

DESCRIPTION

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;

DESCRIPTION (CONTINUED)

EXCEPT one-half of all oil and mineral rights as reserved in Docket 124, page 39, records of Maricopa County, Arizona; and

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description; and

EXCEPT all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value, as set forth in Section 37-231, Arizona Revised Statutes.

PARCEL NO. 5:

A non-exclusive easement for ingress and egress by or pursuant to that certain "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. 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. 86-664160, records of Maricopa County, Arizona.

PARCEL NO. 7:

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

1) 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-C223258, DATED 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 UTILIZING THE HISTORICAL METES & BOUNDS DESCRIPTION FOR EACH PARCEL AREA. IT DOES NOT HOWEVER TAKE INTO 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 RECORDS (M.C.R.) AND BOOK 1104, PAGE 3, M.C.R. NOR DOES IT ACCOUNT FOR LOT 1 CREATED BY THE MINOR LAND DIVISION FOR FAIRMONT SCOTTSDALE PRINCESS - GOLF COTTAGES, RECORDED IN BOOK 1165, PAGE 46, M.C.R. FOR PURPOSES OF PREPARING THIS SURVEY, PARCEL LINES ARE SHOWN BASED ON THE TITLE COMMITMENT DESCRIPTION ALONG WITH LOT AND/OR RIGHT-OF-WAY LABELS REFERENCING SAID FAIRMONT SCOTTSDALE PRINCESS PLATS.

2) 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

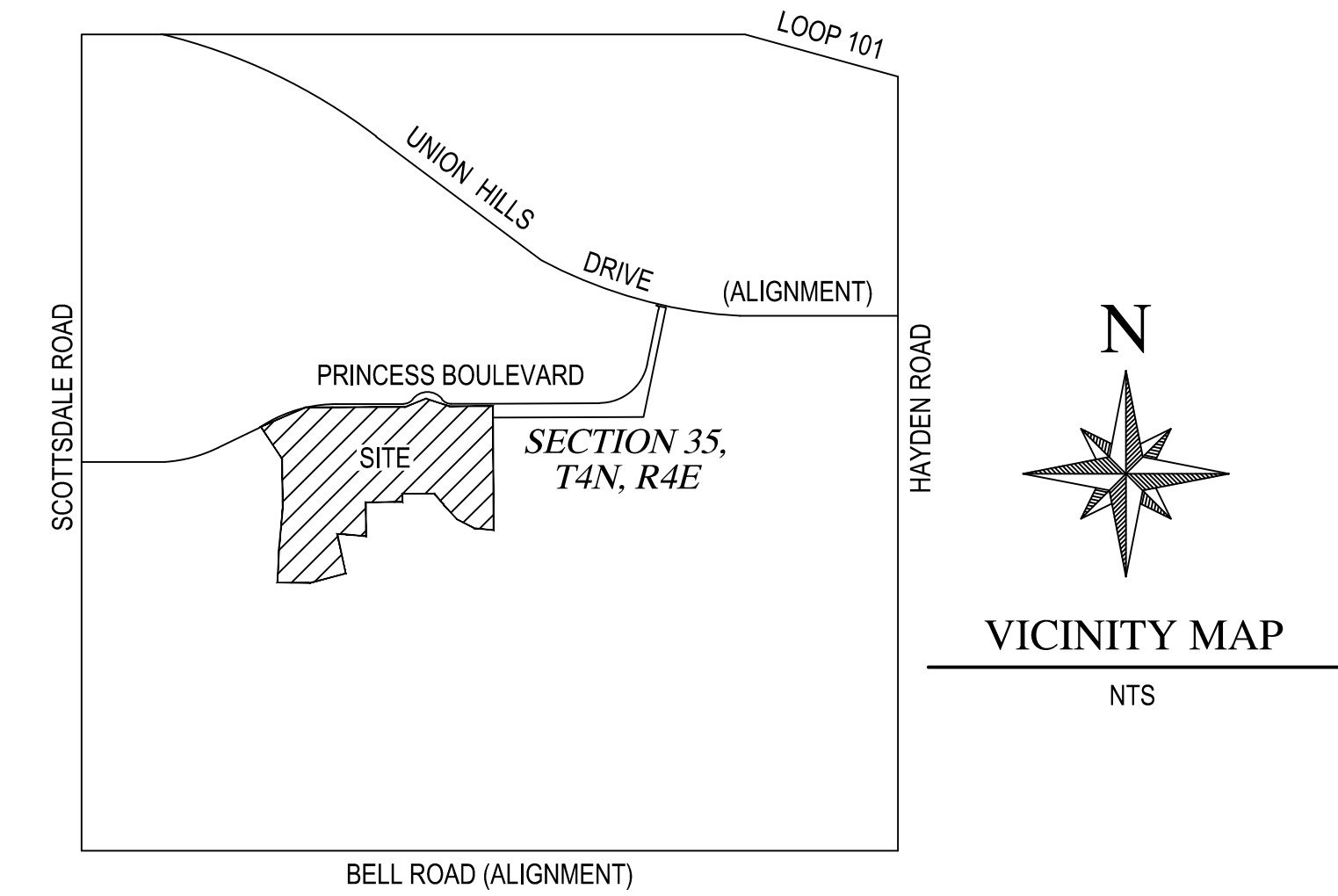
3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/ACSM SURVEY REQUIREMENTS ADOPTED FOR USE IN 2011 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL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

4) PARCEL NO. 1 AREA IS 1,661,736 SQUARE FEET OR 38,148.2 ACRES, MORE OR LESS.
PARCEL NO. 5 AREA IS 107,654 SQUARE FEET OR 2,471.4 ACRES, MORE OR LESS.
PARCEL NO. 6 AREA IS 91,038 SQUARE FEET OR 2,089.9 ACRES, MORE OR LESS.
PARCEL NO. 7 AREA IS 439,395 SQUARE FEET OR 10,087.1 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.

AREA OF SURVEYED PARCEL IS 93,377.2 SQUARE FEET OR 21,436.4 ACRES, MORE OR LESS.

5) UNDERGROUND UTILITIES ARE NOT SHOWN. NO UNDERGROUND INVESTIGATION WAS PERFORMED.



NOTES (CONTINUED)

- 6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT
(R1) RECORD OF SURVEY RECORDED IN BOOK 693, PAGE 3, MCR
(R2) STATE PLAT NO. 16 CORE SOUTH RECORDED IN BOOK 324, PAGE 50, MCR
(R3) RECORD OF SURVEY RECORDED IN BOOK 802, PAGE 45, MCR
(R4) RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. 1986-0664160, MCR
(R5) RECIPROCAL EASEMENT AGREEMENT, CONSTRUCTION AND MAINTENANCE AGREEMENT, AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2006-0523599, MCR
7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE AO. ZONE AO IS DESCRIBED AS: "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED."
8) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
9) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON OCTOBER 06, 2022.
10) SCHEDULE B ITEMS 6, 17, 20, 21, 22, 26 AND 27 ARE BLANKET IN NATURE AND APPEAR TO AFFECT CERTAIN PORTIONS OF SUBJECT PARCEL, AS SHOWN HEREON.
11) SCHEDULE B ITEMS 1, 2 AND 3 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PARCEL.
12) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEM 18 DO NOT APPEAR TO AFFECT SUBJECT PARCEL.
13) THAT CERTAIN EASEMENT DESCRIBED AS THE CASITAS ROADWAY EASEMENT IN SCHEDULE B ITEM 19, AN INGRESS & EGRESS AND UTILITY EASEMENT IS PLOTTED AND SHOWN HEREON AT AN APPROXIMATE LOCATION PER THE INTERPRETATION OF THE UNDERSIGNED.
14) PARKING SPACES:
1401 REGULAR
27 HANDICAP
1877 TOTAL

SEE SHEET 2 FOR NOTES AND LEGEND
SEE SHEET 3 FOR SCHEDULE B ITEMS
SEE SHEET 8 FOR LINE & CURVE TABLES
SEE SHEETS 4-10 FOR MAP SHEETS

CERTIFICATION

TO: FMT SCOTTSDALE 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.

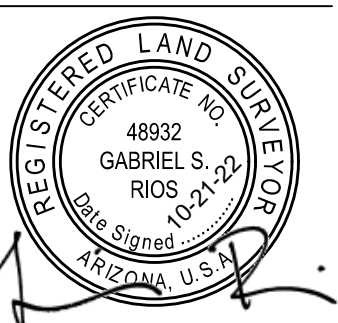
GABRIEL S. RIOS, RLS
WOOD, PATEL & ASSOCIATES, INC.
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ALTA/NSPS LAND TITLE SURVEY

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 1 OF 11

1 OF 11

1 OF 11

1 OF 11

1 OF 11

1 OF 11

1 OF 11

1 OF 11

**SCHEDULE "B" ITEMS**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.
2. 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 heretofore 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)
3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
5. 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.
6. 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)
7. Easements, covenants, conditions and restrictions as set forth on the recorded plat in Book 304 of Maps, page 46.  
 (Affects Parcel No. 3)
8. 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.
9. 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.
10. 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)
14. 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)
15. 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.
16. 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.
17. 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
18. 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)
19. 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.
20. 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**

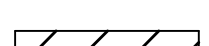





Lots 1, 2 and a portion of Lot 3 of FAIRMONT SCOTTSDALE PRINCESS, according to Book 1104 of Maps, page 3, records of Maricopa County, Arizona, together with a part of the Southwest quarter of Section 35, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, 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 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
EVT	ELECTRIC VAULT	- X -	FENCE LINE
FD	FOUND		CANOPY
FDC	FIRE DEPARTMENT CONNECTION		CACTUS
FH	FIRE HYDRANT		PALM TREE
GV	GAS VALVE		SAGUARO
IEE	INGRESS EGRESS EASEMENT		TREE OR BUSH
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 & Associates, Inc.  
 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 W/P# 215319.10

SHEET 2 OF 11

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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. Beijing Dahuabang 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 al. 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'

**WOOD  
PATEL**

Wood, Patel & Associates, Inc.  
 Civil Engineering  
 Water Resources  
 Land Survey  
 Construction Management  
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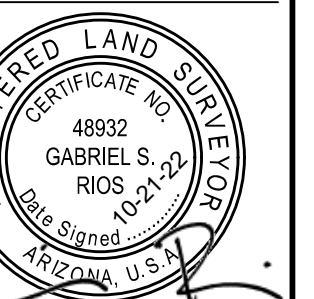
EXPIRES 12-31-23

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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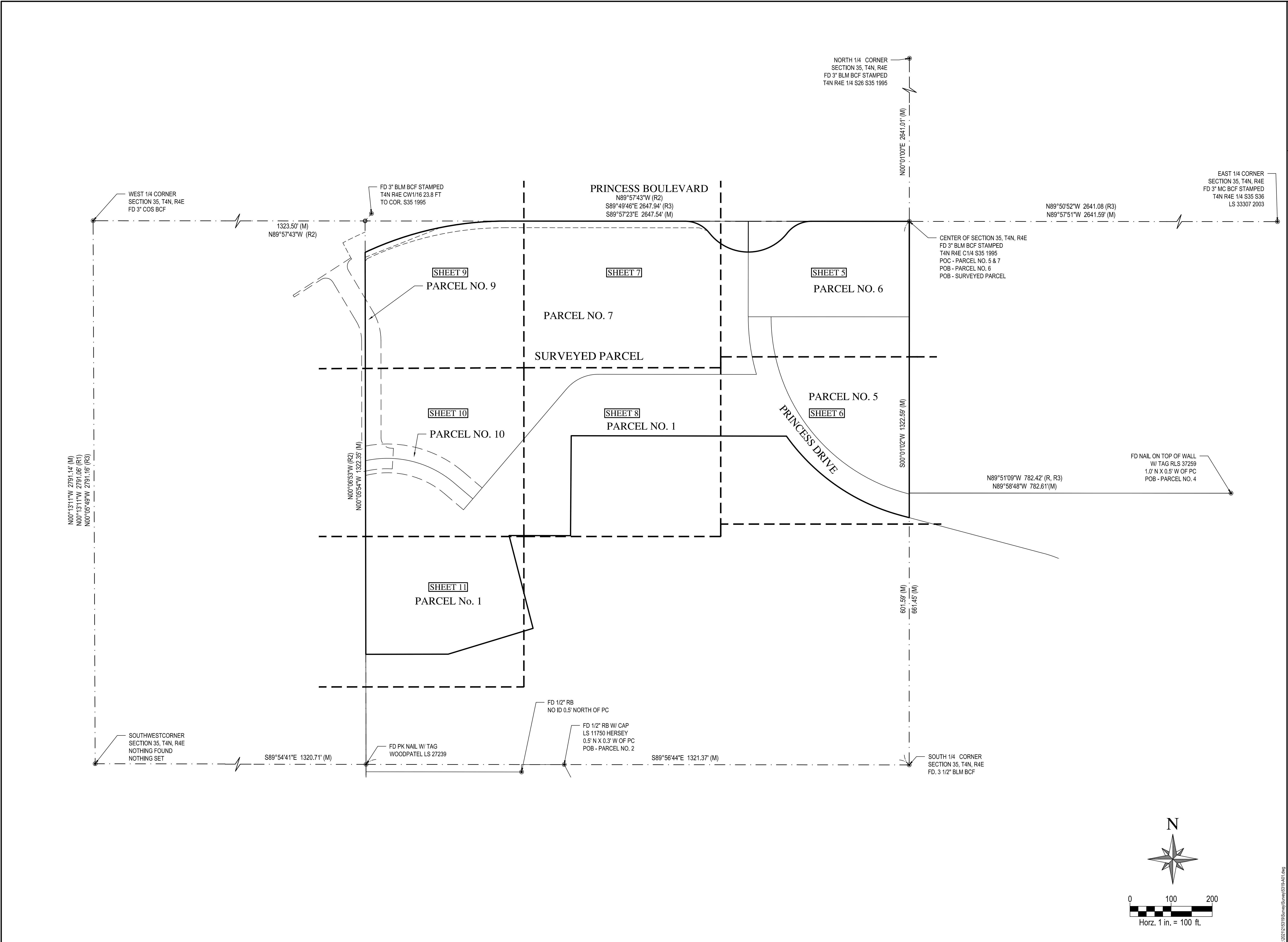
ALTA/NSPS LAND TITLE SURVEY

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EXPIRES	12-31-23
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CAD TECHNICIAN	WSB
SCALE	1" = 200'
DATE	10/21/2022
JOB NUMBER	WP# 215319.10
SHEET	4 OF 11

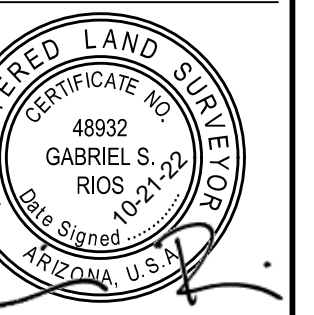
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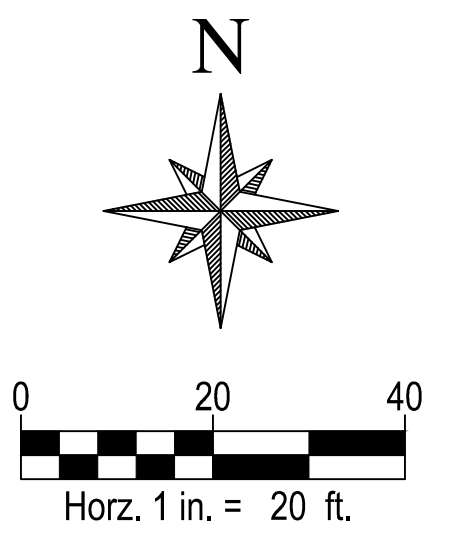
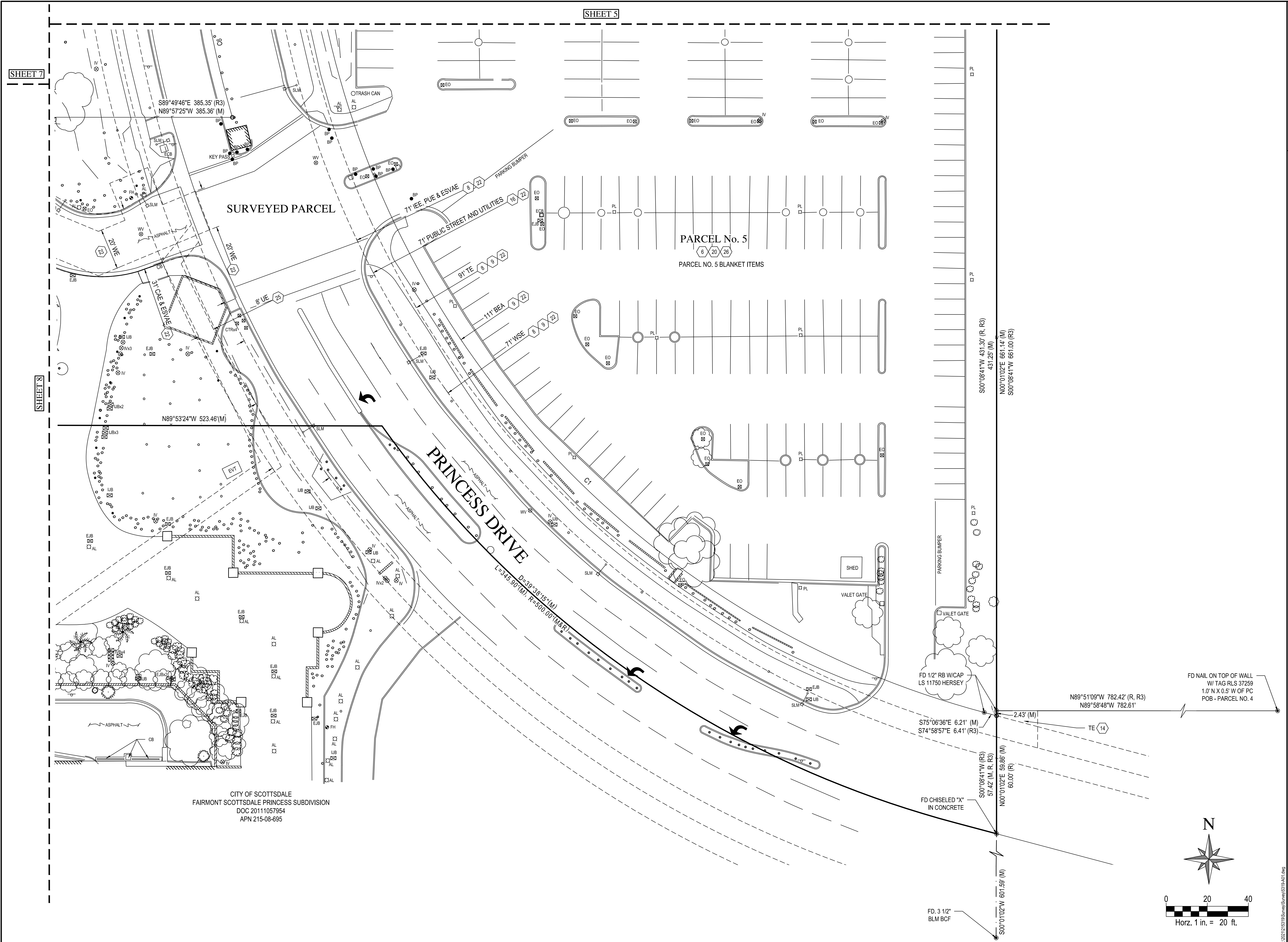


ALTA/NSPS LAND TITLE SURVEY

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EXPIRES 12-31-23  
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CAD TECHNICIAN WSB  
SCALE 1" = 20'  
DATE 10/21/2022  
JOB NUMBER WP# 215319.10  
SHEET 6 OF 11



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

SHEET 7

SHEET 5

SHEET 3

S89°49'46"E 385.35' (R3)  
N89°57'25"W 385.36' (M)

N89°53'24"W 523.46'(M)

PRINCESS DRIVE  
L=345.90'(M) D=29°38'15"(M)  
R=500.00'(M&R)

PARCEL No. 5  
PARCEL NO. 5 BLANKET ITEMS

S00°08'41"W 431.30' (R, R3)  
431.25' (M)  
N00°01'02"E 661.14' (M)  
S00°08'41"W 661.00' (R3)

N89°51'09"W 782.42' (R, R3)  
N89°58'48"W 782.61'

S75°06'36"E 6.21' (M)  
S74°58'57"E 6.41' (R3)

S00°08'41"W (R3)  
57.42' (M, R, R3)  
N00°01'02"E 58.86' (M)  
60.00' (R)

S00°01'02"W 601.58' (M)

FD NAIL ON TOP OF WALL  
W/ TAG RLS 37259  
1.0' N X 0.5' W OF PC  
POB - PARCEL NO. 4

FD 1/2" RB W/CAP  
LS 11750 HERSEY

FD CHISELED "X"  
IN CONCRETE

FD. 3 1/2"  
BLM BCF

SURVEYED PARCEL

71' IEE, PUE & ESVAE

71' PUBLIC STREET AND UTILITIES

91' TE

111' BEA

71' WSE

8' UE

20' NE

20' NE

20' NE

20' NE

20' NE

20' NE

20' NE

20' NE

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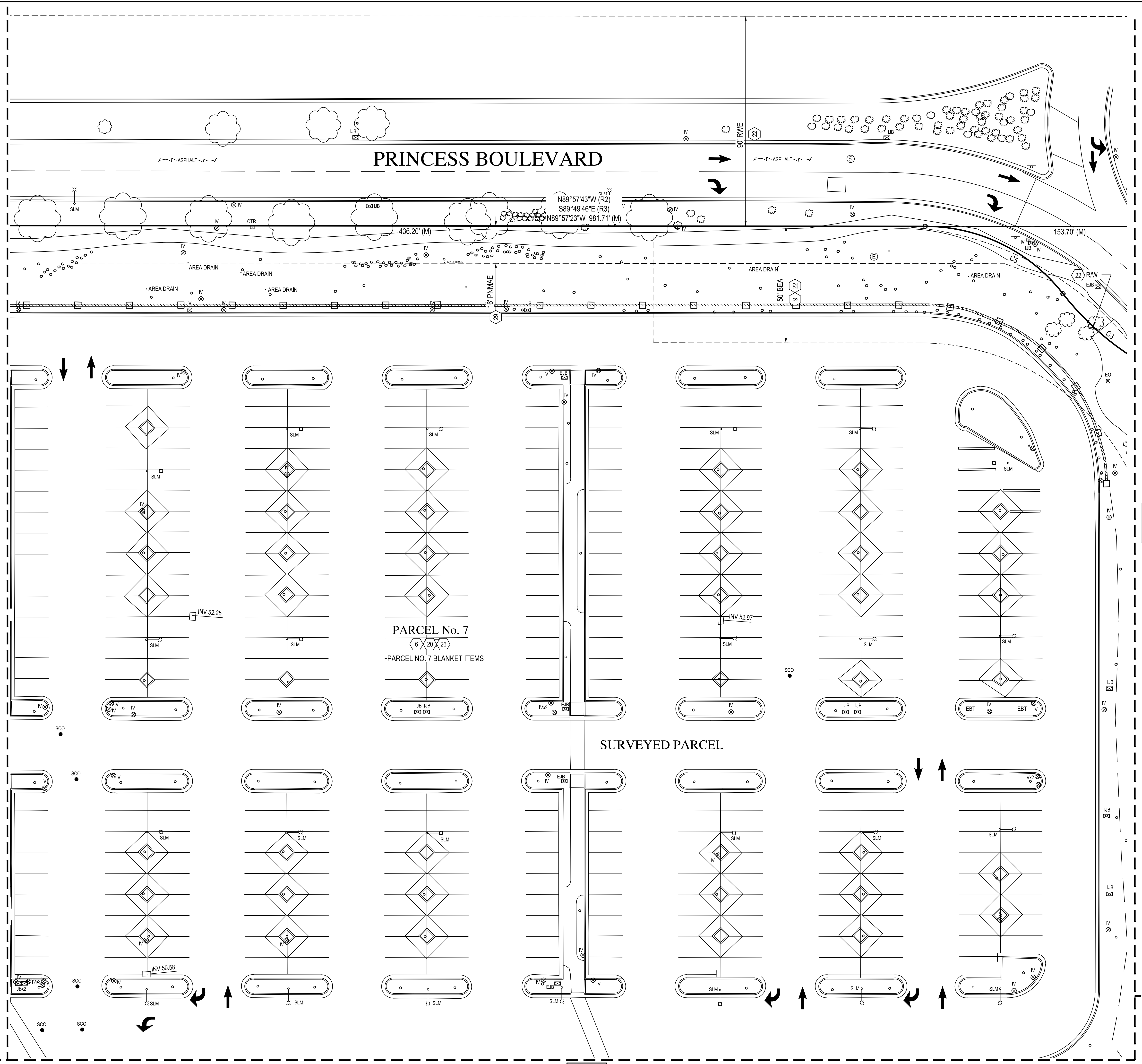
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PRINCESS BOULEVARD

PARCEL No. 7

6 20 26  
-PARCEL NO. 7 BLANKET ITEMS

SURVEYED PARCEL

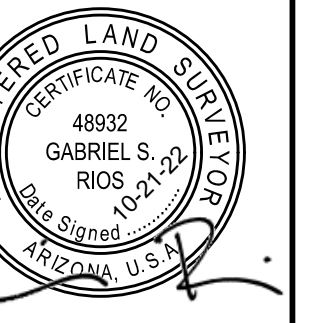
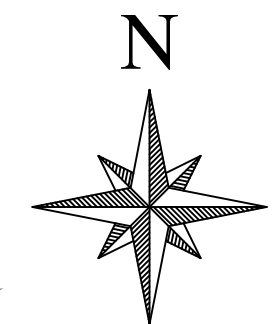
SHEET 9

SHEET 5

SHEET 10

SHEET 8

SHEET 6



EXPIRES	12-31-23
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SHEET	7 OF 11

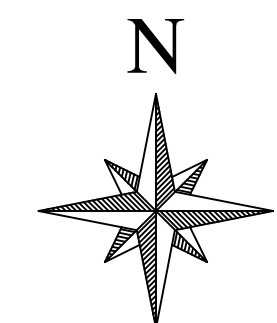
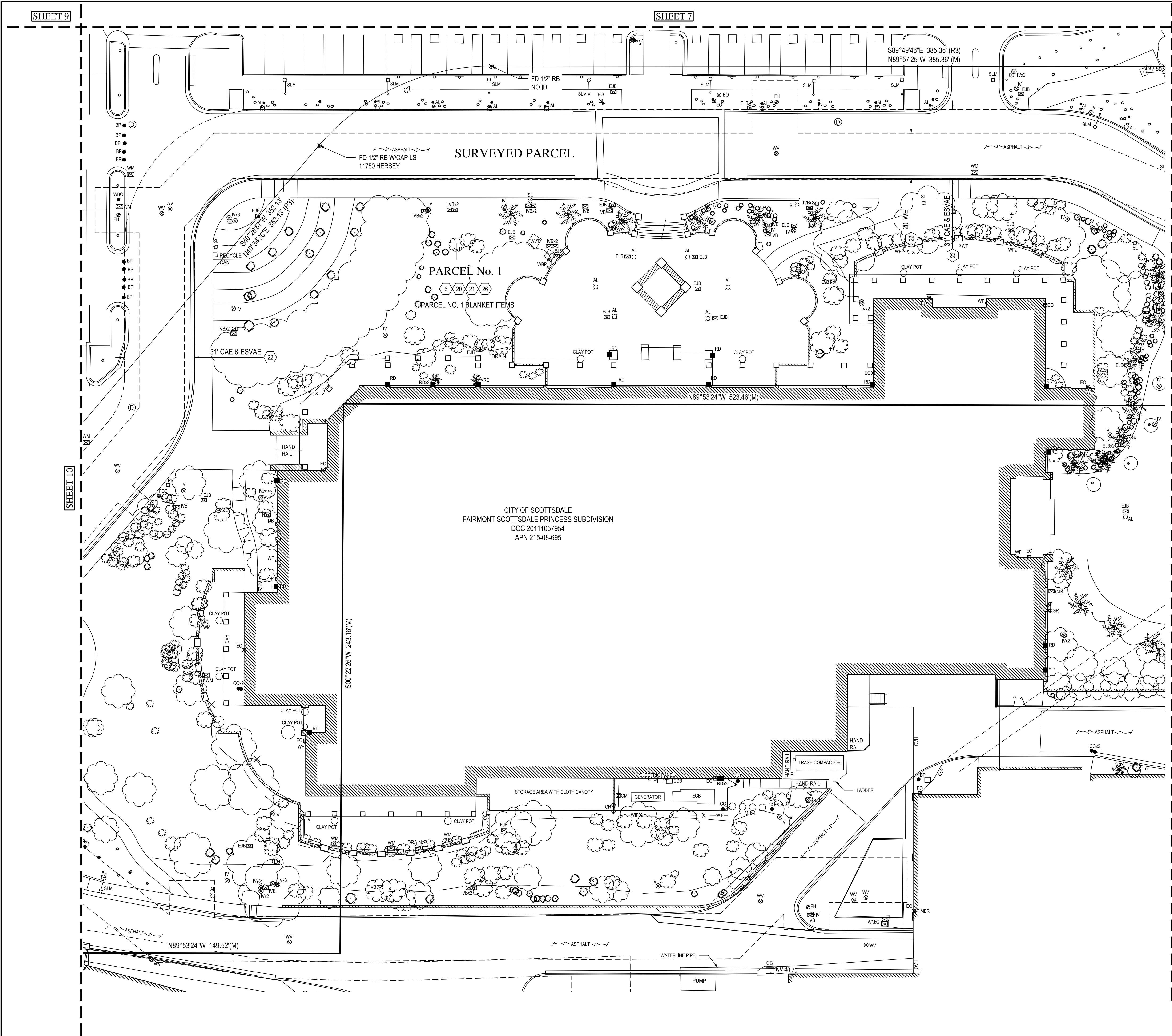
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JOB NUMBER WP# 215319.10  
SHEET 8 OF 11

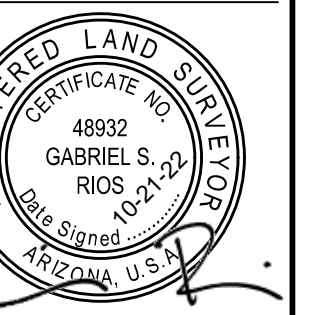
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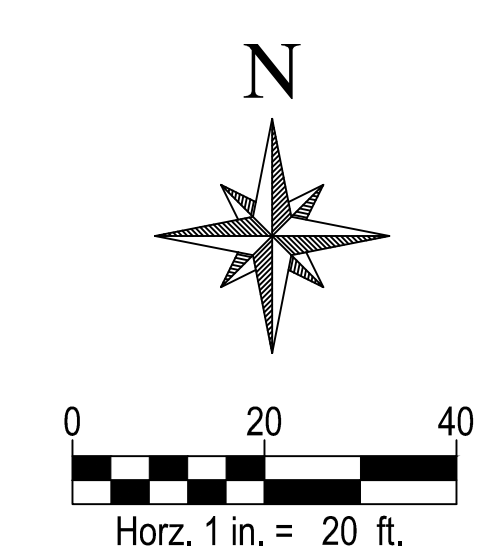
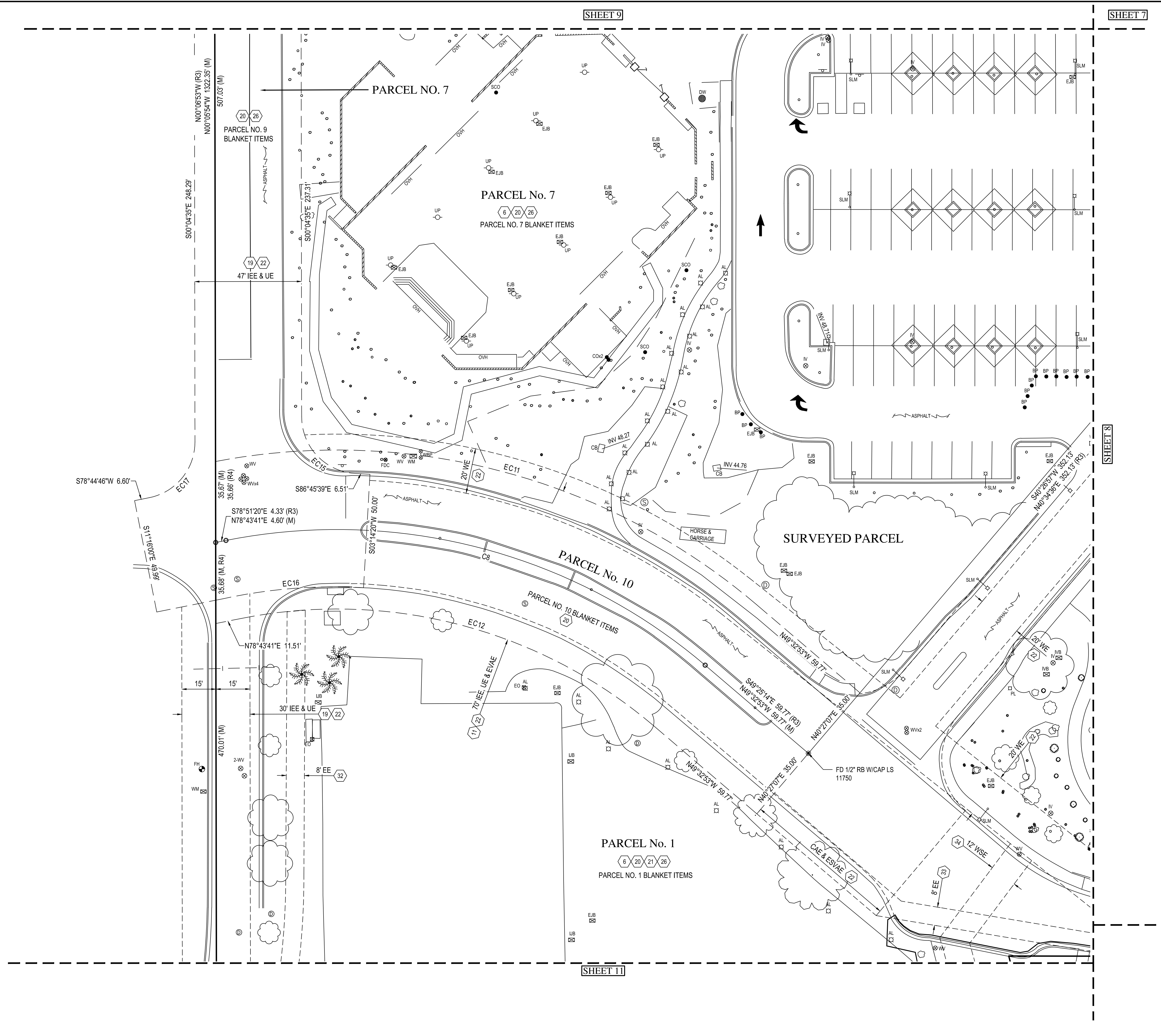
SCALE 1" = 20'

DATE 10/21/2022

JOB NUMBER WP# 215319.10

SHEET 10 OF 11

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SHEET 9

SHEET 7

SHEET 11

SHEET 8

PARCEL NO. 9  
BLANKET ITEMS

PARCEL No. 7  
PARCEL NO. 7 BLANKET ITEMS

PARCEL No. 10  
PARCEL NO. 10 BLANKET ITEMS

PARCEL No. 1  
PARCEL NO. 1 BLANKET ITEMS

SURVEYED PARCEL

HORSE & GARRIAGE

20' 26'

18' 22'

15' 15'

30' IEE & UE

70' IEE UE & EIAE

11' 22'

8' EE

34' 12' WSE

8' EE

N00°06'53"W (R3)  
N00°05'54"W 1322.35' (M)  
507.03' (M)

S00°04'35"E 248.29'

S00°04'35"E 237.31'

S78°51'20"E 4.33' (R3)  
N78°43'41"E 4.60' (M)

S78°44'46"W 6.60'

S86°45'39"E 6.51'

S03°14'20"W 50.00'

N78°43'41"E 11.51'

470.01' (M)

35.67' (M)  
35.66' (R4)

35.68' (M, R4)

470.01' (M)

8' EE

30' IEE & UE

70' IEE UE & EIAE

20' WE

20' WE

20' WE

20' WE

20' WE

20' WE

INV 48.27

INV 44.76

FD 112" RB W/CAP LS  
11750

N49°25'14"E 59.77' (R3)  
N49°32'33"W 59.77' (M)

N49°27'07"E 35.00'

N49°32'33"W 59.77'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°25'14"E 59.77' (R3)  
N49°32'33"W 59.77' (M)

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°25'14"E 59.77' (R3)  
N49°32'33"W 59.77' (M)

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

N49°27'07"E 35.00'

S40°22'57"W 352.13' (R3)  
N49°34'58"E 352.13' (R3)

S40°22'57"W 352.13' (R3)  
N49°34'58"E 352.13' (R3)

S40°22'57"W 352.13' (R3)  
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N49°34'58"E 352.13' (R3)

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