



*First American*

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1042753-PHX1

### COMMITMENT FOR TITLE INSURANCE

Issued By

***FIRST AMERICAN TITLE INSURANCE COMPANY***

### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

***First American Title Insurance Company***

Dennis J. Gilmore, President

Greg L. Smith, Secretary

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1042753-PHX1

### **Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company National  
Commercial Services

Commitment No.: NCS-1042753-PHX1

Property Address: 9880 North Scottsdale Road, Paradise Valley,  
AZ

Revision No.: 2

Issuing Office: 2425 E. Camelback Road, Suite 300,  
Phoenix, AZ 85016

Issuing Office File No.: NCS-1042753-PHX1

Escrow Officer: Name: Alix Graham

Email:

Phone: (602)567-8100

Title Officer: Name: Ron B. Robertson

Email:

Phone: (602)567-8100

### **SCHEDULE A**

1. Commitment Date: April 23, 2021, at 8:00 AM
2. Policy to be issued:
  - (a) ☒ ALTA® 2006 Extended Owner's Policy  
Proposed Insured: SRE Partners, LLC, d/b/a Sterling Real Estate Partners, a Delaware limited liability company  
Proposed Policy Amount: \$17,500,000.00
  - (b) ☐ ALTA® Policy  
Proposed Insured:  
Proposed Policy Amount: \$
  - (c) ☐ ALTA® Policy  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is  
**Fee Simple**
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
Woodbridge Hospitality, L.L.C., an Arizona limited liability company
5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

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# Schedule BI & BII

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1042753-PHX1

Commitment No.: NCS-1042753-PHX1

### SCHEDULE B, PART I

#### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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

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.

NOTE: In the event any Affidavit required pursuant to A.R.S. 33-422 relating to unsubdivided land in an unincorporated area of a country has been, or will be, recorded pertaining to the Land, such as Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment.

6. Pay second half of 2020 taxes.

NOTE: Taxes are assessed in the total amount of \$117,001.16 for the year 2020 under Assessor's Parcel No. 175-56-003B 3.

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7. Record full release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$9,000,000.00, recorded July 02, 2015 as 2015-0480439 of Official Records
- Dated: July 02, 2015
- Trustor: Woodbridge Hospitality, L.L.C., an Arizona limited liability company
- Trustee: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company
- Beneficiary: Jefferies Loancore LLC, a Delaware limited liability company

The beneficial interest in the Deed of Trust was assigned to Wilmington Trust, National Association as Trustee, for the benefit of the Holders of COMM 2015-CCRE26 Mortgage Trust Commercial Mortgage Pass-Through Certificates by Assignment recorded November 17, 2015 as 2015-0819909 of Official Records.

Note: Assignment of Leases and Rents recorded July 2, 2015 as 2015-0480440 of Official Records.

Note: Assignment of Assignment of Leases and Rents recorded November 17, 2015 as 2015-0819910 of Official Records.

A document recorded April 22, 2021 as 20210450341 of Official Records provides that Michelle Ghidotti-Gonsalves, Attorney at Law was substituted as trustee in the Deed of Trust.

Notice of Trustee's Sale recorded April 22, 2021 as 20210450342 of Official Records.

8. Record Notice of Cancellation of Trustee's Sale of Real Property recorded April 22, 2021 as 20210450342 of Official Records. (Affects Deed of Trust recorded July 2, 2015 as 20150480439 of Official Records. )
- Date of Sale: July 27, 2021
9. Record full Release of a financing statement recorded July 02, 2015 as 2015-0480441 of Official Records.
- Debtor: Woodbridge Hospitality, L.L.C.
- Secured Party: Jefferies Loancore LLC

Commercial code financing statement recorded November 17, 2015 as 2015-0819911 of Official Records assigning interest of the secured party to Wilmington Trust, National Association, as Trustee, for the benefit of the Holders of COMM 2015-CCRE26 Mortgage Trust Commercial Mortgage Pass-Through Certificates.

A continuation statement was recorded March 03, 2020 as 2020-0186047 of Official Records.

10. Record full release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$not shown, recorded July 02, 2019 as 2019-0504797 of Official Records
- Dated: June 28, 2019
- Trustor: Woodbridge Hospitality, L.L.C., an Arizona limited liability company
- Trustee: Fidelity National Title Agency
- Beneficiary: Maxim Commercial Capital, LLC, a California limited liability company

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11. 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.

#### **REQUIREMENT SATISFIED**

12. 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.
13. 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 Woodbridge Hospitality, L.L.C, a limited liability company.
14. Record Special Warranty Deed from Woodbridge Hospitality, L.L.C., an Arizona limited liability company to Buyer(s).

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

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

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## Schedule BI & BII (Cont.)

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1042753-PHX1

Commitment No.: NCS-1042753-PHX1

#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

**Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. 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.**

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1. Taxes for the year 2021, a lien not yet due and payable.
2. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
3. An easement for drainage and incidental purposes in the document recorded as 92-0056394 of Official Records.
4. An easement for utilities and incidental purposes in the document recorded as 94-0111029 of Official Records.
5. An easement for water line and incidental purposes in the document recorded as 96-0474180 of Official Records.
6. An easement for sidewalk and incidental purposes in the document recorded as 96-0474181 of Official Records.
7. An easement for vehicular non-access and incidental purposes in the document recorded as 96-0474182 of Official Records.
8. An easement for utilities and incidental purposes in the document recorded as 96-0862868 of Official Records.
9. This item has been intentionally deleted.
10. This item has been intentionally deleted.
11. 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.

12. Water rights, claims or title to water, whether or not shown by the public records.

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**First American**

**Exhibit A**

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1042753-PHX1

File No.: NCS-1042753-PHX1

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 08 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27 AND THE MONUMENT LINE OF SCOTTSDALE ROAD, A DISTANCE OF 109.82 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 12 SECONDS WEST, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 50 MINUTES 42 SECONDS WEST (SOUTH 44 DEGREES 50 MINUTES 34 SECONDS WEST, RECORD), A DISTANCE OF 49.76 FEET TO A POINT ON A LINE THAT IS PARALLEL TO AND 75.51 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS WEST (SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, RECORD), ALONG SAID PARALLEL LINE A DISTANCE OF 534.59 FEET (534.62 RECORD) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 23 SECONDS (02 DEGREES 07 MINUTES 01 SECONDS RECORD) AND A RADIUS OF 615.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 22.79 FEET (22.72 FEET, RECORD) TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 254.51 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 592.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD;

THENCE SOUTH 00 DEGREES 08 MINUTES 48 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 219.96 FEET TO THE TRUE POINT OF BEGINNING.

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