

Recorded at the Request of:
When Recorded, mail to:

1st Ave Scottsdale, LLC
c/o Red Mountain Retail Group
1234 E. 17th Street
Santa Ana, CA 92701

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20060627378 05/09/2006 01:45
5090601-5-1-1--
ELECTRONIC RECORDING

**COURTESY RECORDING
NO TITLE LIABILITY**

05090601.49

Exempt 11-1134 B-5

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration, I, or we,

James M. Shough, an unmarried man, as to an undivided 12.50% interest, Michael H. Mugel, an unmarried man, as to an undivided 12.50% interest, Shops at Cave Creek, LLC, an Arizona limited liability company as to an undivided 60% interest and Cynthia J. Rieber and William J. Rieber, Husband and Wife as to an undivided 15% interest

GRANTOR

do hereby convey to

1st Ave Scottsdale, LLC, an Arizona limited liability company

GRANTEE

the following real property located in Maricopa County, Arizona:


Legal Description attached hereto and made a part hereof "Exhibit A"

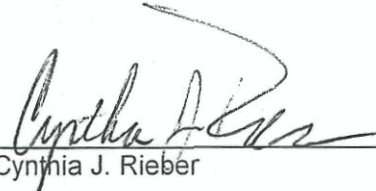
Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Dated: May 3, 2006

Shops at Cave Creek, LLC, an Arizona limited liability company


James M. Shough


Michael H. Mugel, Managing Member


Cynthia J. Rieber


William J. Rieber


Michael H. Mugel

110-DR-2005
REV: 05/09/2006

LEGAL DESCRIPTION

Lots 22, 23, 24, Block 1 of Scottsdale, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 6 of Maps, page 26,

Except that part of Lot 24 described as follows

Commencing at the Southeast corner of said Lot 24,

Thence North along the East line thereof, a distance of 5 feet to the Point of Beginning,

Thence continuing North along said East line a distance of 10 feet,

Thence Southwesterly to a point lying 10 feet West and 5 feet North of the Southeast corner of said Lot 24,

Thence East along a line lying 5 feet North of and parallel to the South line of said Lot 24, a distance of 10 feet to the Point of Beginning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange } SS

On 2.2.06 Date

before me,

Michelle F. Bell, notary
Name and Title of Officer (e.g. Jane Doe, Notary Public)

personally appeared

Michael H. Muegel
Name(s) of Signer(s)

☒ personally known to me

☐ 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 the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal

M. Bell
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document

Warranty Deed

Document Date

Number of Pages

Signer(s) Other Than Named Above

James M. Shough and
Cynthia J. Rieber and
William J. Rieber

Capacity(ies) Claimed by Signer

Signer's Name

- ☐ Individual
☐ Corporate Officer — Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

RIGHT THUMBPRINT
OF SIGNER -
Top of thumb here

NEW YORK

CALIFORNIA-ALL-PURPOSE ACKNOWLEDGMENT

State of ~~California~~ NEW YORK
County of New York } SS
On Feb 9, 2006 before me, Ivy Millerand
Date Name and Title of Officer (e.g. Jane Doe, Notary Public)
personally appeared William and Cynthia Rieber
Name(s) of Signer(s)

☒ personally known to me

☐ 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 the entity upon behalf of which the person(s) acted, executed the instrument

IVY MILLERAND
NOTARY PUBLIC, STATE OF NEW YORK
No 01MI6117929
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES NOV 1, 2008

Place Notary Seal Above

WITNESS my hand and official seal

Ivy Millerand
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

- ☐ Individual
☐ Corporate Officer — Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT TO IMPRINT
Top of thumb here

Signer is Representing: _____

Signer's Name _____

- ☐ Individual
☐ Corporate Officer — Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT TO IMPRINT
Top of thumb here

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Orange

ss.

On

05.03.06

Date

, before me,

Michelle F. Bell

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

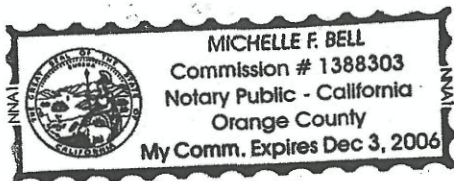
James M. Shough

Name(s) of Signer(s)

☒ personally known to me

☐ 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 the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michelle F. Bell

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

May 3, 2006

Number of Pages:

5

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here