

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 138-61-081C
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? 1

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

(1) 138-61-041A (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Pacifica Centennial LLC
1775 Hancock Street, Suite 200
San Diego, CA 92110

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

3XM, LLC and 1XM, LLC
4722 North 24th Street, Suite 400
Phoenix, AZ 85016

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

200 North Centennial Way
Mesa, AZ 85201

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

3XM, LLC and 1XM, LLC
4722 North 24th Street, Suite 200
Phoenix, AZ 85016

(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. Agriculture
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 Arizona _____, County of Maricopa

Subscribed and sworn to before me on this _____ day of _____ 20 1 6

Notary Public _____

Notary Expiration Date _____

16

DOR FORM 82162 (04/2014)

14

Es

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: \$ 17,000,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 6 Month/Year

12. DOWN PAYMENT \$ 9,567,000 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
(3) FHA
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

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 0.00 00 AND

briefly describe the Personal Property: N/A

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 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:

N/A

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):

See Exhibit "A" attached hereto.

Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this _____ day of _____ 20 1 6

Notary Public _____

Notary Expiration Date _____

Signed in counterpart

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200 North Centennial Way
Mesa, AZ 85201

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4722 North 24th Street, Suite 400
Phoenix, AZ 85016

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Phoenix, AZ 85016

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 Affixed Not Affixed
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 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 Arizona, County of Maricopa
 Subscribed and sworn to before me on this _____ day of _____ 20 1 6
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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

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 (2) VA
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If Yes, briefly describe the solar / energy efficient components: N/A

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):

See Exhibit "A" attached hereto.

SEE ATTACHED PAGES

Signature of Buyer / Agent _____
 State of California, County of Los Angeles
 Subscribed and sworn to before me on this 26 day of February 20 1 6
 Notary Public Cheryl Fick
 Notary Expiration Date August 14, 2018

See attached

CALIFORNIA ALL-PURPOSE 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 San Diego

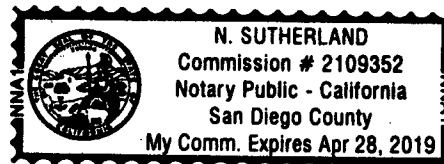
On February 29, 2010, before me, N. Sutherland, Notary Public, personally appeared Deepak Israni, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or 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 forgoing paragraph is true and correct.

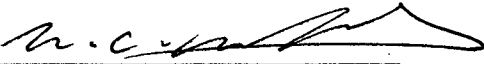
WITNESS my hand and official seal.

N. Sutherland

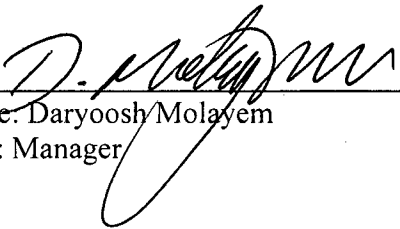
Unofficial Document



3XM, LLC,
a California limited liability company

By: 
Name: Noorollah Makabeh
Title: Manager

1XM, LLC,
a California limited liability company

By: 
Name: Daryoosh Molayem
Title: Manager

Unofficial Document

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 20th day of February
20 14, by Daryoosh Molayem, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.



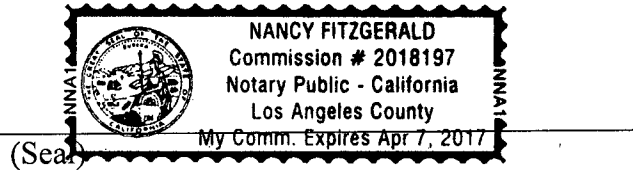
(Seal)

Cheryl Pickens
Signature

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 29th day of February,
20 16 by Noorollah Makabeh, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.



Nancy Fitzgerald
Signature

EXHIBIT "A"

PARCEL NO. 1:

THAT PORTION OF BLOCKS 30 AND 31, MESA CITY, ACCORDING TO BOOK 2 OF MAPS, PAGE 47 AND THAT PORTION OF LOT 21, NORTH SIRRINE STREET, AND EAST SECOND STREET, ALL IN HARMON TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 58, ALSO SHOWN ON A PLAT OF MESA, RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTING TO SHOW SAID PROPERTY AS A PORTION OF TRACTS A AND C, BLOCK 31, MESA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTH SIRRINE STREET AND EAST SECOND STREET AS SHOWN ON THE PLAT OF MESA, ARIZONA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH (AN ASSUMED BEARING) ALONG THE CENTER LINE OF SAID SIRRINE STREET FOR A DISTANCE OF 7.15 FEET;

THENCE WEST FOR A DISTANCE OF 22.68 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 30 DEGREES 02 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 52.40 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, THE CENTER OF WHICH BEARS NORTH 59 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 56.50 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 58.67 FEET;

THENCE NORTH 60 DEGREES 32 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 31.94 FEET;

THENCE NORTH FOR A DISTANCE OF 124 FEET;

THENCE NORTH 29 DEGREES 46 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 63.57 FEET;

THENCE NORTH FOR A DISTANCE OF 99.86 FEET;

THENCE NORTH 59 DEGREES 51 MINUTES 00 SECONDS EAST, 125.55 FEET;

THENCE SOUTH 11.09 FEET (11.10 FEET RECORD) TO A POINT ON A CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 62 DEGREES 43 MINUTES 17 SECONDS EAST (NORTH 62 DEGREES 04 MINUTES 33 SECONDS EAST RECORD), FOR A DISTANCE OF 61.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 14 MINUTES 52 SECONDS (98 DEGREES 14 MINUTES 08 SECONDS RECORD) FOR A DISTANCE OF 104.60 FEET (104.59 FEET RECORD) TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 31 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 124.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 129 DEGREES 13 MINUTES 35 SECONDS FOR A DISTANCE OF 280.80 FEET TO A POINT OF A TANGENCY;

THENCE SOUTH 03 DEGREES 42 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 162.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, THE CENTER OF WHICH BEARS SOUTH 86 DEGREES 10 MINUTES 00 SECONDS EAST, (SOUTH 86 DEGREES 18 MINUTES 10 SECONDS EAST RECORD) FOR A DISTANCE OF 141.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 43 MINUTES 00 SECONDS FOR A DISTANCE OF 38.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY THE CENTER OF WHICH BEARS SOUTH 77 DEGREES 59 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 124.50 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 131 DEGREES 07 MINUTES 40 SECONDS FOR A DISTANCE OF 284.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, THE CENTER OF WHICH BEARS SOUTH 29 DEGREES 06 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 170.50 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41 DEGREES 17 MINUTES 37 SECONDS FOR A DISTANCE OF 122.88 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF LOTS 14 TO 21, INCLUSIVE, PASADENA AVE. AND EAST SECOND STREET, ALL IN HARMON TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 58, ALSO ON A PLAT OF MESA, RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTING TO SHOW SAID PROPERTY AS A PORTION OF TRACTS A AND C, BLOCK 31, MESA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTH SIRRINE STREET AND EAST SECOND STREET, AS SHOWN ON THE PLAT OF MESA, ARIZONA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, (AN ASSUMED BEARING) ALONG THE CENTER LINE OF SAID SIRRINE STREET FOR A DISTANCE OF 419.63 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 3.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, 291.82 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID ^{Unofficial Document} CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 55 MINUTES 38 SECONDS FOR A DISTANCE OF 101.49 FEET TO THE BEGINNING OF A CURVE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 19 DEGREES 58 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82 DEGREES 10 MINUTES 59 SECONDS FOR A DISTANCE OF 28.69 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS NORTH 77 DEGREES 50 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 150.50 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 12 SECONDS, FOR A DISTANCE OF 63.49 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, THE CENTER OF WHICH BEARS NORTH 77 DEGREES 59 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 115.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 43 MINUTES 00 SECONDS, FOR A DISTANCE OF 31.54 FEET TO A POINT OF TANGENCY;

THENCE NORTH 03 DEGREES 42 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 162.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 86 DEGREE 18 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 150.50 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 40 MINUTES 00 SECONDS FOR A DISTANCE OF 104.19 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, THE CENTER OF WHICH BEARS NORTH 54 DEGREES 02 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 15.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71 DEGREES 01 MINUTE 06 SECONDS FOR A DISTANCE OF 18.59 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 136.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH PASADENA STREET AS SHOWN ON SAID MESA, ARIZONA PLAT;

THENCE SOUTH 00 DEGREES 03 MINUTES 12 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 412.00 FEET TO THE POINT OF BEGINNING.