

O26P1UMV5PRNMB5VETNM-6-6-4--
Garcia

Landmark Title Assurance Agency
WHEN RECORDED RETURN TO:

Kaplan Shea Property Company, LLC
777 Post Oak Blvd., suite 850

Houston, TX 77056

6186904 4/5

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged as of the 15 day of September, 2022, 94 Hundred Shea, LLLP, a Delaware limited liability limited partnership ("Grantor"), does hereby grant, bargain, sell and convey to Kaplan Shea Property Company, LLC, a Texas limited liability company ("Grantee"), whose address is 777 Post Oak Blvd., Ste. 850, Houston, TX 77056, all that real property situated in the County of Maricopa, Arizona (the "Property"), described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN,

Together with all improvements located on the Property, and all rights, privileges and appurtenances pertaining thereto, including, without limitation, development rights, entitlements, easements, right-of-way, air and wind rights, mineral, oil and gas rights, subsurface rights, water rights and rights to adjacent streets, roads, alleys, strips or gores.

SUBJECT TO those matters set forth on Exhibit B attached hereto and by this reference incorporated herein, without re-imposing the same (the "Permitted Exceptions").

Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other. No other warranties, express or implied, are given by Grantor by reason of this conveyance.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

94 Hundred Shea, LLLP,
a Delaware limited liability limited partnership

By: TJP Shea, Inc.,
a Delaware corporation, its General Partner

By:

Name: Harmel S. Rayat

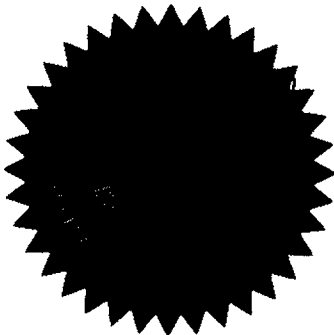
Title: President

PROVINCE
STATE OF BRITISH COLUMBIA
City)
COUNTY OF VANCOUVER) ss.

On this 15 day of September, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Harmel S. Rayat, to me ~~personally known~~, President of TJP Shea, Inc., a Delaware corporation, the General Partner of 94 Hundred Shea, LLLP, a Delaware limited liability limited partnership, known to me to be the person who executed the within instrument in behalf of said limited liability limited partnership and acknowledged to me that he executed the same for the purposes therein stated, and as his free act and deed and as the free act and deed of said limited liability limited partnership.

→ Provided Valid Identification (CK)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County aforesaid the day and year last above written.



(Signature)

Printed Name: CLINTON WAI YIN LEE
Notary Public in and for said State
Commissioned in BRITISH COLUMBIA County
My Commission Expires:

My Commission does not expire.

Clinton Wai Yin Lee, Notary Public
David Watts Notary Corporation
1412 - 675 W. Hastings Street
Vancouver, BC V6B 1N2 Canada
Tel: 604 685 7786 Fax: 604 685 7796

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL NO. 1A:

A portion of the Northeast quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a found brass cap in a hand hole at the Northeast corner of said Section 30, from which a found brass cap in a hand hole at the North quarter corner of said Section bears South 89 degrees 59 minutes 24 seconds West, 2642.27 feet;

THENCE South 89 degrees 59 minutes 24 seconds West, along the North line of said Northeast quarter, 1321.14 feet;

THENCE South 00 degrees 05 minutes 25 seconds East, 555.84 feet to the POINT OF BEGINNING;

THENCE continuing South 00 degrees 05 minutes 25 seconds East, 608.24 feet;

THENCE South 89 degrees 54 minutes 33 seconds West, 300.00 feet;

THENCE North 00 degrees 05 minutes 25 seconds West, 435.60 feet;

THENCE North 59 degrees 59 minutes 23 seconds East, 346.13 feet to the POINT OF BEGINNING.

PARCEL NO. 1B:

A portion of the Northeast quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a brass cap in a hand hole at the intersection of 96th Street and Shea Boulevard marking the Northeast corner of said Section 30, from which a found brass cap in a hand hole at the intersection of 92nd Street and Shea Boulevard marking the at the North quarter corner of said Section 30 bears South 89 degrees 59 minutes 24 seconds West, a distance of 2642.28 feet, said line being the North line of the Northeast quarter of said Section 30 and the basis for bearings in the description:

thence South 89 degrees 59 minutes 24 seconds West, along said North line, 1321.14 feet;

thence South 00 degrees 05 minutes 25 seconds East, 65.00 feet South of and parallel with said North line and the POINT OF BEGINNING;

thence South 59 degrees 59 minutes 23 seconds West, 346.13 feet;

thence South 89 degrees 54 minutes 33 seconds West, 200.00 feet;

thence North 00 degrees 05 minutes 25 seconds West, 664.19 feet to a line 65.00 feet South of

and parallel with the North line of said Northwest quarter;

thence North 89 degrees 59 minutes 24 seconds East along said parallel line 500.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

Easement for vehicular and pedestrian ingress and egress as set forth in easement agreement recorded April 04, 2013 as Document No 2013-0306840 of official records.

PARCEL NO. 3:

Public access easement as set forth on map of dedication for MOUNTAIN VIEW PARK recorded in Book 630 of Maps, page 20, official records, Maricopa County, Arizona.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes and Assessments collectible by the County Treasurer for the year 2022 and thereafter, not yet due and payable.
2. Reservations contained in the Patent from the United States of America, recorded in Book 175 of Deeds, Page 556.
3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Covenants, conditions and restrictions related to McCormick Ranch, as set forth in the document(s):
Recording No: Docket 9148, Page 706; Amended Recording No: Docket 12749, page 676; Recording No: Docket 14056, page 1401, Delegation of Rights in Recording No: 87-348552
5. Declaration of Restrictions and Reservation of Architectural Control, Recording No. Docket 13819, page 85
6. Covenants, conditions and restrictions as set forth in the document: Recording No. Docket 13819, page 101
7. Easement Agreement, Recording No. 2013-0306840; Lender Consent to Abandonment of Easement and Easement Agreement, Recording No. 2013- 0306842
8. City of Scottsdale Lot Split Approval, Recording No. 2003-0652111
9. Blanket Public Access Easement as disclosed by Map of Dedication for Mountain View Park recorded in Book 630 of Maps, Page 20
10. Right of Way Easement, Recorded in Docket 14132, Page 343 and Recorded in Docket 14132, Page 345 (Affects Parcel 1B)
11. Utility Easement, Recorded in Document No. 2006-1216729 (Affects Parcel 1B)
12. Grant of Easement, Recorded in Document No. 2007-0050921 (Affects Parcel 1B)
13. Waiver of Right to make a Claim Under Proposition 207, Recording No: 20121107894
14. Easement Agreement executed by: JPMCC 2007-CIBC 19 Shea Boulevard, LLC, an Arizona limited liability company and DRUG (AZ)

QRS 14-42, Inc, a Delaware corporation, Recording No: 20130306840

15. City of Scottsdale Public Non-Motorized Easement, Recorded in Document No. 2014-0122973 (Affects Parcel 1B)

16. City of Scottsdale Scenic Corridor Easement, Recorded in Document No. 2014-0122997 (Affects Parcel 1B)

17. Unrecorded lease made by 94 Hundred Shea, L.L.L.P., a Delaware limited liability limited partnership, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, as disclosed by Memorandum of Lease Agreement, Document No. 2018-0268489

18. Unrecorded lease made by 94 Hundred Shea, L.L.L.P., a Delaware limited liability limited partnership, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, as disclosed by Memorandum of Lease Agreement, Document No. 2018-0390959