

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27
T2N, R4E, G. & S.R.B.M, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS

Parcel 1:

Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19.

EXCEPT the following described property:

A portion of Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19, described as follows:

Commencing at the Northwest corner of said Lot 1;
Thence North 89 degrees 12 minutes 48 seconds East (an assumed bearing) along the North line of said Lot 1 a distance of 43.15 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 89 degrees 12 minutes 48 seconds a distance of 9.76 feet to the beginning of a curve concave to the Southwest, the center of which bears South 00 degrees 09 minutes 45 seconds West a distance of 20.00 feet;
Thence Southeasterly along the Southwesterly line of Parcel No. 2 as described in Docket 5393, page 300, records of Maricopa County, Arizona and the arc of said curve through a central angle of 89 degrees 03' minutes 03 seconds a distance of 31.08 feet to a point of tangency;
Thence South 00 degrees 09 minutes 45 seconds West along the East line of said Lot 1 a distance of 59.20 feet;
Thence North 05 degrees 28 minutes 59 seconds West a distance of 55.84 feet;
Thence North 46 degrees 11 minutes 35 seconds West a distance of 33.52 feet to the TRUE POINT OF BEGINNING, and

EXCEPT any portion conveyed to the City of Scottsdale, in instrument recorded in Document No. 2016-512135.

Parcel 2:

Lot 2 and the East 12.5 feet of Lot 3, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, Page 19.

SCHEDULE B EXCEPTIONS

- Taxes for the full year of 2017. (The first half is due October 1, 2017 and is delinquent November 1, 2017. The second half is due March 1, 2018 and is delinquent May 1, 2018.)
- 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.
- An easement for highway and public utility and incidental purposes, recorded as Docket 5393, page 300 of Official Records.
- An easement for right of way and incidental purposes, recorded as 85-189614 of Official Records.
- An easement for alleyway and incidental purposes, recorded as 85-189615 of Official Records.
- All matters as set forth in Record of Survey recorded as Book 1300 of Maps, page 19 of Official Records. (Prepared by LS 31020)
- An unrecorded lease executed by Joe Phillips LLC, a New Mexico limited liability company as lessor and Lawrence Dunham Vineyards LLC, an Arizona limited liability company as lessee as disclosed to the Company.
- A deed of trust to secure an indebtedness in the original principal amount of \$1,012,500.00 recorded August 30, 2017 as Document No. 2017-0640650 of Official Records.
- An Assignment of Rents recorded August 30, 2017 as 2017-0640651 of Official Records, as additional security for the payment of the indebtedness secured by the Deed of Trust recorded August 30, 2017 as 2017-0640650 of Official Records.

NOTES

- This survey is based upon a title commitment prepared by Chicago Title Insurance Company, File No. 12-176514, dated August 30, 2017.
- This property subject to all restrictions, covenants, conditions, easements and other matters of record affecting this property.
- Parcel 1 is zoned S-R and Parcel 2 is zoned C-2 by the City of Scottsdale.
- The Basis of Bearings shown hereon is the monument line of First Street, being South 89° 58' 45" East as taken from the plat of this subdivision.
- © Copyright 2018. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

CERTIFICATION

To Chicago Title Insurance Company, Rosario E Fasano and the City of Scottsdale:

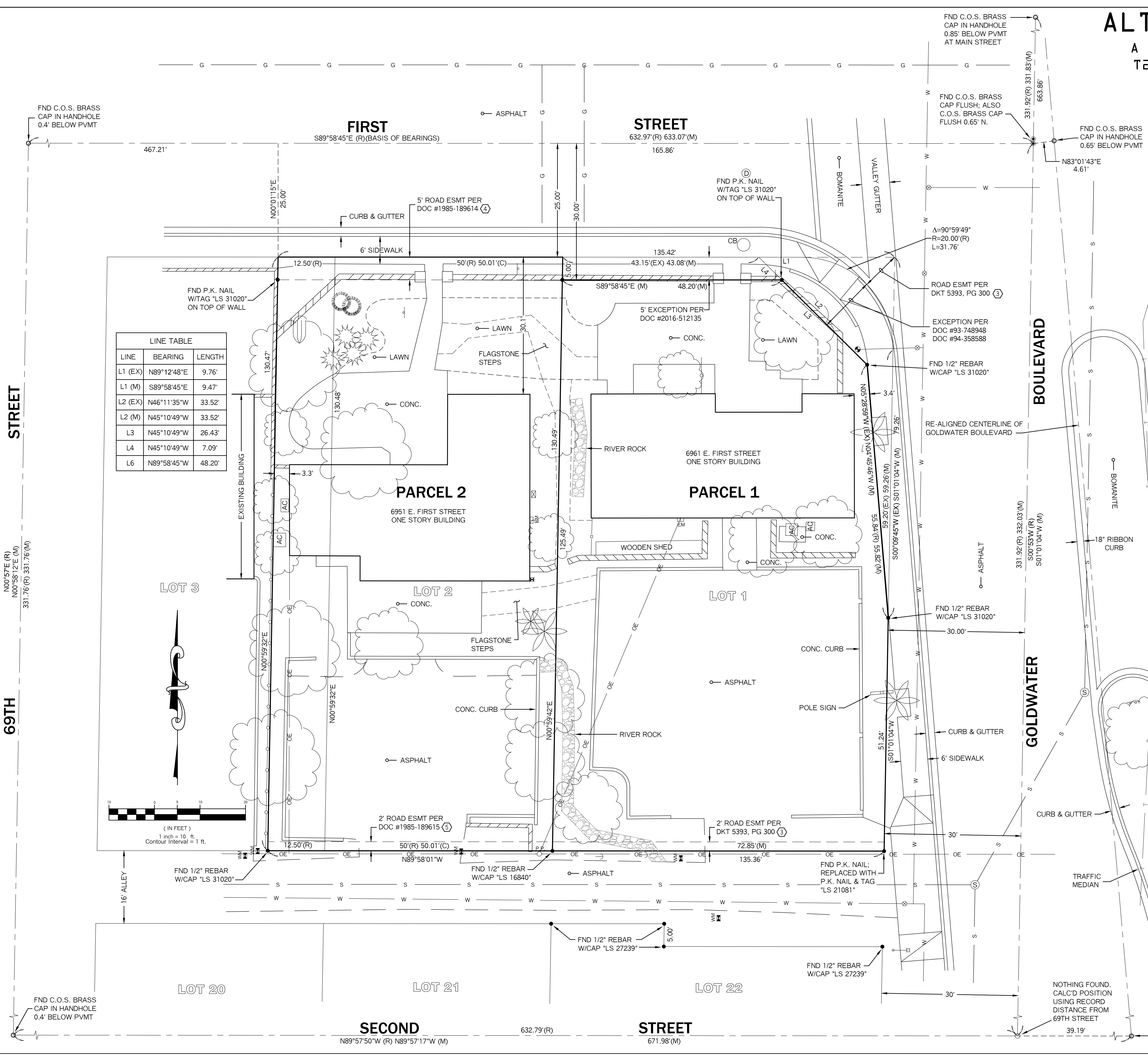
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(1)-(1), 8, 9, 11, 14, 16 and 20 from Table A thereof. The field work was completed on March 21 and updated November 5, 2018.

Thomas L. Rope, R.L.S. No. 21081



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|-------------|---------------|----------|------------|
| Drawn By: | Date: | Job No.: | Sheet No.: |
| Thomas Rope | November 2018 | 18016 | 1 of 1 |



| LINE | BEARING | LENGTH |
|---------|-------------|--------|
| L1 (EX) | N89°12'48"E | 9.76' |
| L1 (M) | S89°58'45"E | 9.47' |
| L2 (EX) | N46°11'35"W | 33.52' |
| L2 (M) | N45°10'49"W | 33.52' |
| L3 | N45°10'49"W | 26.43' |
| L4 | N45°10'49"W | 7.09' |
| L6 | N89°58'45"W | 48.20' |

