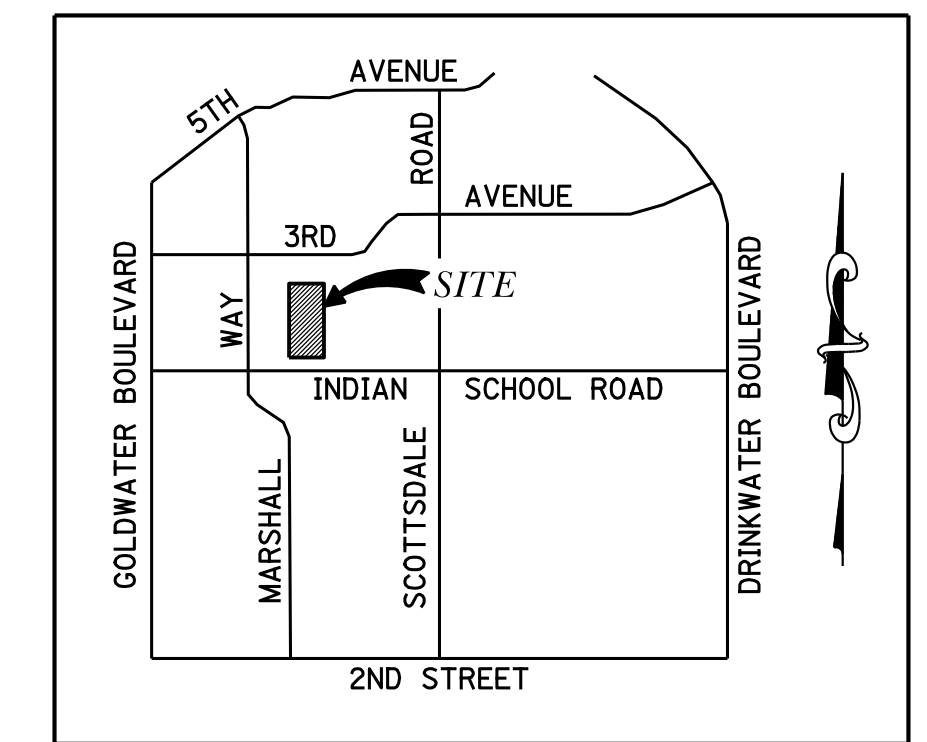


A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

SCHEDULE "B"-SECTION II ITEMS:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. (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.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. 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.
6. (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.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.
8. DELETED INTENTIONALLY
9. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
10. DELETED INTENTIONALLY
11. DELETED INTENTIONALLY
12. Water rights, claims or title to water, whether or not shown by the public records.
13. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona Corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land. (All Assessments Due and Payable are Paid)
14. An easement for road and public utilities and incidental purposes, recorded as Book No. 3946, at Page 213, of Official Records.
15. All matters set forth in Quit Claim Deed, recorded February 16, 1948 as Docket No. 165 at Page 531, of official records.
16. All matters set forth in Resolution FCD 2008R012, Metro Phoenix Area Drainage Master Plan, recorded November 18, 2008 as Instrument No. 2008-102904, of official records.
(NOT PLOTTABLE)
17. An easement for public utilities and road purposes/maintenance and incidental purposes, recorded as 2005-1042629, of Official Records.
Note: Easement Consent by Wells Fargo recorded as Instrument No. 2005-1042628, of Official Records.
18. DELETED INTENTIONALLY
19. An easement for road or highway over the South 33 feet and incidental purposes, recorded as Road Map Book 5, at Page 32, of Official Records.
20. DELETED INTENTIONALLY
21. DELETED INTENTIONALLY
22. DELETED INTENTIONALLY
23. The following matters disclosed by an ALTA/ACSM survey made by 3 Engineering, Inc. on June 19, 2020, designated Job No. 1861
a) Any unrecorded easements for underground utilities which are not in evidence on the surface of the land, but could be ascertained from the records of the utility companies serving the area.
24. Taxes for the full year of 2021.
(The first half is due October 1, 2021, and is delinquent November 1, 2021. The second half is due March 1, 2022, and is delinquent May 1, 2022.)
25. The terms, conditions and provisions contained in the document entitled "The Kimsey Development Agreement" recorded April 9, 2021 as 2021-0402402 of Official Records.
26. All matters set forth in Agreement for the Waiver of Claims for Diminution in Value of Property, recorded May 3, 2021 as 2021-0495828 of official records.
27. All matters set forth in Agreement for the Waiver of Claims for Diminution in Value of Property, recorded May 3, 2021 as 2021-0495834 of official records.

ASSESSORS PARCEL NUMBER

173-50-117B

ADDRESS

7110 E. INDIAN SCHOOL ROAD
SCOTTSDALE, AZ 85251

LOT AREA

AREA = 59,191 SQ. FT. OR 1.358 ACRES MORE OR LESS

EXISTING PARKING

UNCOVERED SPACES: 58
ACCESSIBLE SPACES: 4
TOTAL SPACES: 62

NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190278A, COMMITMENT DATE: MAY 7, 2021 AT 12:00 A.M.
2. THE BASIS OF BEARING IS THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST BEARING EAST PER BOOK 62 OF MAPS, PAGE 23 M.C.R.
3. THIS SITE IS LOCATED IN ZONE "X" PER "F.E.M.A." FLOOD MAP NO. 04013C2235M, DATED: SEPTEMBER 18, 2020. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
5. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.
6. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

REFERENCES

BK. 62, PG. 23,
BK. 62, PG. 35,
BK. 718, PG. 35,
BK. 1429, PG. 37,
BK. 1436, PG. 32,
BK. 1462, PG. 11,
AND BK. 1462, PG. 28 M.C.R.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 57 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 363.00 FEET (RECORDED), (363.35 FEET MEASURED), MORE OR LESS, TO THE NORTHERLY SOUTHWEST CORNER OF TRACT "A", OF CRAFTMANS COURT, ACCORDING TO BOOK 62 OF MAPS, PAGE 23, RECORDED OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF [163.82 FEET MEASURED], 163.86 FEET [RECORDED], MORE OR LESS, TO A CORNER OF SAID TRACT "A";

THENCE SOUTH 00 DEGREES 57 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 98.40 FEET TO THE SOUTHERLY SOUTHWEST CORNER OF SAID TRACT "A";

THENCE SOUTH 80 [76 MEASURED] DEGREES 58 MINUTES 10 [13 MEASURED] SECONDS WEST, A DISTANCE OF 1.67 FEET [RECORDED], [1.83 FEET MEASURED];

THENCE SOUTH 00 DEGREES 43 [39 MEASURED] MINUTES 37 [59 MEASURED] SECONDS WEST, A DISTANCE OF 114.31 FEET [RECORDED] [114.29 MEASURED];

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1.18 FEET;

THENCE SOUTH 00 DEGREES 57 [54 MEASURED] MINUTES 41 [45 MEASURED] SECONDS WEST, A DISTANCE OF 150.02 FEET [RECORDED] [150.24 MEASURED] TO A POINT IN THE SOUTH LINE OF SAID SECTION 22, SAID POINT BEING A DISTANCE OF 491.59 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 163.87 FEET [RECORDED] [163.95 MEASURED] TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 40 FEET OF THE EAST 4.08 FEET THEREOF.

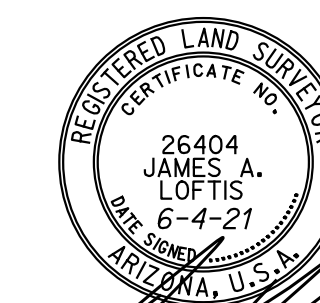
SURVEYORS CERTIFICATION

Certified to: PEG PHX Indian School, LLC, an Delaware Limited Liability Company its successors and/or assign, Scottsdale Inn, LLC, an Arizona Limited Liability Company, Clear Title Agency of Arizona, and First American Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, 13, 16, 17, 19, and 20 of Table A thereof. The field work was completed on October 31, 2019.

Date: June 4, 2021

JAMES A. LOFTIS, R.L.S.
R.L.S. # 26404



SCOTTSDALE INN ALTA
7110 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

3eengineering
civil engineering
planning
surveying

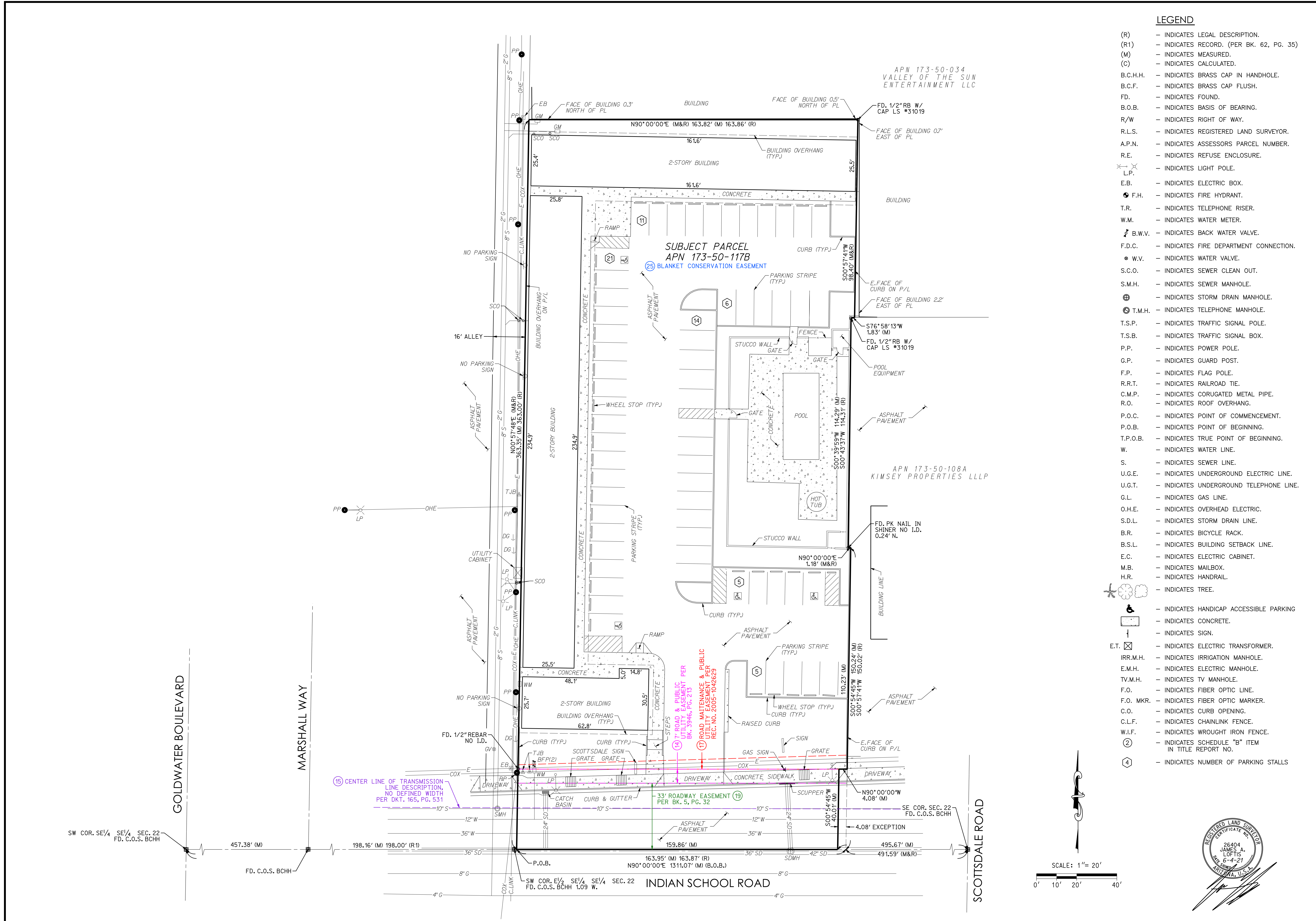
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 06/04/21

PROJECT NO.
1861

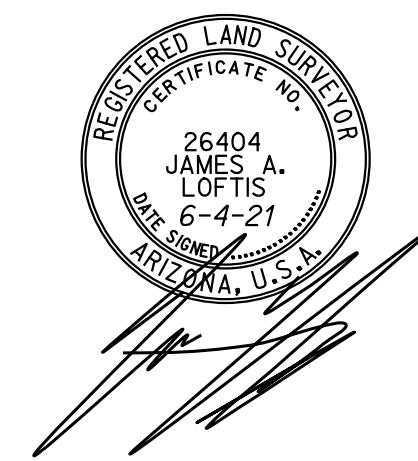
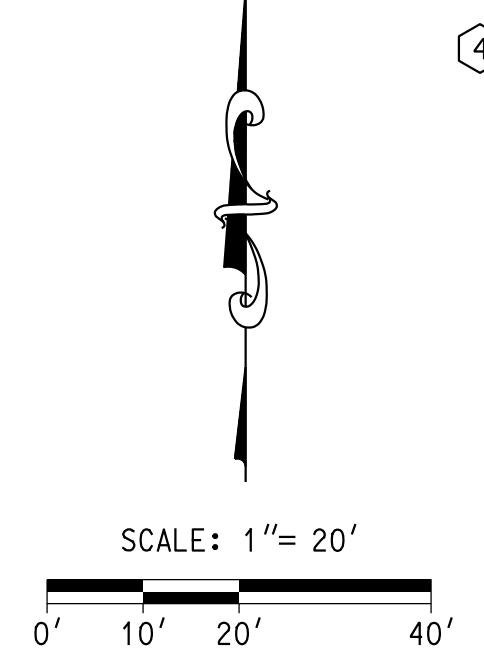
SURVEYOR: J. LOFTIS
CAD TECH: R. HANNEN

SHEET NO.
1 of 2



LEGEND

- (R) — INDICATES LEGAL DESCRIPTION.
- (R1) — INDICATES RECORD. (PER BK. 62, PG. 35)
- (M) — INDICATES MEASURED.
- (C) — INDICATES CALCULATED.
- B.C.H.H. — INDICATES BRASS CAP IN HANDHOLE.
- B.C.F. — INDICATES BRASS CAP FLUSH.
- FD. — INDICATES FOUND.
- B.O.B. — INDICATES BASIS OF BEARING.
- R/W — INDICATES RIGHT OF WAY.
- R.L.S. — INDICATES REGISTERED LAND SURVEYOR.
- A.P.N. — INDICATES ASSESSORS PARCEL NUMBER.
- R.E. — INDICATES REFUSE ENCLOSURE.
- ⊗ L.P. — INDICATES LIGHT POLE.
- E.B. — INDICATES ELECTRIC BOX.
- F.H. — INDICATES FIRE HYDRANT.
- T.R. — INDICATES TELEPHONE RISER.
- W.M. — INDICATES WATER METER.
- ♠ B.W.V. — INDICATES BACK WATER VALVE.
- F.D.C. — INDICATES FIRE DEPARTMENT CONNECTION.
- W.V. — INDICATES WATER VALVE.
- S.C.O. — INDICATES SEWER CLEAN OUT.
- S.M.H. — INDICATES SEWER MANHOLE.
- ⊕ — INDICATES STORM DRAIN MANHOLE.
- ⊙ T.M.H. — INDICATES TELEPHONE MANHOLE.
- T.S.P. — INDICATES TRAFFIC SIGNAL POLE.
- T.S.B. — INDICATES TRAFFIC SIGNAL BOX.
- P.P. — INDICATES POWER POLE.
- G.P. — INDICATES GUARD POST.
- F.P. — INDICATES FLAG POLE.
- R.R.T. — INDICATES RAILROAD TIE.
- C.M.P. — INDICATES CORRUGATED METAL PIPE.
- R.O. — INDICATES ROOF OVERHANG.
- P.O.C. — INDICATES POINT OF COMMENCEMENT.
- P.O.B. — INDICATES POINT OF BEGINNING.
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING.
- W. — INDICATES WATER LINE.
- S. — INDICATES SEWER LINE.
- U.G.E. — INDICATES UNDERGROUND ELECTRIC LINE.
- U.G.T. — INDICATES UNDERGROUND TELEPHONE LINE.
- G.L. — INDICATES GAS LINE.
- O.H.E. — INDICATES OVERHEAD ELECTRIC.
- S.D.L. — INDICATES STORM DRAIN LINE.
- B.R. — INDICATES BICYCLE RACK.
- B.S.L. — INDICATES BUILDING SETBACK LINE.
- E.C. — INDICATES ELECTRIC CABINET.
- M.B. — INDICATES MAILBOX.
- H.R. — INDICATES HANDRAIL.
- ⊗ — INDICATES TREE.
- ♿ — INDICATES HANDICAP ACCESSIBLE PARKING.
- — INDICATES CONCRETE.
- ⊥ — INDICATES SIGN.
- E.T. ⊗ — INDICATES ELECTRIC TRANSFORMER.
- IRR.M.H. — INDICATES IRRIGATION MANHOLE.
- E.M.H. — INDICATES ELECTRIC MANHOLE.
- TV.M.H. — INDICATES TV MANHOLE.
- F.O. — INDICATES FIBER OPTIC LINE.
- F.O. MKR. — INDICATES FIBER OPTIC MARKER.
- C.O. — INDICATES CURB OPENING.
- C.L.F. — INDICATES CHAINLINK FENCE.
- W.I.F. — INDICATES WROUGHT IRON FENCE.
- ② — INDICATES SCHEDULE "B" ITEM IN TITLE REPORT NO.
- ④ — INDICATES NUMBER OF PARKING STALLS.



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 7110 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251
 A.L.T.A./N.S.P.S. LAND TITLE SURVEY

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 planning

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SHEET NO:
2 of 2