

PARCEL NO. 1:  
(Hotel Parcel)

Lot 3 and a portion of Lot 2, of FAIRMONT SCOTTSDALE PRINCESS, according to Book 1104 of Maps, page 3, records of Maricopa County, Arizona, together with a part of the Southwest quarter of Section 35, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, all being more particularly described as follows:

COMMENCING at the South one-quarter corner of Section 35;

Thence North 00 degrees 08 minutes 41 seconds East along the North-South midsection line of Section 35, 1206.58 feet to the POINT OF BEGINNING;

Thence North 89 degrees 51 minutes 19 seconds West, 111.62 feet;

Thence North 05 degrees 04 minutes 10 seconds West, 34.51 feet to the beginning of a curve concave to the East having a radius of 75.00 feet;

Thence Northerly along the curve through a central angle of 60 degrees 29 minutes 58 seconds, 79.19 feet to a point of reverse curvature with a curve concave Southwest having a radius of 75.00 feet;

Thence Northeasterly, Northerly and Southwesterly along the curve through a central angle of 168 degrees 47 minutes 48 seconds, 220.95 feet;

Thence South 66 degrees 38 minutes 00 seconds West, 521.45 feet;

Thence North 07 degrees 07 minutes 02 seconds West, 47.49 feet;

Thence North 88 degrees 18 minutes 25 seconds West, 29.86 feet;

Thence North 58 degrees 07 minutes 53 seconds West, 43.04 feet;

Thence North 26 degrees 47 minutes 27 seconds West, 26.35 feet;

Thence North 83 degrees 46 minutes 19 seconds West, 39.13 feet;

Thence North 27 degrees 44 minutes 13 seconds West, 177.75 feet;

Thence North 89 degrees 49 minutes 06 seconds West, 103.52 feet;

Thence South 00 degrees 01 minutes 45 seconds West, 18.00 feet;

Thence North 89 degrees 49 minutes 06 seconds West, 377.78 feet;

Thence North 00 degrees 01 minute 45 seconds East, 756.50 feet;

Thence North 78 degrees 51 minutes 20 seconds East, 4.33 feet to the beginning of a curve concave South having a radius of 250.00 feet;

Thence Easterly along the curve through a central angle of 51 degrees 43 minutes 26 seconds, 225.69 feet;

Thence South 49 degrees 25 minutes 14 seconds East, 59.77 feet;

Thence North 40 degrees 34 minutes 36 seconds East, 352.13 feet to the beginning of a curve concave Southeast having a radius of 100.00 feet;

Thence Northeasterly along the curve through a central angle of 49 degrees 35 minutes 38 seconds, 86.56 feet;

Thence South 89 degrees 49 minutes 46 seconds East, 385.35 feet to the beginning of a non-tangent curve concave East having a radius of 500.00 feet, and a radial bearing to the beginning of South 73 degrees 52 minutes 17 seconds West;

Thence Northerly along the curve through a central angle of 16 degrees 17 minutes 57 seconds, 142.24 feet;

Thence South 89 degrees 49 minutes 46 seconds East, 55.5 feet to the beginning of a non-tangent curve concave Northeast having a radius of 444.50 feet and a radial bearing to the beginning of North 89 degrees 46 minutes 46 seconds West;

Thence Southeasterly along the curve through a central angle of 75 degrees 09 minutes 12 seconds, 583.04 feet;

Thence South 74 degrees 58 minutes 57 seconds East, 6.41 feet to the North-South midsection line of Section 35;

Thence South 00 degrees 08 minutes 41 seconds West, along the midsection line, 57.42 feet;

Thence South 74 degrees 58 minutes 57 seconds East, 337.32 feet to the beginning of a curve concave Southwest having a radius of 300.00 feet;

Thence Southeasterly along the curve through a central angle of 35 degrees 25 minutes 14 seconds, 185.46 feet;

Thence South 39 degrees 33 minutes 43 seconds East, 125.23 feet to the beginning of a curve concave Northeast having a radius of 1000.00 feet;

Thence Southeasterly along the curve through a central angle of 11 degrees 27 minutes 33 seconds, 200.00 feet;

Thence South 38 degrees 58 minutes 44 seconds West, 55.50 feet;

Thence South 16 degrees 17 minutes 23 seconds West, 211.79 feet;

Thence North 89 degrees 51 minutes 19 seconds West, 270.00 feet;

Thence South 00 degrees 08 minutes 41 seconds West, 208.40 feet;

Thence North 89 degrees 51 minutes 19 seconds West, 148.26 feet;

Thence South 00 degrees 08 minutes 41 seconds West, 14.66 feet;

Thence North 89 degrees 51 minutes 19 seconds West, 67.83 feet;

Thence North 00 degrees 08 minutes 41 seconds East, 10.06 feet;

Thence North 89 degrees 51 minutes 19 seconds West, 122.29 feet to the POINT OF BEGINNING;

PARCEL NO. 6:  
 A non-exclusive easement for ingress and egress by or pursuant to that certain "Reciprocal Easement and Maintenance Agreement" dated November 21, 1986 and recorded December 2, 1986 in Recording No. 86-664157, records of Maricopa County, Arizona.

PARCEL NO. 7:  
 A non-exclusive easement for ingress and egress by or pursuant to that certain "Reciprocal Easement and Maintenance Agreement" dated November 21, 1986 and recorded December 2, 1986 in Recording No. 86-664160, records of Maricopa County, Arizona.

PARCEL NO. 8:  
 A non-exclusive easement for ingress and egress and utilities by or pursuant to that certain "Reciprocal Easement Agreement, Construction And Maintenance Agreement, and Covenants, Conditions and Restrictions" dated April 19, 2006 and recorded April 19, 2006 in Recording No. 20060523599, records of Maricopa County, Arizona.

PARCEL NO. 9:  
 A non-exclusive easement for ingress and egress by or pursuant to that certain "Master Declaration of Covenants, Conditions and Restrictions for Scottsdale Princess/Eagle" dated August 19, 1986, and recorded August 20, 1986 in Recording No. 86-444862, records of Maricopa County, Arizona.

PARCEL NO. 10:  
 An easement for roadway over that portion of Tracts 3A, 11 and 12, State Plat 16-core South, according to Book 324 of Maps, page 50, records of Maricopa County, Arizona, lying within the Northwest quarter of Section 35, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, depicted thereon as Princess Boulevard.

## NOTES

ALL TITLE INFORMATION IS BASED ON A PRO FORMA LOAN POLICY OF TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NO. Pro Forma-AZ-FWPY-IMP-72307-1-21-C22322 SEPTEMBER 01, 2021, RECEIVED ON SEPTEMBER 19, 2022.

SAID TITLE COMMITMENT DESCRIBES PARCEL NO's 3, 4, 5, 6, 7 AND PORTIONS OF PARCEL NO. 1 UNDER THE HISTORICAL LOTS & BOUNDS DESCRIPTION FOR EACH PARCEL AREA. IT DOES NOT HOWEVER ACCOUNT LOTS 1, 2, 3 AND RIGHT-OF-WAY CREATED BY THE MINOR SUBDIVISION PLAT FOR FAIRMONT SCOTTSDALE PRINCESS, RECORDED IN BOOK 1101, PAGE 36, MARICOPA COUNTY RECORD (M.C.R.) AND BOOK 1104, PAGE 3, M.C.R. NOR DOES IT ACCOUNT FOR LOT 1 CREATED BY THE MINOR SUBDIVISION PLAT FOR FAIRMONT SCOTTSDALE PRINCESS - GOLF COTTAGES, RECORDED IN BOOK 1165, M.C.R. FOR PURPOSES OF PREPARING THIS SURVEY, PARCEL LINES ARE SHOWN BASED ON THE COMMITMENT DESCRIPTION ALONG WITH LOT AND/OR RIGHT-OF-WAY LABELS REFERENCING SAID FAIRMONT SCOTTSDALE PRINCESS PLATS.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 21, 2007.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)  
 DATUM: GRS-80  
 UNITS: INTERNATIONAL FEET  
 GEOID MODEL: GEOID 03

CONTROL POINT: 1HH2  
 PID: AJ3694  
 LATITUDE: 33°41'03.58979" N  
 LONGITUDE: 111°56'34.12945" W  
 ELLIPSOID HEIGHT: 519.06 (METERS)  
 DESCRIPTION: STAINLESS STEEL ROD

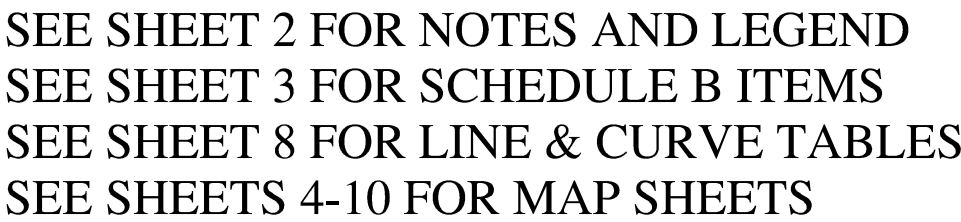
MODIFIED TO GROUND AT (GRID) N:963269.886, E:697354.826, USING A SCALE FACTOR OF 1.0001695471.

HORIZONTAL ADJUSTMENT: N(-)3.535  
 HORIZONTAL ADJUSTMENT: E(-)3.064  
 HORIZONTAL ROTATION: NONE

THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/ACSM SURVEY REQUIREMENTS ADOPTED FOR USE IN 2011 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

PARCEL NO. 1 AREA IS 1,661,736 SQUARE FEET OR 38.1482 ACRES, MORE OR LESS.  
 PARCEL NO. 5 AREA IS 107,654 SQUARE FEET OR 2.4714 ACRES, MORE OR LESS.  
 PARCEL NO. 6 AREA IS 91,038 SQUARE FEET OR 2.0899 ACRES, MORE OR LESS.  
 PARCEL NO. 7 AREA IS 439,395 SQUARE FEET OR 10.0871 ACRES, MORE OR LESS.

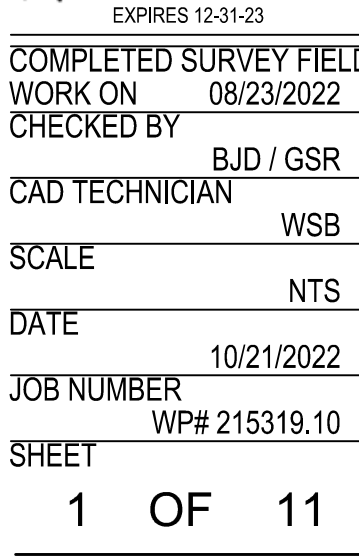
PARCEL NO.'S 9 AND 10 ARE EASEMENT IN NATURE AND MAY ENCOMPASS PORTIONS OF PARCEL NO.'S 1 THROUGH 7. THEREFORE, AREAS FOR SAID PARCEL NO.'S 9 AND 10 ARE NOT SHOWN HEREON.



TO: FMT SCOTSDALE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
GOLDMAN SACHS BANK USA, A NEW YORK STATE-CHARTERED BANK AND BANK OF AMERICA, N.A., A  
NATIONAL BANKING ASSOCIATION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE  
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9  
OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 23, 2022.

GABRIEL S. RIOS, RLS  
WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE - SUITE 100  
PHOENIX, ARIZONA 85021  
602.335.8500  
SURVEYOR@WOODPATEL.COM



SCHEDULE "B" ITEMS

11.

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.

Reservations contained in the Patent

From:

The United States of America

To:

Herman L. Christian

Recording Date:

January 17, 1933

Recording No:

Book 273 of Deeds, page 144

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

(Affects that Part of Parcel No. 1 in the Northeast quarter of the Southwest quarter of Section 35 and that part of Parcel No. 3 in the Southeast quarter of Section 35 and Parcel No. 4)

Patent dated:

October 30, 1986

Issued to:

City of Scottsdale

Issued by:

State of Arizona

Recording Date:

September 6, 2006

Recording No:

20061183781

Which among other things recites as follows:

Subject to easements, or rights of way heretofor legally obtained and now in full force and effect and subject to special conditions set forth in Exhibit "B" of the recorded Patent.

(Affects Parcel No. 2 and that part of Parcel No's. 1 and 3 lying in the South half of the Southwest quarter of Section 35)
12.

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

The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

The right of entry reserved to the State of Arizona, its lessees and permittees, to prospect for mine and remove the minerals or materials reserved to it pursuant to the Arizona Revised Statutes.
13.

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No:

86-444862

Liens and charges as set forth in the above mentioned declaration.

Payable to:

Scottsdale Princess Community Association, Inc., an Arizona non-profit corporation

No such charges due or payable as of the date of Policy.

(Affects Parcel Nos. 1 through 4)

Easements, covenants, conditions and restrictions as set forth on the recorded plat in Book 304 of Maps, page 46.

(Affects Parcel No. 3)
14.

Matters contained in that certain document

Entitled:

Easement and Maintenance Agreement

Recording Date:

December 2, 1986

Recording No:

86-664152

(Affects Parcel No's. 1 and 4)

Clarification of Easement Rights

Recording Date:

May 6, 1987

Recording No.:

87-283748; and on

Recording Date:

February 24, 1988

Recording No.:

88-084414

Reference is hereby made to said documents for full particulars.
15.

Matters contained in that certain document

Entitled:

Declaration of Easements And Covenants, Conditions and Restrictions Buffer Zone

Recording Date:

December 2, 1986

Recording No:

86-664153

Re-Recording Date:

February 13, 1987

Re-Recording No:

87-092569

(Affects Parcel No's. 1 and 4)

Clarification of Easement Rights

Recording Date:

May 6, 1987

Recording No.:

87-283748; and on

Recording Date:

February 24, 1988

Recording No.:

88-084414

Reference is hereby made to said documents for full particulars.
16.

Matters contained in that certain document

Entitled:

Easement and Maintenance Agreement

Recording Date:

December 2, 1986

Recording No:

86-664157

(Affects Parcel No. 1)

Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

11.

Matters contained in that certain document

Entitled:

Reciprocal Easement and Maintenance Agreement

Recording Date:

December 2, 1986

Recording No:

86-664160

(Affects Parcel No's. 1 and 4)

Reference is hereby made to said document for full particulars.
12.

Matters contained in that certain document

Entitled:

Declaration of Easements and Covenants, Conditions and Restrictions

Recording Date:

December 12, 1986

Recording No:

86-688089

(Affects Parcel No's. 1, 2 and 3)

Reference is hereby made to said document for full particulars.
13.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:

Water line and appurtenant facilities

Recording Date:

June 10, 1987

Recording No:

87-367632

(Affects Parcel No. 2)

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:

Telecommunication facilities

Recording Date:

September 18, 1987

Recording No:

87-583827

(Affects Lot 2 of Parcel No. 4)

Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose:

Roadway and appurtenant facilities

Recording No:

Book 324 of Maps, page 50

Parcel No.:

10

Reference is hereby made to said document for full particulars.
14.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:

Public street, public utility and appurtenant facilities

Recording Date:

September 29, 1993

Recording No:

93-0663017

(Affects Parcel No's. 1 and 4)

Matters contained in that certain document

Entitled:

A Resolution abandoning a Portion of the Public Right of Way

Recording Date:

March 8, 1999

Recording No:

99-0222809

Reference is hereby made to said document for full particulars.
15.

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled:

Memorandum of Lease Agreement

Lessor:

Scottsdale Princess Partnership, an Arizona general partnership

Lessee:

Southwestco Wireless, L.P., a Delaware limited partnership dba Cellular One

Recording Date:

November 28, 1995

Recording No:

95-0729584

(Affects Parcel No. 1)

An agreement to amend or modify certain provisions of said lease, as set forth in the document executed by:

As Lessor:

FMT Scottsdale Owner, LLC

As Lessee:

Alltel Communications Southwest Holdings, Inc., dba Verizon Wireless

Dated:

August 13, 2014

Recording Date:

September 16, 2014

Recording No:

20140610195
16.

Matters contained in that certain document

Entitled:

Wall and Sign Agreement and Third Amendment to Lease

Recording Date:

May 28, 2003

Recording No:

20030675900

Reference is hereby made to said document for full particulars.

Seventh Amendment To Recreational Land Use Agreement

Recording Date:

May 19, 2003

Recording No.:

20030674677

(Affects Parcel No. 1)
17.

Matters contained in that certain document

Entitled:

Reciprocal Easement Agreement, Construction And Maintenance Agreement, And Covenants, Conditions And Restrictions

Recording Date:

April 19, 2006

Recording No:

20060523599

(Affects Parcel No's. 1 and 2)

Reference is hereby made to said document for full particulars.
18.

Matters contained in that certain document

Entitled:

Residential Expansion Parcel Agreement

Recording Date:

September 6, 2006

Recording No:

20061183793

(Affects Lot 1 of Parcel No. 4)

Reference is hereby made to said document for full particulars.

SURVEYED PARCEL DESCRIPTION

Lots 1, 2 and a portion of Lot 3 of FAIRMONT SCOTTSDALE PRINCESS, according to Book 1104 of Maps, page 3, records of Maricopa County, Arizona, together with a part of the Southwest quarter of Section 35, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, all being more particularly described as follows:

BEGINNING at the Center of said Section 35 and most northerly corner of said Lot 2, a 3-Inch Bureau of Land Management Brass Cap flush stamped T4N R4E C1/4 S35 1995, from which the West Quarter Corner of said Section 35, a 3-Inch City of Scottsdale Brass Cap flush, bears North 89°57'23" West, a distance of 2647.54 feet;

THENCE southerly along the east line of said Lot 2, South 00°01'02" West, a distance of 661.14 feet;

THENCE leaving said east line and continuing along the north-south mid section line of said Section 35, South 00°01'02" West, a distance of 59.86 feet, to south line of said Lot 2;

THENCE leaving said mid section line, along said south line, North 75°06'36" West, a distance of 20.95 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 500.00 feet, concave northeasterly, through a central angle of 39°38'15", a distance of 345.90 feet;

THENCE leaving said south line, North 89°53'24" West, a distance of 523.46 feet;

THENCE South 00°22'26" West, a distance of 243.16 feet;

THENCE North 89°53'24" West, a distance of 149.52 feet;

THENCE South 14°28'21" East, a distance of 233.18 feet;

THENCE South 73°04'43" West, a distance of 215.80 feet;

THENCE South 89°54'06" West, a distance of 200.31 feet to the west line of said Lot 3;

THENCE along said west line, North 00°05'54" West, a distance of 471.01 feet, to the northwest corner of said Lot 3;

THENCE northerly along the west line of said Lot 1, North 00°05'54" West, a distance of 507.03 feet, to the northwest corner of said Lot 1, a point of intersection with a non-tangent curve;

THENCE easterly along the north line of Lot 1, and said non-tangent curve to the right, having a radius of 805.00 feet, concave southerly, whose radius bears South 25°06'30" East, through a central angle of 25°09'07", a distance of 353.38 feet;

THENCE South 89°57'23" East, a distance of 436.20 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the right, having a radius of 75.00 feet, concave southwesterly, through a central angle of 52°01'12", a distance of 68.09 feet, to the beginning of a reverse curve;

THENCE easterly along said reverse curve to the left, having a radius of 120.00 feet, concave northerly, through a central angle of 52°01'13", a distance of 108.95 feet, to northeast corner of said Lot 1;


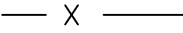






THENCE easterly along the north line of said Lot 2, continuing along said reverse curve to the left, having a radius of 120.00 feet, concave northerly, through a central angle of 52°01'13", a distance of 108.95 feet, to the beginning of a reverse curve;

THENCE northeasterly along said reverse curve to the right, having a radius of 75.00 feet, concave southeasterly, through a central angle of 52°01'12", a distance of 68.09 feet;

THENCE South 89°57'23" East, a distance of 238.10 feet, to the POINT OF BEGINNING.

Containing 933772 square feet or 21.4364 acres, more or less.

LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM	PC	PROPERTY CORNER
●	SURVEY MONUMENT FOUND AS NOTED	PNMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT
○	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED	POB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT
		PUE	PUBLIC UTILITY EASEMENT
AL	AREA LIGHT	(R)	RECORD DATA
BEA	BUFFER EASEMENT AREAS	RWE	ROADWAY EASEMENT
BP	BARRIER POST	R/W	RIGHT OF WAY
BLM	BUREAU OF LAND MANAGEMENT	SCO	SEWER CLEAN OUT
BCF	BRASS CAP FLUSH	SL	STREET LIGHT
CAE	CROSS ACCESS EASEMENT	SLM	STREET LIGHT MAST
CB	CATCH BASIN	SVAE	SERVICE VEHICLE ACCESS EASEMENT
COS	CITY OF SCOTTSDALE	TE	TELECOMMUNICATIONS EASEMENT
CTR	CABLE T.V. RISER	UE	UTILITY EASEMENT
ECB	ELECTRIC CABINET	WBP	WATER BACKFLOW PREVENTOR
EE	ELECTRICAL EASEMENT	WE	WATERLINE EASEMENT
EJB	ELECTRIC JUNCTION BOX	WM	WATER METER
EO	ELECTRIC OUTLET	WSE	WATER AND SEWER EASEMENT
ET	ELECTRIC TRANSFORMER	WV	WATER VALVE
ESVAE	EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT		
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		BLOCK WALL
			FENCE LINE
EVT	ELECTRIC VAULT		CANOPY
FD	FOUND		CACTUS
FDC	FIRE DEPARTMENT CONNECTION		PALM TREE
FH	FIRE HYDRANT		SAGUARO
GV	GAS VALVE		TREE OR BUSH
IEE	INGRESS EGRESS EASEMENT		
IV	IRRIGATION VALVE		
IVB	IRRIGATION VALVE BOX		
MCR	MARICOPA COUNTY RECORDS		
MC	MARICOPA COUNTY		
MH	MANHOLE		
(M)	MEASURED DATA		
(E)	ELECTRIC MANHOLE		
(D)	STORM DRAIN MANHOLE		
(S)	SEWER MANHOLE		
	SIGN		

WOOD  
PATEL

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Civil Engineering  
Water Resources  
Land Survey  
Construction Management  
602.335.8500  
www.woodpatel.com

ALTA/NSPS LAND TITLE SURVEY

FAIRMONT SCOTTSDALE PRINCESS  
A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES	12-31-23
COMPLETED SURVEY FIELD WORK ON	08/23/2022
CHECKED BY	BJD / GSR
CAD TECHNICIAN	WSB
SCALE	NTS
DATE	10/21/2022
JOB NUMBER	WP# 215319.10
SHEET	2 OF 11

2:02P\1215319.10\_Survey\15191401.dwg

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SCHEDULE "B" ITEMS

21.

Matters contained in that certain document

Entitled:Owner Agreement

Recording Date:June 14, 2011

Recording No:20110493025

(Affects Parcel No's. 1 through 4)

Reference is hereby made to said document for full particulars.
22.

Easements, covenants, conditions and restrictions as set forth on the recorded plat in Book 1104 of Maps, page 3.  
(Affects Parcel No's. 1 and 4)
23.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Natural gas pipeline and appurtenant facilities

Recording Date:January 17, 2012

Recording No:20120033058

(Affects Parcel No. 1)
24.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Utility facilities

Recording Date:anuary 20, 2012

Recording No:20120047174

(Affects Parcel No. 1)
25.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Utility facilities

Recording Date:January 20, 2012

Recording No:20120047175

(Affects Parcel No. 1)
26.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Parking

Recording Date:March 7, 2012

Recording No:20120190548

(Affects Parcel No. 4)
27.

Easements, covenants, conditions and restrictions as set forth on the recorded plat in Book 1165 of Maps, page 46.  
(Affects Parcel No. 3)
28.

Matters contained in that certain document

Entitled:Fire Line Easement Agreement

Recording Date:July 17, 2015

Recording No:20150515643

(Affects Parcel No. 1)

Reference is hereby made to said document for full particulars.

29.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Public non-motorized access

Recording Date:July 21, 2015

Recording No:0150524450

(Affects Parcel No. 4)

30.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Sight distance

Recording Date:July 21, 2015

Recording No:20150524451

(Affects Parcel No. 4)

31.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Water line and appurtenant facilities

Recording Date:July 21, 2015

Recording No:20150524453

(Affects Parcel No. 1)

32.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Electrical lines and appurtenant facilities

Recording Date:April 11, 2016

Recording No:20160236361

(Affects Parcel No. 1)

33.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Electrical lines and appurtenant facilities

Recording Date:April 11, 2016

Recording No:20160236365

(Affects Parcel No. 1)
- SCHEDULE "B" ITEMS (CONTINUED)
34.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:Water and Sewer facilities

Recording Date:May 6, 2016

Recording No:20160312898

(Affects Parcel No. 1)

35.

Intentionally deleted.

36.

Rights of tenants, as tenants only, as set forth on annexed Rent Roll, none of which have an option to purchase, right of first offer, or right of first refusal to purchase the premises.

37.

Intentionally deleted.

38.

Intentionally deleted.

39.

The effect of any failure to comply with the terms, covenants, conditions and provisions of the lease described or referred to in Schedule A.

40.

Intentionally deleted.

41.

Intentionally deleted.

42.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Project No.:21-07-0248-9

Dated:September 08, 2021

Prepared by:Blew & Associated, P.A.

Matters shown:

a. Existing buildings lie partially over the easements shown in exceptions 22, 23, 24 and 25 herein.

43.

Any defect, lien, encumbrance, adverse claim, or other matter resulting from, arising out of, or disclosed by, any of the following: (i) that certain "DRAA Blanket Agreement," dated on or about May 15, 2017, to which AnBang Insurance Group Co., Ltd.1 Beijing Dahuang Investment Group Co., Ltd., Amer Group LLC, World Award Foundation Inc., An Bang Group LLC, and AB Stable Group LLC are purportedly parties and/or also interested, and the rights, facts, and circumstances disclosed therein; (ii) that certain action styled World Award Foundation, et at. v. AnBang Insurance Group CO, Ltd, et al., in the Court of Chancery of the State of Delaware, as DRAA C.A. No. 2019-0605-Jn and the rights, facts, and circumstances alleged therein; (iii) those certain actions, each styled World Award Foundation, et al. v. AnBang Insurance Group Co Ltd, et al., In the Superior court of the State of Delaware, as Nos. C.A. N19J-05055, C.A. N19N 15253,C.A. N19J-05458, C.A. N19J-05868, C.A. N19J-06026, and C.A. N19J-06027 and the rights, facts, and circumstances alleged therein; and (iv) that certain action styled World Award Foundation, et al., v. AnBang Insurance Group Co., Ltd., in the Superior Court of State of California for the county of Alameda, as Case No. RG19046027 and the rights, facts, and circumstances alleged therein.

44.

Any defect, lien, encumbrance, adverse claim, or other matter resulting from, arising out of, or disclosed by that certain pending litigation filed in the United states District Court for the District of Columbia, Case Number 1:20-cv-03138-RJL filed October 29, 2020.
- | CURVE TABLE |           |         |         |
|-------------|-----------|---------|---------|
| CURVE       | DELTA     | RADIUS  | ARC     |
| C1          | 75°09'12" | 444.50' | 583.04' |
| C2          | 52°01'11" | 120.00' | 108.95' |
| C3          | 52°01'14" | 120.00' | 108.95' |
| C4          | 52°01'12" | 75.00'  | 68.09'  |
| C5          | 52°01'12" | 75.00'  | 68.09'  |
| C6          | 16°17'58" | 500.00' | 142.24' |
| C7          | 49°35'38" | 100.00' | 86.56'  |
| C8          | 51°43'26" | 250.00' | 225.69' |
| C9          | 25°09'07" | 805.00' | 353.38' |
| C10         | 4°03'05"  | 850.00' | 60.11'  |
| EC11        | 51°15'33" | 285.00' | 254.97" |
| EC12        | 51°43'26" | 215.00' | 194.09' |
| EC13        | 93°10'01" | 20.00'  | 32.52'  |
| EC14        | 30°45'50" | 137.50' | 73.83'  |
| EC15        | 86°41'04" | 25.00'  | 37.82'  |
| EC16        | 15°34'37" | 229.34' | 62.35'  |
| EC17        | 78°49'21" | 25.00'  | 34.39'  |
| EC18        | 30°45'50" | 90.50'  | 48.59'  |
| EC19        | 92°06'40" | 20.00'  | 32.15'  |
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A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
- 
- EXPIRES 12-31-23

COMPLETED SURVEY FIELD  
WORK ON 08/23/2022

CHECKED BY BJD / GSR

CAD TECHNICIAN WSB

SCALE NTS

DATE 10/21/2022

JOB NUMBER WP# 215319.10

SHEET 3 OF 11
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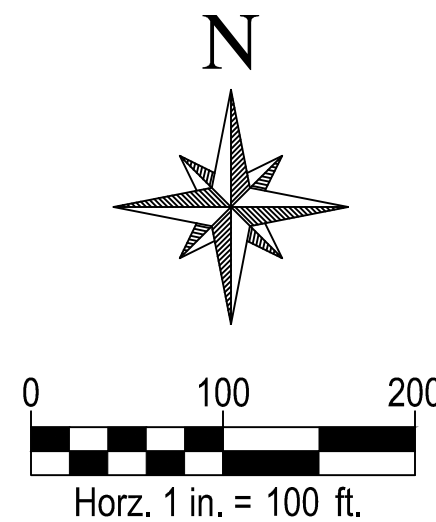
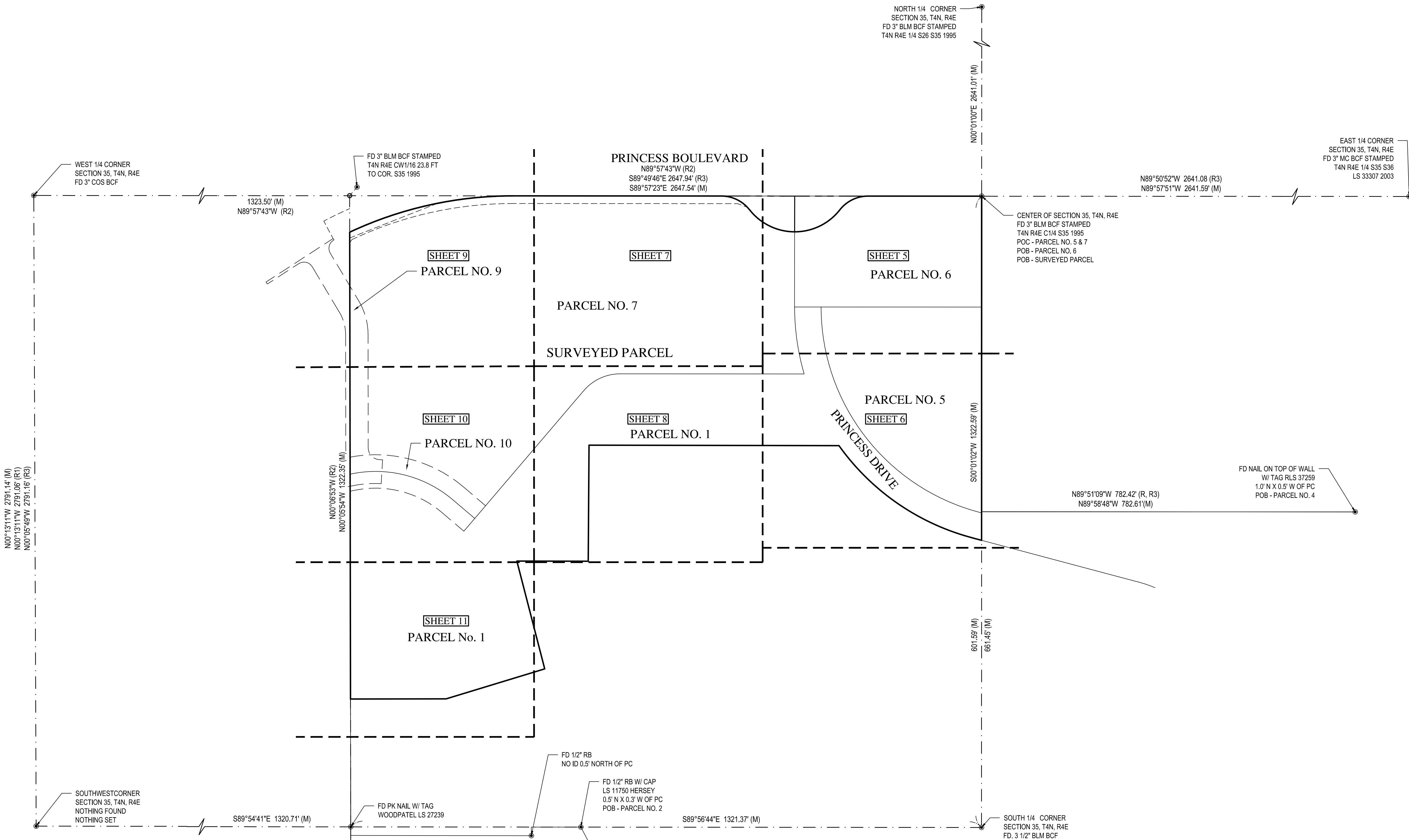
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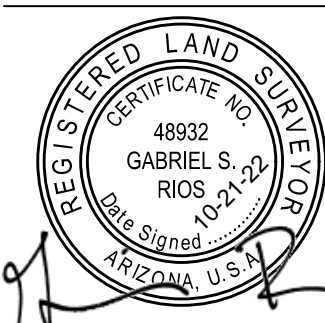
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COMPLETED SURVEY FIELD WORK ON	08/23/2022
CHECKED BY	BJD / GSR
CAD TECHNICIAN	WSB
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DATE	10/21/2022
JOB NUMBER	WP# 215319.10
SHEET	4 OF 11

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EXPIRES 12-31-23

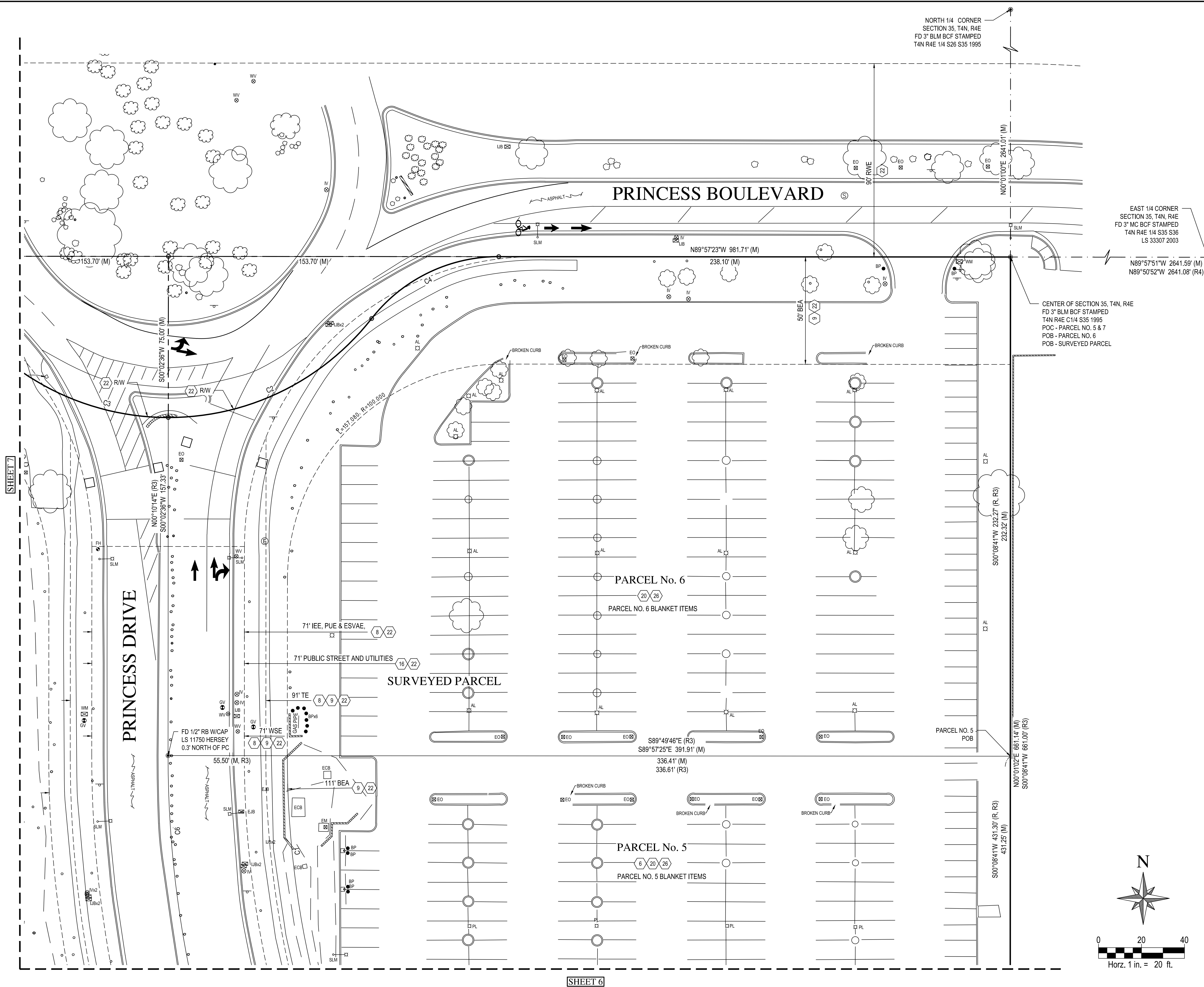
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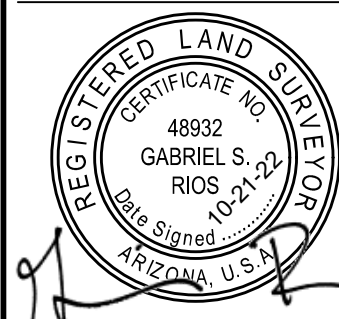
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EXPIRES 12-31-23

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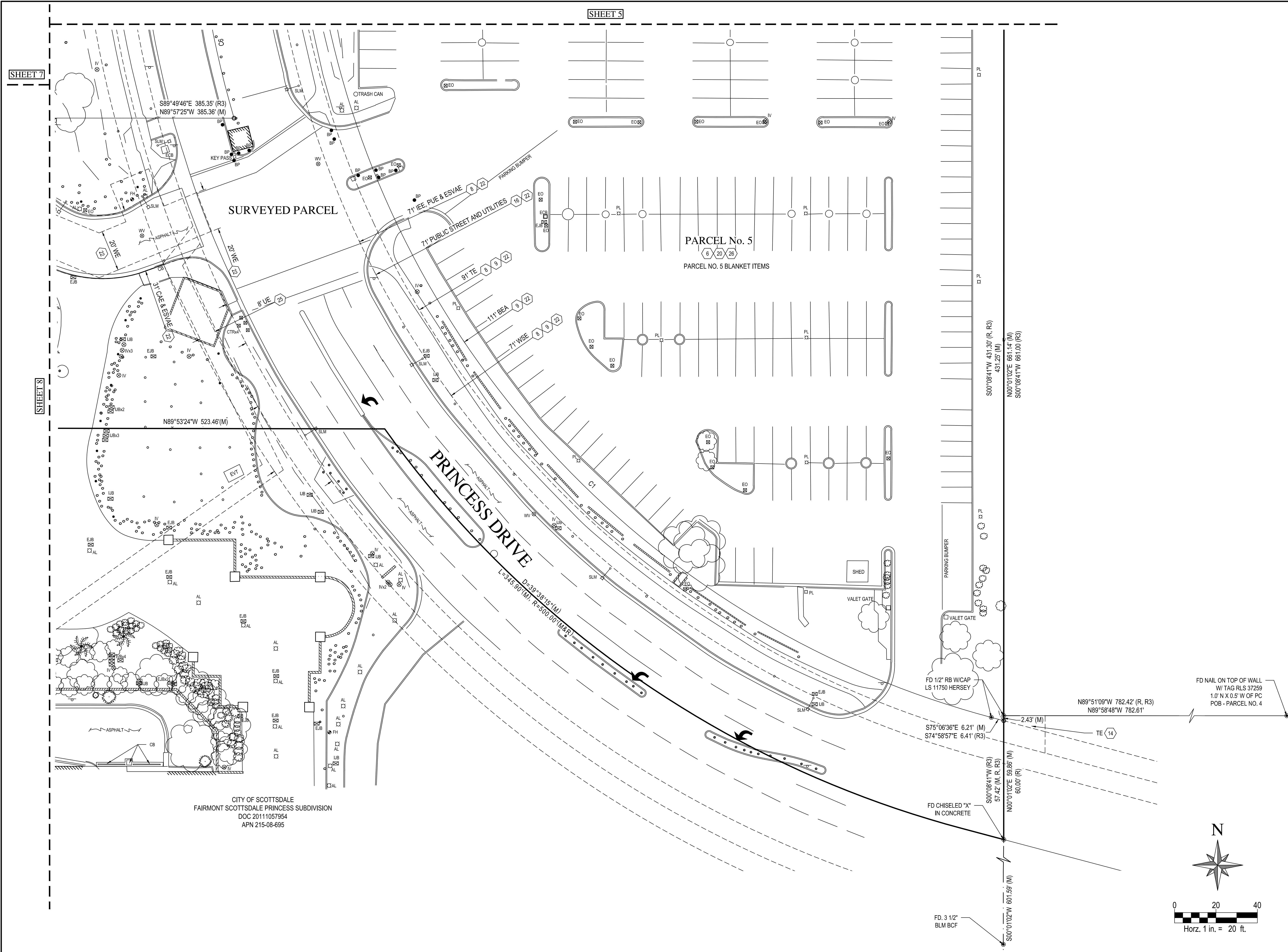
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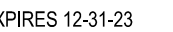
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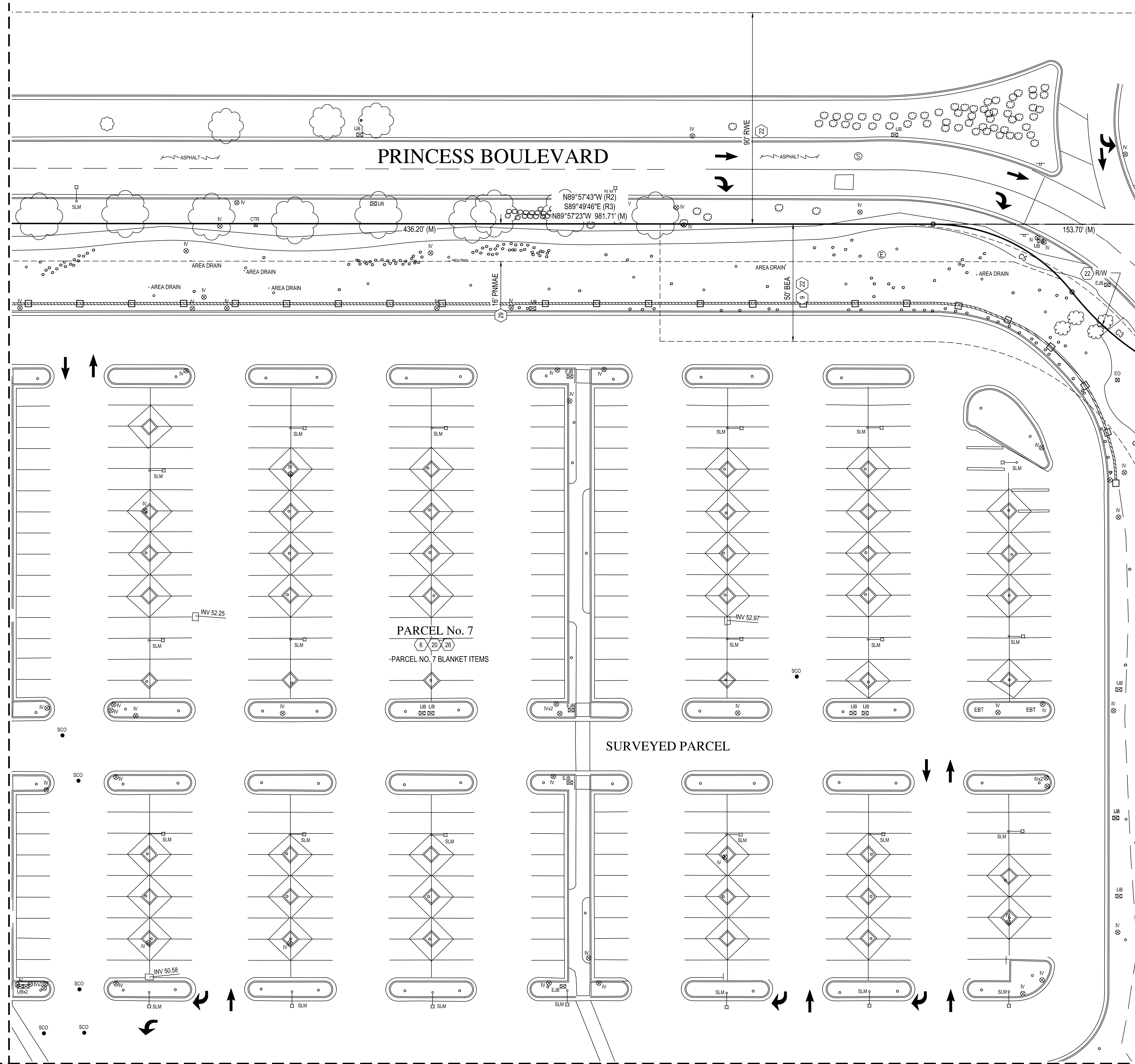
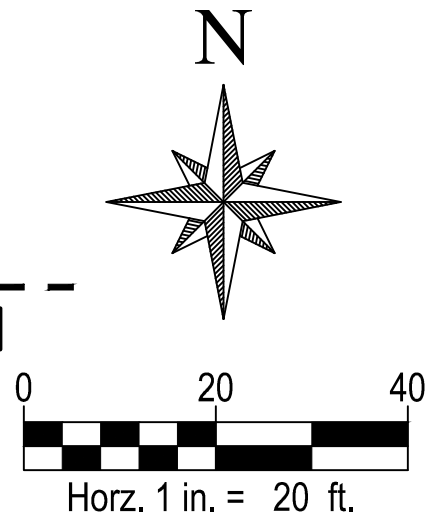
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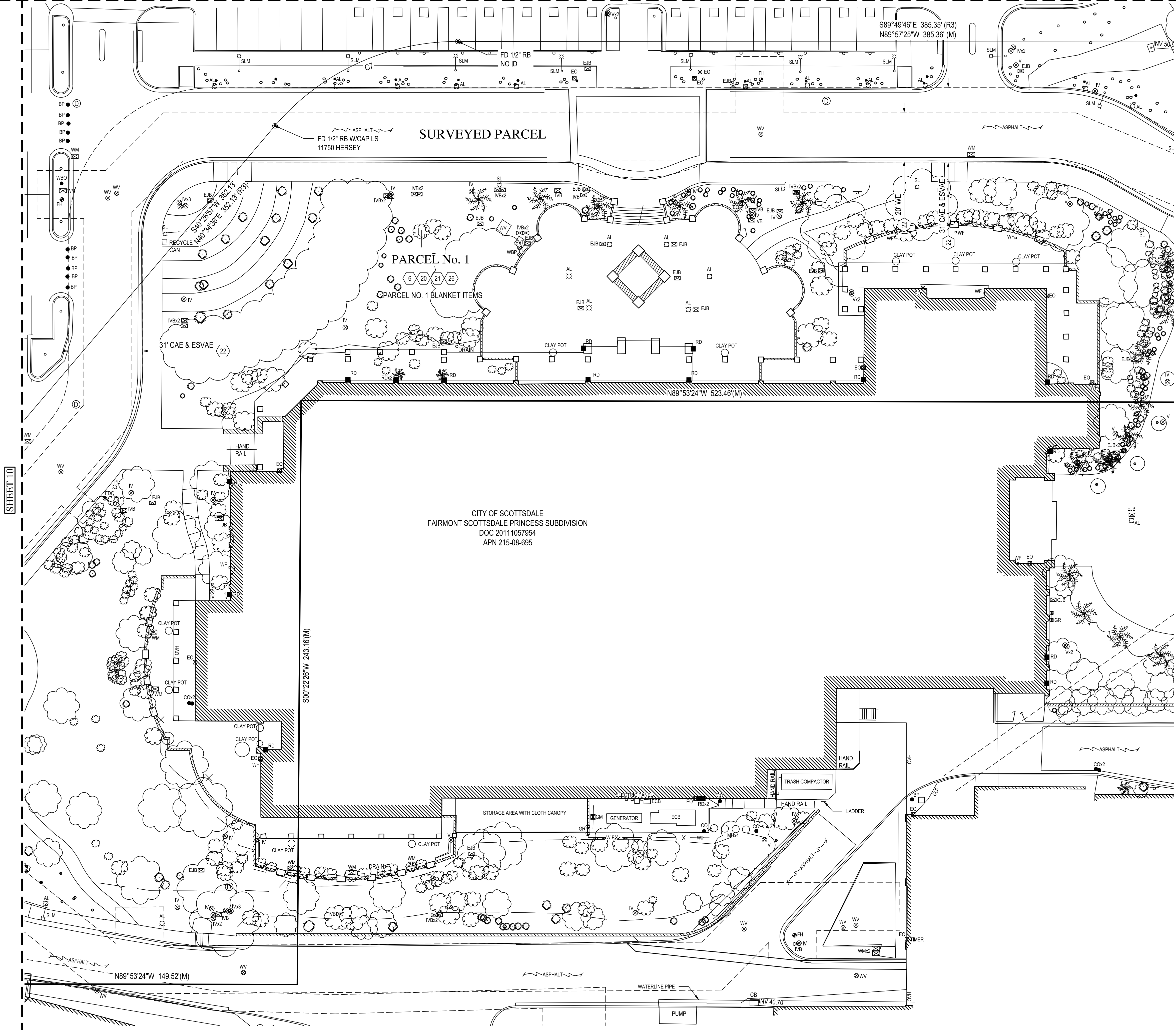
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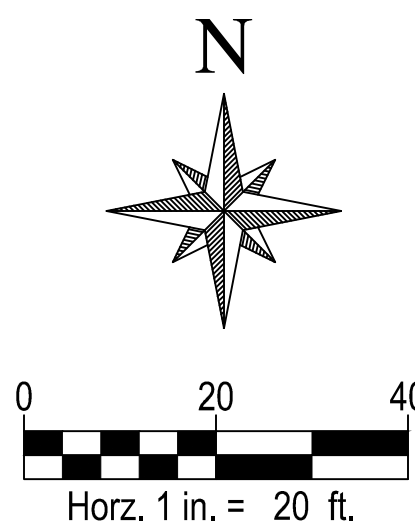
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CITY OF SCOTTSDALE  
FAIRMONT SCOTTSDALE PRINCESS SUBDIVISION  
DOC 20111057954  
APN 215-08-695



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A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 48932  
GABRIEL S. RIOS  
One Signed  
ARIZONA U.S.A.

EXPIRES 12-31-23  
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SHEET 8 OF 11

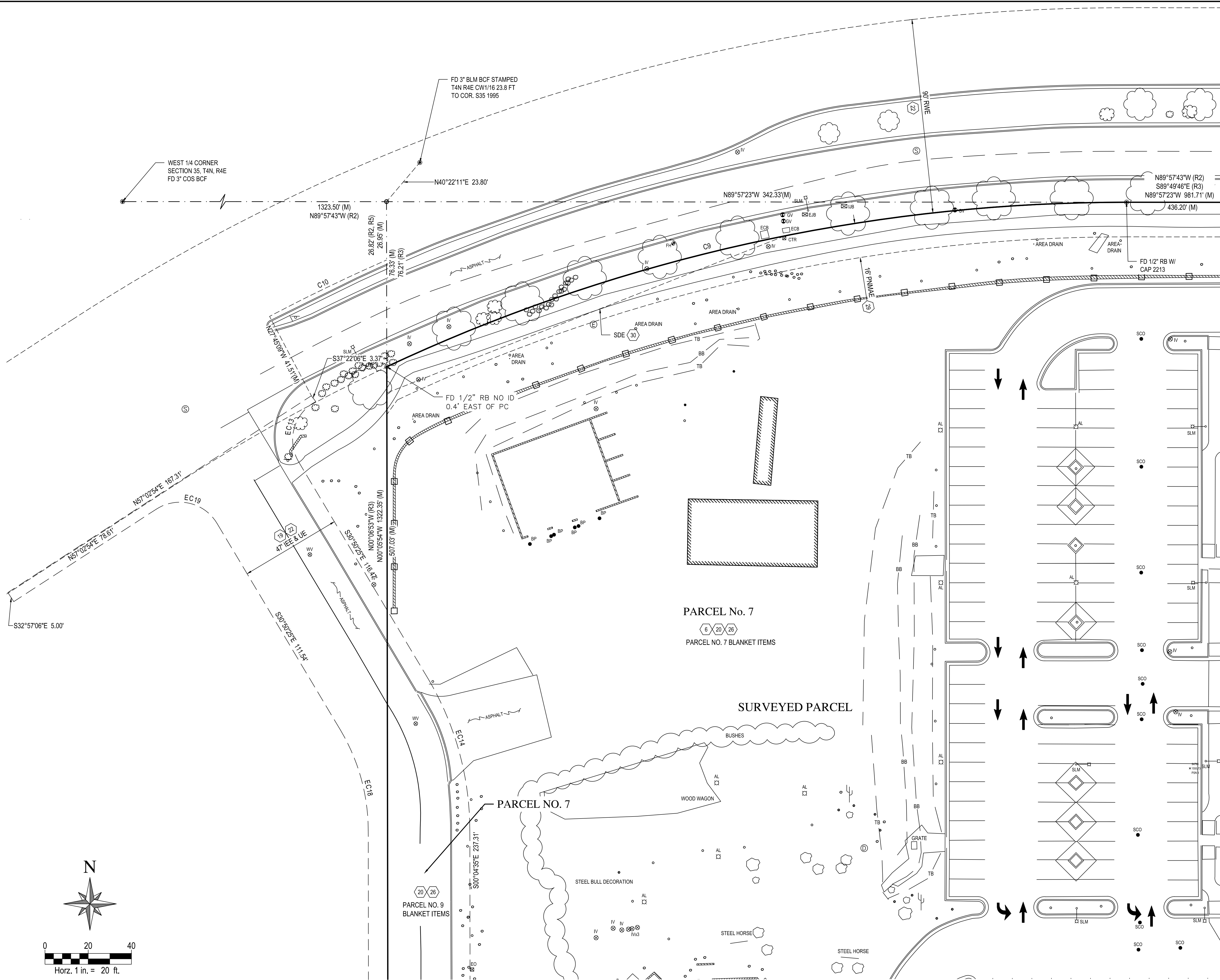
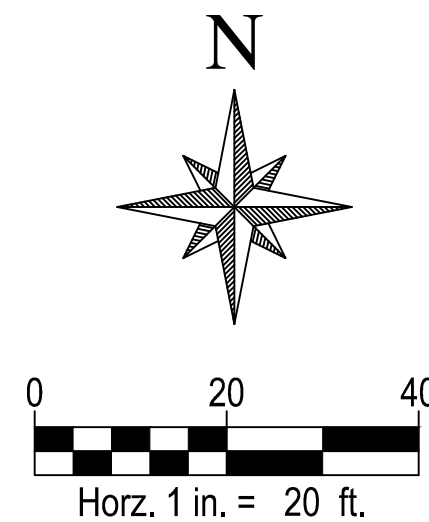
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JOB NUMBER WP# 215319.10  
SHEET 9 OF 11



SHEET 10

SHEET 8

SHEET 7

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A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST,  
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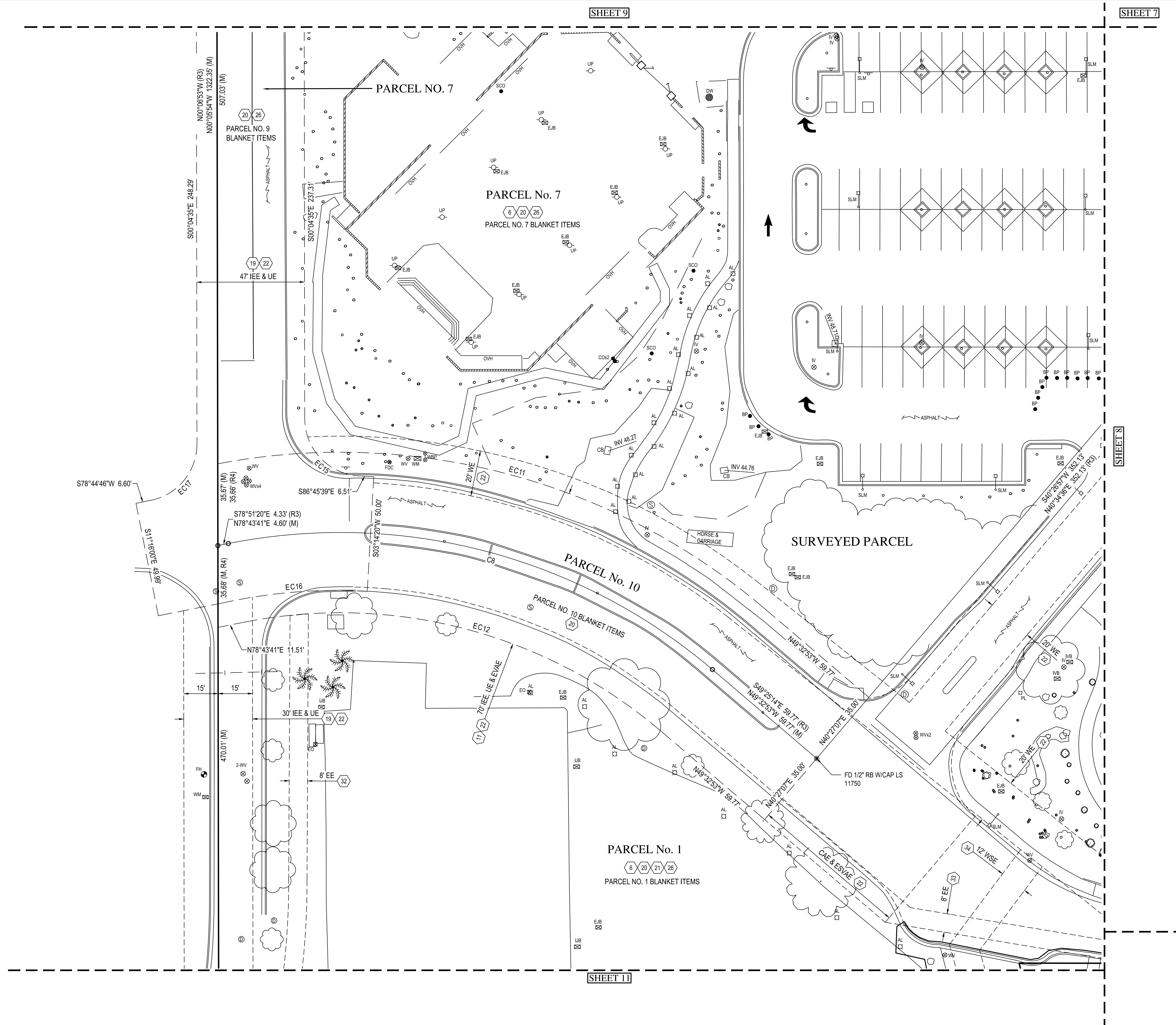
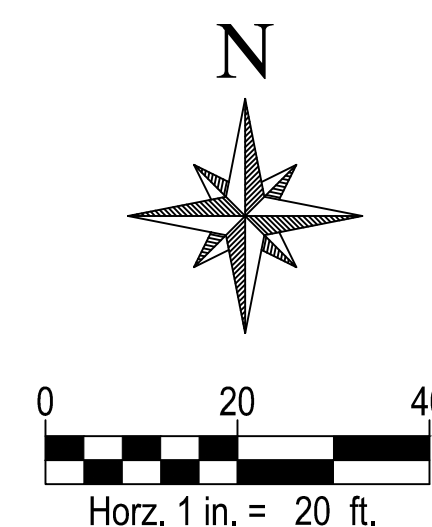
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SHEET 1

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JOB NUMBER WP# 215319.10

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