

207 Waiver

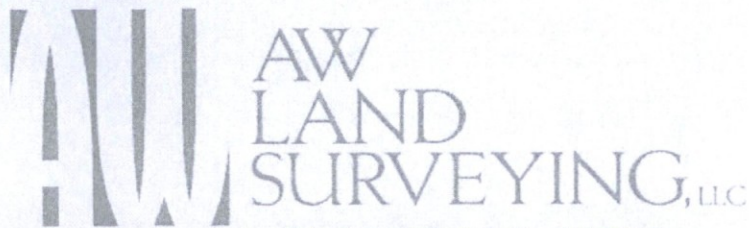
Title

Legal Description

Policy or Appeals

Correspondence Between Legal & Staff

Letter of Authorization



P.O. Box 2170, Chandler, AZ 85244  
Daniel D. Armijo, RLS (480) 244-7630  
Brian D. Warren, LSIT (480) 243-4287

June 6, 2018  
AWLS #18-023

### Overall Parcel

Being a portion of the southwest quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of the east half of the northeast quarter of Section 30, said point  
Being the beginning of a curve to the left, having a radius of 750.00 feet, the center of which bears  
North 00 degrees 02 minutes 33 seconds East;

Thence northwesterly along the arc of said curve, through a central angle of 29 degrees 33 minutes  
44 seconds, for a distance of 386.97 feet;

Thence North 60 degrees 23 minutes 43 seconds West, a distance of 413.23 feet to the beginning of  
a curve to the right, having a radius of 823.50 feet, the center of which bears North 60 degrees 23 minutes  
43 seconds West;

Thence southwesterly along the arc of said curve, through a central angle of 03 degrees 48 minutes  
13 seconds, for a distance of 54.67 feet to the beginning of a curve to the right, having a radius of  
1000.00 feet, the center of which bears North 56 degrees 35 minutes 30 seconds West;

Thence westerly along the arc of said curve, through a central angle of 59 degrees 52 minutes 46 seconds,  
for a distance of 1045.09 feet;

Thence South 03 degrees 17 minutes 16 seconds West, a distance of 55.00 feet to the beginning of a curve  
to the right, having a radius of 1000.00 feet, the center of which bears North 74 degrees 49 minutes 09 seconds  
West;

Thence southwesterly along the arc of said curve, through a central angle of 46 degrees 13 minutes 13  
seconds, for a distance of 806.70 feet to the beginning of a curve to the right, having a radius of 750.00 feet,  
the center of which bears North 28 degrees 35 minutes 56 seconds West;

Thence southwesterly along the arc of said curve, through a central angle of 05 degrees 31 minutes 22  
seconds, for a distance of 72.29 feet to the True Point of Beginning;

Thence South 21 degrees 04 minutes 00 seconds East, a distance of 267.13 feet;

Thence South 68 degrees 56 minutes 00 seconds West, a distance of 342.56 feet, to the beginning of a  
tangent curve to the right, having a radius of 220.00 feet;

Thence along the arc of said curve, through a central angle of 27 degrees 02 minutes 27 seconds, for a distance of 103.83 feet to the beginning of a curve to the right, having a radius of 20.00 feet, the center of which bears North 05 degrees 58 minutes 27 seconds East;

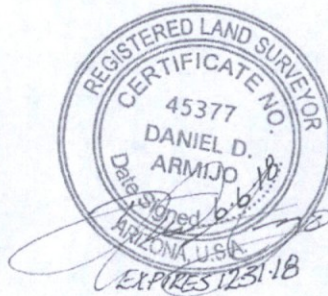
Thence northwesterly along the arc of said curve, through a central angle of 95 degrees 44 minutes 21 seconds, for a distance of 33.42 feet;

Thence North 11 degrees 42 minutes 48 seconds East, a distance of 308.50 feet to the beginning of a curve to the left, having a radius of 750.00 feet, the center of which bears North 01 degrees 01 minutes 45 seconds West;

Thence northwesterly along the arc of said curve, through a central angle of 22 degrees 02 minutes 49 seconds, for a distance of 288.59 feet, more or less, to the Point of Beginning.

Containing 108,899.3 Square Feet or 2.500 Acres more or less.  
Subject to easements, restrictions and rights of way of record.

This parcel description is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Order No. NCS-886054-PHX1, with an effective date of May 24, 2018.



## APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

### POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

#### RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

#### APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

**If you have questions about this appeal process, you may contact:**

City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

SAN VICTOR LLC

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

Bill Robert  
Signature of Property Owner  
*Authorized Signer*

4-13-18  
Date

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: NEC of 90th street & San Victor
- b. County Tax Assessor's Parcel Number 217-36-343E
- c. General Location NEC of 90th Street & San Victor
- d. Parcel Size: 3.16 +/- gross acres.
- e. Legal Description: SEE TITLE

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)  
Michele Hammond  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date  
June 6, 2018  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature  
Michele Hammond  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

April 10, 2018

**Via Hand-Delivery with Application, to:**

City of Scottsdale  
Planning & Development Services Department  
7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

***Re: Letter of Authorization – 90<sup>th</sup> & San Victor***

To Whom It May Concern:

This letter authorizes the firms and companies of Wood Partners, Berry Riddell, Todd & Associates, SEG Engineering, J2 Design & Environmental Design, and Technical Solutions to represent and act on behalf of **San Victor, LLC** in connection with the General Plan Amendment, Zoning and Development Review Board applications as well as any related City matters/applications for the property located at the northeast corner of 90<sup>th</sup> Street & San Victor Drive (APN# 217-36-343E) in the City of Scottsdale, Maricopa County, Arizona.

**San Victor, LLC**

A handwritten signature in black ink, appearing to read "Bill Robert", written over a horizontal line.

Title: Authorized Signer

**7-ZN-2018**  
**06/07/18**

**INFORMATION**

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

**THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.**

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**COMMITMENT FOR TITLE INSURANCE**

**ISSUED BY**

First American Title Insurance Company  
through its Division

***First American Title Insurance Company***

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**YOU SHOULD READ THE COMMITMENT VERY CAREFULLY**

If you have any questions about the Commitment, contact:

***First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016***

**7-ZN-2018  
06/07/18**

## AGREEMENT TO ISSUE POLICY

**We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A.**

**If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.**

**Our obligation under the Commitment is limited by the following:**

**The Provisions in Schedule A  
The Requirements  
The Exceptions in Schedule B - Parts 1 and 2  
The Conditions**

**This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.**

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## SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

**Part One: (for use with 2006 ALTA policies)**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**Part One: (for use with 1992 and prior ALTA policies)**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.**

**REQUIREMENTS  
(Standard)**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(Continued on Requirements Page)

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**CONDITIONS**

1. **DEFINITIONS**

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. **LATER DEFECTS**

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3. **EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. **LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements

or

eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title  
Insurance Company  
National Commercial  
Services**



**The First American  
Corporation**

## **PRIVACY POLICY**

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at [www.firstam.com](http://www.firstam.com).

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company  
National Commercial Services**

**SCHEDULE A**

Third Amended

**ESCROW/CLOSING INQUIRIES** should be directed to your Escrow Officer: **Angelique Sizemore at (602)567-8100**

Effective Date: **May 24, 2018** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Extended Owner's Policy for \$4,300,000.00

Proposed Insured:

**WP West Acquisitions, LLC, a Georgia limited liability company**

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

**San Victor LLC, an Arizona limited liability company**

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

**WP West Acquisitions, LLC, a Georgia limited liability company**

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

**SEE EXHIBIT "A " ATTACHED HEREIN**

Title officer: Amy Risser @ (770)390-6515/AmRisser@firstam.com.

**Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.**

**EXHIBIT "A"**

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 02 MINUTES 33 SECONDS EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 33 MINUTES 44 SECONDS, FOR A DISTANCE OF 386.97 FEET;

THENCE NORTH 60 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 413.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 823.50 FEET, THE CENTER OF WHICH BEARS NORTH 60 DEGREES 23 MINUTES 43 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 13 SECONDS, FOR A DISTANCE OF 54.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 56 DEGREES 35 MINUTES 30 SECONDS WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 52 MINUTES 46 SECONDS, FOR A DISTANCE OF 1045.09 FEET;

THENCE SOUTH 03 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 74 DEGREES 49 MINUTES 09 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 13 SECONDS, FOR A DISTANCE OF 806.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 28 DEGREES 35 MINUTES 56 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 22 SECONDS, FOR A DISTANCE OF 72.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 21 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 267.13 FEET;

THENCE SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 342.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 02 MINUTES 27 SECONDS, FOR A DISTANCE OF 103.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CENTER OF WHICH BEARS NORTH 05 DEGREES 58 MINUTES 27 SECONDS EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95 DEGREES 44 MINUTES 21 SECONDS, FOR A DISTANCE OF 33.42 FEET;

THENCE NORTH 11 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF 308.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 01 MINUTES 45 SECONDS WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 49 SECONDS, FOR A DISTANCE OF 288.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ALL MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND.

**First American Title Insurance Company  
National Commercial Services**

**SCHEDULE B  
Third Amended**

**PART TWO:**

1. Taxes for the full year of 2018.  
(The first half is due October 1, 2018 and is delinquent November 1, 2018. The second half is due March 1, 2019 and is delinquent May 1, 2019 .)
2. Any charge upon said land by reason of its inclusion in McCormick Ranch Property Owners Association. (All assessments due and payable are paid.)
3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
4. Declaration of Covenants, Conditions, Restrictions and Easements which contains provisions for a private charge or assessments, recorded in Docket 9148, Page 706; recorded as 84-336089 of Official Records and recorded as 87-348552 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. An easement for waterline and incidental purposes in the document recorded as 85-012968 of Official Records.
6. An easement for electric lines and incidental purposes in the document recorded as 85-033451 of Official Records.
7. All matters as set forth in Survey, recorded as Book 639 of Surveys, Page 17.
8. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by \_\_\_\_\_ on \_\_\_\_\_, designated Job Number \_\_\_\_\_:  
\_\_\_\_\_
10. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.  
  
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
11. Water rights, claims or title to water, whether or not shown by the public records.

**End of Schedule B**

**First American Title Insurance Company  
National Commercial Services**

**Third Amended**

**REQUIREMENTS:**

1. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details.
2. All of 2017 taxes are paid in full.

NOTE: Taxes are assessed in the total amount of \$41,423.26 for the year 2017 under Assessor's Parcel No. 217-36-343E 1.

3. Proper evidence showing that all assessments due and payable, levied by McCormick Ranch Property Owners Association, have been paid to and including the closing date of this transaction.
4. Record full release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$1,743,000.00, recorded May 31, 2013 as 2013-0502723 of Official Records  
Dated: May 24, 2013  
Trustor: San Victor, L.L.C., an Arizona limited liability company  
Trustee: Pinnacle Bank, chartered in the United States of America under the laws of the State of Arizona  
Beneficiary: Pinnacle Bank, organized or registered in the United States of America under the laws of the State of Arizona

Note: Assignment of Rents recorded May 31, 2013 as 2013-0502724 of Official Records.

5. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2016. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 19 from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

6. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.
7. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of San Victor LLC, a limited liability company.
8. Record Warranty Deed from San Victor LLC, an Arizona limited liability company to Buyer(s).

NOTE: Said deed to consummate that certain Memorandum of Agreement recorded May 01, 2018 as 2018-0333180 of Official Records.

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

9. Such further requirements as may be necessary after completion of the above.
10. Return to title department for final recheck before recording.

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S.<sup>1</sup> 33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment. The statute applies only to unsubdivided land in an unincorporated area of a county.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

**End of Requirements**