection of Mill Avenue and 5th Street said point being a City of Tempe brass cap in handhole;

THENCE East along the centerline of said 5th Street 50 feet;

THENCE South 00 degrees 04 minutes 54 seconds East parallel with the centerline of said Mill Avenue 49.50 feet to the Northwest corner of said Lot 14 and the POINT OF BEGINNING;

THENCE East along the North line of said Lot 14 and the southerly right-of-way line of 5th Street 56 feet;

THENCE South 00 degrees 04 minutes 54 seconds East parallel with the West line of Lots 14 and 15 a distance of 59.62 feet to the South line of said Lot 15;

THENCE South 89 degrees 59 minutes 27 seconds West along the South line of said Lot 15 a distance of 56 feet to the Southwest corner thereof;

THENCE North 00 degrees 04 minutes 54 seconds West along the West line of said Lots 14 and 15 and parallel with the centerline of Mill Avenue 59.63 feet to the POINT OF BEGINNING.

Described property being located in the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County.

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PARCEL NO. 5:

Lots 14 and 15, Block 3, WEST TEMPE, a subdivision recorded in Book 2 of Maps, Page 26, Maricopa County Records.

EXCEPT the West 56 feet thereof;

More particularly described as follows:

COMMENCING at the intersection of Mill Avenue and 5th Street, said point being a City of Tempe brass cap in handhole;

THENCE East along the centerline of said 5th Street 106 feet;

THENCE South 00 degrees 04 minutes 54 seconds East parallel with the centerline of said Mill Avenue 49.50 feet to the North line of said Lot 14 and the POINT OF BEGINNING;

THENCE East along the North line of said Lot 14 and the South right-of-way line of 5th Street 69.23 feet to the Northeast corner of said Lot 14;

THENCE South 00 degrees 04 minutes 28 seconds East along the East line of said Lots 14 and 15 a distance of 59.61 feet to the Southeast corner of said Lot 15;

THENCE South 89 degrees 59 minutes 27 seconds West along the South line of said Lot 15 a distance of 69.22 feet said point being 56 feet East of the Southwest corner of said Lot 15;

THENCE North 00 degrees 04 minutes 54 seconds West parallel with the West line of said Lots 14 and 15, and the centerline of said Mill Avenue 59.62 feet to the POINT OF BEGINNING.

Described property being located in the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 6:

An EASEMENT to permit the construction, occupancy, operation, maintenance, and use of the building as created in instrument recorded July 6, 1990 in Recording No. 1990-303844, of Official Records over that portion of the right-of-way of Mill Avenue, and 5th Street, a 20.00 foot wide alley adjacent to Lots 14 and 15 and a portion of Lot 13, Block 3, WEST TEMPE, a subdivision recorded in Book 2 of Maps, Page 26, Maricopa County Records, more particularly described as follows:

COMMENCING at the intersection of Mill Avenue and 5th Street, said point being a CITY OF TEMPE brass cap in a handhole;

THENCE South 00 degrees 04 minutes 54 seconds East along the centerline of said Mill Avenue 111.20 feet;

THENCE North 89 degrees 55 minutes 06 seconds East perpendicular to the centerline of Mill Avenue 32.00 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 04 minutes 54 seconds West parallel with and 32.00 feet East of the centerline of said Mill Avenue 50.30 feet to a point on the arc of a circle the center of which bears North 89 degrees 55 minutes 06 seconds East 29.96 feet;

THENCE Northeasterly along the arc of said circle through a central angle of 90 degrees 04 minutes 54 seconds a distance of 47.10 feet;

THENCE East parallel with and 30.85 feet South of the centerline of said 5th Street 137.23 feet;

THENCE South 00 degrees 04 minutes 28 seconds East parallel with and 24.00 feet East of the East line of said Lots 14 and 15 a distance of 78.26 feet;

THENCE South 89 degrees 59 minutes 27 seconds West 24.00 feet to the Southeast corner of said Lot 15;

THENCE North 00 degrees 04 minutes 28 seconds ^{Unofficial Document} West along the East line of said Lots 14 and 15 a distance of 59.61 feet to the Northeast corner of said Lot 14;

THENCE West along the North line of said Lot 14 and the South right-of-way of 5th Street 125.23 feet to the Northwest corner of said Lot 14 and the East right-of-way line of Mill Avenue;

THENCE South 00 degrees 04 minutes 54 seconds East along the said right-of-way line 61.63 feet;

THENCE south 89 degrees 55 minutes 06 seconds West 18.00 feet to the POINT of BEGINNING.