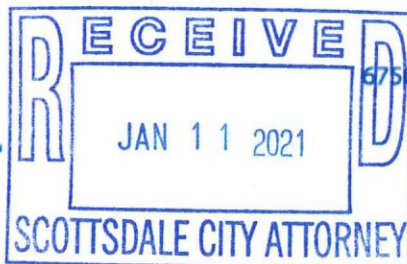


BERRY

RIDDELL
LLC



6750 E. Camelback Rd., Suite 100
Scottsdale, AZ 85251
480.385.2727
berryriddell.com

ns@berryriddell.com
Direct: 480-682-3908

January 8, 2021

VIA US MAIL

Margaret Wilson
Assistant City Attorney
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Scottsdale Collection

Dear Margaret:

Enclosed please find the original recorded Development Attributes Allocation Status Form between Triyar Capital, LLC *et.al* and the City of Scottsdale.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Natalie Sharp", with a stylized flourish at the end.

Natalie Sharp
Assistant to Hugh Hallman

HH/nas

When Recorded Return To:

020360001-8-1-1- -

CITY OF SCOTTSDALE
ONE STOP SHOP RECORDS
7447 East Indian School Road, Suite 100
Scottsdale, AZ 85251

C.O.S. Contract No. 2020-194-COS
(Scottsdale Collection)
(Resolution No. 12008)

COVER SHEET

DEVELOPMENT ATTRIBUTES ALLOCATION STATUS FORM

DEVELOPMENT ATTRIBUTES ALLOCATION STATUS

Parcel-By-Parcel Maximums & Allocations—Gross Floor Area						
	Assessor Parcel Number APN	Acres	Square Footage Previously Allocated	Square Footage Allocated by & through this Recording	Balance Square Footage Remaining as to Max Sq. Ft.	Maximum Square Footage
City Center	173-41-004 173-41-005 173-41-015A 173-41-016B 173-41-017A 173-41-021A	+/- 3.5	60,500	250,000.	0	250,000
Maya Hotel & Maya Hospitality	173-41-182 173-41-183 173-41-260 173-41-265 173-41-259	+/- 2.75	34,000	200,000	0	200,000
The Mint	173-400-123 173-41-119A 173-41-149 173-41-150 173-41-151 173-41-152 173-41-153 173-41-216	+/- 2.3	16,500	100,000	0	100,000
South Parcel & Additional Parcels	173-41-083A 173-41-086A 173-41-087 173-41-145 173-41-146 173-41-174 173-41-257 173-41-258	+/- 1.7	37,000	55,451	0	55,451
Entire Property Maximums & Allocation Limits—Gross Floor Area						
Total Maximum Square Footage for Entire Property Allowed (all Parcels)		+/- 10.25	148,000	580,451	0	580,451

Parcel-By-Parcel Maximums & Allocations—Dwelling Units					
	Assessor Parcel Number APN	Dwelling Units Previously Allocated (Exclusive of FAR)	Dwelling Units Allocated by & through this Recording (Exclusive of FAR)	Balance Dwelling Units Remaining as to Max Dwelling Units. (Exclusive of FAR)	Maximum Dwelling Units (Exclusive of FAR)
City Center	173-41-004 173-41-005 173-41-015A 173-41-016B 173-41-017A 173-41-021A	0	280	0	280
Maya Hotel & Maya Hospitality	173-41-182 173-41-183 173-41-260 173-41-265 173-41-259	0	90	0	90
The Mint	173-400-123 173-41-119A 173-41-149 173-41-150 173-41-151 173-41-152 173-41-153 173-41-216	0	67	0	67
South Parcel & Additional Parcels	173-41-083A 173-41-086A 173-41-087 173-41-145 173-41-146 173-41-174 173-41-257 173-41-258	0	75	0	75
Entire Property Maximums & Allocation Limits—Dwelling Units					
Total Maximum for Entire Property (all Parcels)		0	512	0	512

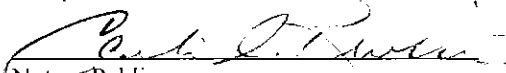
CITY OF SCOTTSDALE
an Arizona municipal corporation

By: 
Randy Grant, Zoning Administrator

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 30 day of December, 2020, by Randy Grant, Zoning Administrator, City of Scottsdale, an Arizona municipal corporation.

My Commission Expires: 2/2/2021


Notary Public



DEVELOPER (As to all Parcels Except 173-41-182 & 173-41-183):

Triyar Capital LLC/Baseline Acquisition, LLC
an Arizona limited liability company

Topaz Global Holdings, LLC
a Nevada limited liability company
Manager

By: 
Steven Yari, Member

Diamond Global Holdings, LLC
a Nevada limited liability company,
Manager

By: 
Shawn Yari, Member

Stockdale Galleria Land Owner, LLC
a Delaware limited liability company

By: Stockdale Galleria, LLC
a Delaware limited liability company
Member

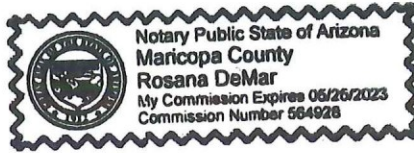
By: 
Shawn Yari, Member & Authorized Signatory

Equity Partners Group, LLC
an Arizona limited liability company

By: 
Shawn Yari, Member

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
County of Maricopa)



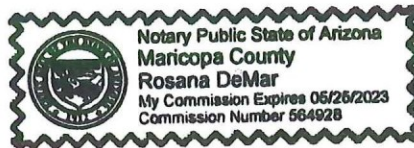
The foregoing instrument was acknowledged before me this 30th day of December, 2020, by Shawn Yari, Member of Diamond Global Holdings, LLC, a Nevada limited liability company, Manager of Triyar Capital LLC/Baseline Acquisition, LLC, an Arizona limited liability company, the companies.

My Commission Expires: 05/25/2023



Notary Public

STATE OF ARIZONA)
) SS.
County of Maricopa)



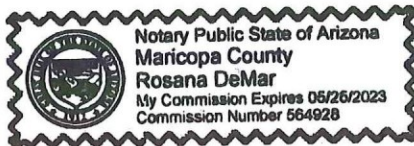
The foregoing instrument was acknowledged before me this 30th day of December, 2020, by Shawn Yari, Member & Authorized Signatory of Stockdale Galleria, LLC, a Delaware limited liability company, Member of Stockdale Galleria Land Owner, LLC, a Delaware limited liability company, on behalf of the companies.

My Commission Expires: 05/25/2023



Notary Public

STATE OF ARIZONA)
) SS.
County of Maricopa)



The foregoing instrument was acknowledged before me this 30th day of December, 2020, by Shawn Yari, Manager of Equity Partners Group. LLC, an Arizona limited liability company, on behalf of the company.

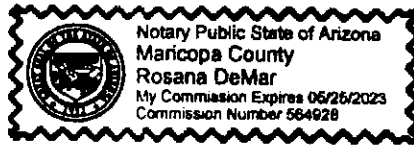
My Commission Expires: 05/25/2023



Notary Public

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
County of Maricopa)



The foregoing instrument was acknowledged before me this 30th day of December, 2020, by Steven Yari, Member of Topaz Global Holdings, LLC, a Nevada Arizona limited liability company, Manager of Triyar Capital LLC/Baseline Acquisition, LLC, an Arizona limited liability company, on behalf of the companies.

My Commission Expires: 05/25/2023



Notary Public

Lender's Consent to Filing (As to all Parcels Except 173-41-182 & 173-41-183):

Bank of the West

By: [Signature]
Richard Flores
Managing Director & Regional Manager

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 Los Angeles

On January 4th, 2021 before me Adriana Fernandez, Notary Public
(insert name and title of the officer)
personally appeared Richard S. Flores

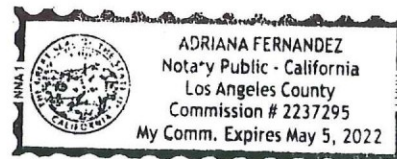
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the 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 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

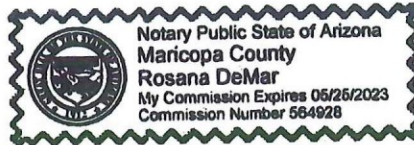


DEVELOPER (As to Parcels 173-41-182 & 173-41-183):

Shoeman, LLC
an Arizona limited liability company

By: Terry B. Brodtkin
Terry B. Brodtkin, Member

STATE OF ARIZONA)
) ss.
County of Maricopa)



The foregoing instrument was acknowledged before me this 5th day of January ^(RD) ~~December~~ 2020, by Terry B. Brodtkin, Member of Shoeman, LLC, an Arizona limited liability company, on behalf of the company.

My Commission Expires: 05/25/2023

Rosana DeMar
Notary Public