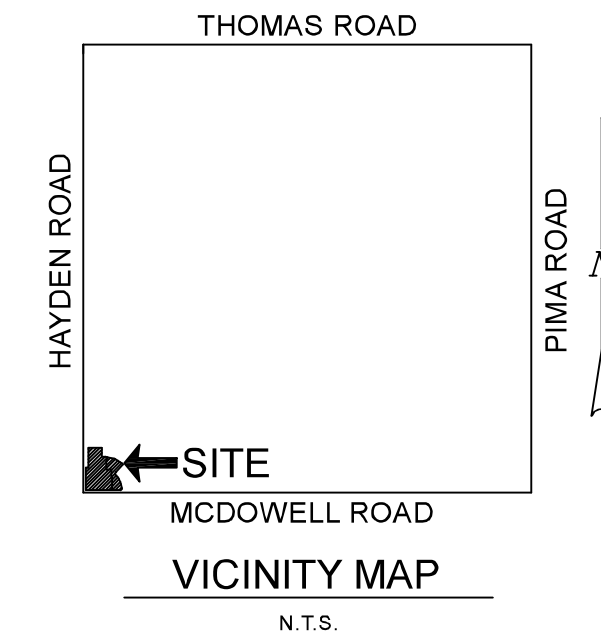


ALTA/NSPS LAND TITLE SURVEY

OF
8010 E MCDOWELL ROAD
SCOTTSDALE, ARIZONA

BEING A PORTION OF
THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



DESCRIPTION

Parcel No. 1:

A portion of PARK MCDOWELL UNIT ONE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 48 of Maps, Page 24, more particularly described as follows: COMMENCING at the Southwest corner of Tract A in Block 5, PARK MCDOWELL UNIT ONE, said corner also being the intersection of the East right-of-way line of Hayden Road and the North right-of-way line of McDowell Road as shown on said plat;

Thence along the East right-of-way line of Hayden Road, 33.00 feet distance from the centerline as shown on said plat North, a distance of 284.62 feet to the centerline of Sage Drive as shown on said plat;
Thence along the centerline of Sage Drive, East, a distance of 32.00 feet to a point that is the intersection of the centerline of Sage Drive and the prolonged East line of the West 32.00 feet of Lots 1 and 25 in Block 4 of said plat;
Thence along said East line of the West 32.00 feet of Lots 1 and 25, North, a distance of 245.00 feet to the South right-of-way line of Elm Drive as shown on said plat;
Thence along said South right-of-way line, East, a distance of 164.20 feet to the East line of Lot 3 in Block 4 of said plat;
Thence along said East line of said Lot 3, South, a distance of 110.00 feet to the North line of Lot 23 in Block 4 of said plat;

Thence along said North line of Lot 23 and the North line of Lot 22 in Block 4 of said plat, East, a distance of 54.00 feet to the corner common to Lots 4, 5, and 22 in Block 4 of said plat;
Thence continuing along the North line of said Lot 22, South 75 degrees 18 minutes 00 seconds East, a distance of 20.00 feet;
Thence at a right angle, South 14 degrees 42 minutes 00 seconds West, a distance of 56.00 feet;
Thence South, a distance of 105.00 feet;
Thence East, a distance of 64.00 feet;
Thence South, a distance of 87.00 feet;
Thence East, a distance of 6.78 feet;
Thence South, a distance of 168.76 feet to a point in the North right-of-way of McDowell Road, 33.00 feet distant from the centerline as shown on said PARK MCDOWELL UNIT ONE plat;
Thence along said North right-of-way of McDowell Road North 89 degrees 56 minutes 00 seconds West, a distance of 326.12 feet to the TRUE POINT OF BEGINNING;

EXCEPT any and all minerals, ores and metals of every kind and character, and all coal asphaltum, oil, gases, fertilizers, fossils and other like substances in or under said land as reserved by Patent to the State of Arizona in Book 167 of Deeds, Page 536, records of Maricopa County, Arizona.

Parcel No. 2:

A portion of PARK MCDOWELL UNIT ONE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded as Book 48 of Maps, Page 24, more particularly described as follows: Commencing at the Southwest corner of Tract A in Block 5 of said PARK MCDOWELL UNIT ONE,
Thence South 89 degrees 56 minutes 00 seconds East, a distance of 326.12 feet along the North right-of-way line of McDowell Road to the TRUE POINT OF BEGINNING;

Thence North, a distance of 168.76 feet;
Thence West, a distance of 6.78 feet;
Thence North, a distance of 87.00 feet;
Thence West, a distance of 64.00 feet;
Thence North, a distance of 105.00 feet;
Thence on a line perpendicular to the North line of Lot 22 in Block 4 of said plat, North 14 degrees 42 minutes 00 seconds East, a distance of 56.00 feet to a point on said North line of said Lot 22;
Thence along said North line and the North line of Lot 21 in Block 4 of said plat, South 75 degrees 18 minutes 00 seconds East, a distance of 90.70 feet to the corner common to Lots 6, 7, and 21 in Block 4 of said plat;
Thence continuing along the North line of said Lot 21, South 60 degrees 33 minutes 00 seconds East, a distance of 109.50 feet to the corner common to Lots 8, 9 and 20 in Block 4 of said plat;
Thence continuing along the Northeast line of said Lot 20, South 44 degrees 49 minutes 00 seconds East, a distance of 17.00 feet to the East corner of said Lot 20;

Thence along the Southeast line of said Lot 20 and its Southerly prolongation, South 39 degrees 45 minutes 00 seconds West, a distance of 133.15 feet to a point in the centerline of said Sage Drive, said point being the beginning of a nontangent curve concave Southwest having a radius of 264.86 feet and a radial bearing to said beginning of South 39 degrees 43 minutes 27 seconds West;
Thence Southeast along said curve with a central angle of 00 degrees 01 minute 41 seconds an arc distance of 0.13 feet through a chord bearing of South 50 degrees 15 minutes 43 seconds East, a distance of 0.13 feet;
Thence South 39 degrees 43 minutes 27 seconds West, a distance of 25.00 feet to the South right-of-way line of said Sage Drive;
Thence Southeast along said South right-of-way line on a 239.86 foot radius curve with a central angle of 50 degrees 15 minutes 47 seconds an arc distance of 210.42 feet through a chord bearing of South 25 degrees 06 minutes 48 seconds East, a distance of 203.74 feet to a point, said point being the beginning of a curve concave Northwest having a radius of 20.00 feet and a radial bearing to said beginning of North 89 degrees 56 minutes 00 seconds West;
Thence Southwest along said curve with a central angle of 90 degrees 00 minutes 00 seconds an arc distance of 31.42 feet through a chord bearing of South 45 degrees 04 minutes 00 seconds West, a distance of 28.28 feet to a point of tangency, said point of tangency being a point in the right-of-way of McDowell Road 33.00 feet distant from the centerline as shown on said PARK MCDOWELL UNIT ONE plat;
Thence along said North right-of-way of McDowell Road, North 89 degrees 56 minutes 00 seconds West, a distance of 103.92 feet to the TRUE POINT OF BEGINNING;

EXCEPT any and all minerals, ores and metals of every kind and character, and all coal asphaltum, oil, gases, fertilizers, fossils and other like substances in or under said land as reserved by Patent to the State of Arizona in Book 167 of Deeds, Page 536, records of Maricopa County, Arizona.

Parcel No. 3:

Non-exclusive easements appurtenant to each parcel as created in that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded in Document No. 98-274306, records of Maricopa County, Arizona.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T2N, R4E, USING A BEARING OF NORTH, AS SHOWN ON THE FINAL PLAT OF PARK MCDOWELL UNIT ONE, RECORDED IN BOOK 48, PAGE 24, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF HAYDEN ROAD AND MCDOWELL ROAD.

ELEVATION: 1221.05' NAVD 88

SCHEDULE "B" ITEMS

- Reservations or exceptions in Patent or in Acts authorizing the issuance thereof.
- Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
- Taxes and assessments by the County Treasurer, a lien not yet due and payable for the year 2021.

AFFECTS SUBJECT PROPERTY → 4. Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat of Park McDowell Unit One, recorded in Book 48 of Maps, Page 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.

AFFECTS SUBJECT PROPERTY (5) Plotted and shown on survey Right of Way for road as shown on Map recorded in Book 11 of Road Maps, Page 44.

AFFECTS SUBJECT PROPERTY (6) Plotted and shown on survey Right of Way for road as shown on Map recorded in Book 13 of Road Maps, Page 97.

AFFECTS SUBJECT PROPERTY (7) Plotted and shown on survey Easement for public highway and rights incident thereto, as set forth in instrument recorded in Docket 1421, Page 251.

AFFECTS SUBJECT PROPERTY (8) Plotted and shown on survey Easement for highway and rights incident thereto, as set forth in instrument recorded in Docket 3691, Page 224.

AFFECTS SUBJECT PROPERTY → 9. Portion of Sage Drive abandoned Easements for utilities or pipelines in that portion of the land that is an abandoned or vacated road or right-of-way, recorded in Document No. 84-510170 and 84-521999.

AFFECTS SUBJECT PROPERTY (10) Plotted and shown on survey Easement for roadway, public utilities and rights incident thereto, as set forth in instrument recorded in Document No. 85-418763.

AFFECTS SUBJECT PROPERTY (11) Plotted and shown on survey Easement for public utilities and rights incident thereto, as set forth in instrument recorded in Document No. 85-418766.

AFFECTS SUBJECT PROPERTY (12) Plotted and shown on survey Easement for access and rights incident thereto, as set forth in instrument recorded in Document No. 85-418769.

AFFECTS SUBJECT PROPERTY (13) Plotted and shown on survey Easement for communication facilities and rights incident thereto, as set forth in instrument recorded in Document No. 85-436816.

AFFECTS SUBJECT PROPERTY (14) Plotted and shown on survey Easement for electric facilities and rights incident thereto, as set forth in instrument recorded in Document No. 94-0353104.

AFFECTS SUBJECT PROPERTY → 15. Blanket in nature Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Document No. 98-0274306.

16. Rights of tenants in possession, under unrecorded leases, as tenants only, without any option to purchase or rights of first refusal.

17. Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: \$5,375,000.00
Dated: June 18, 2021
Trustor: HOH McDowell LLC, an Arizona limited liability company
Trustee: Metro Phoenix Bank
Beneficiary: Metro Phoenix Bank
Recorded: June 22, 2021 as (instrument) 20210683344

18. Assignment of Rents, by and between HOH McDowell LLC, an Arizona limited liability company and Metro Phoenix Bank, dated June 18, 2021, recorded June 22, 2021, as (instrument) 20210683345.

19. UCC Financing Statement between HOH McDowell LLC, Debtor, and Metro Phoenix Bank, Secured Party, recorded June 22, 2021 as (instrument) 20210683346.

20. Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: \$500,000.00
Dated: June 18, 2021
Trustor: HOH McDowell LLC, an Arizona limited liability company
Trustee: Metro Phoenix Bank
Beneficiary: Metro Phoenix Bank
Recorded: June 22, 2021 as (instrument) 20210683347

21. Assignment of Rents, by and between HOH McDowell LLC, an Arizona limited liability company and Metro Phoenix Bank, dated June 18, 2021, recorded June 22, 2021, as (instrument) 20210683348.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY PREMIER TITLE AGENCY, ORDER NO. A-128393, DATE: JUNE 22, 2021.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2021.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES: (Table "A" Items")

- SET A PK NAIL WITH TAG "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- PROPERTY ADDRESS: 8010 E MCDOWELL ROAD, SCOTTSDALE, ARIZONA.
- PARCEL NO. 1:
AREA IS 138,841 SQUARE FEET OR 3.19 ACRES, MORE OR LESS.
- PARCEL NO. 2:
AREA IS 48,106 SQUARE FEET OR 1.10 ACRES, MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2011 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11(B), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

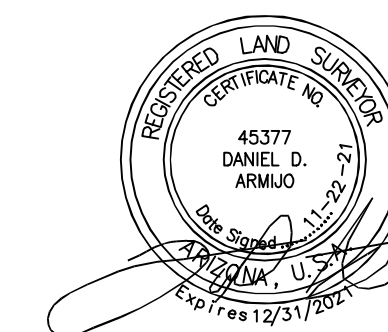
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235M, DATED SEPTEMBER 18, 2020. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

To: HOH MCDOWELL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

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, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 15, 2021.



ALTA/NSPS LAND TITLE SURVEY
8010 E MCDOWELL ROAD
SCOTTSDALE, ARIZONA
SW 1/4 OF SECTION 36
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 11/22/21 JOB NO.: 21-114 SHEET NO. 1 OF 2

W 1/4 CORNER
SECTION 36
T2N, R4E
FD BRASS CAP IN HANDHOLE

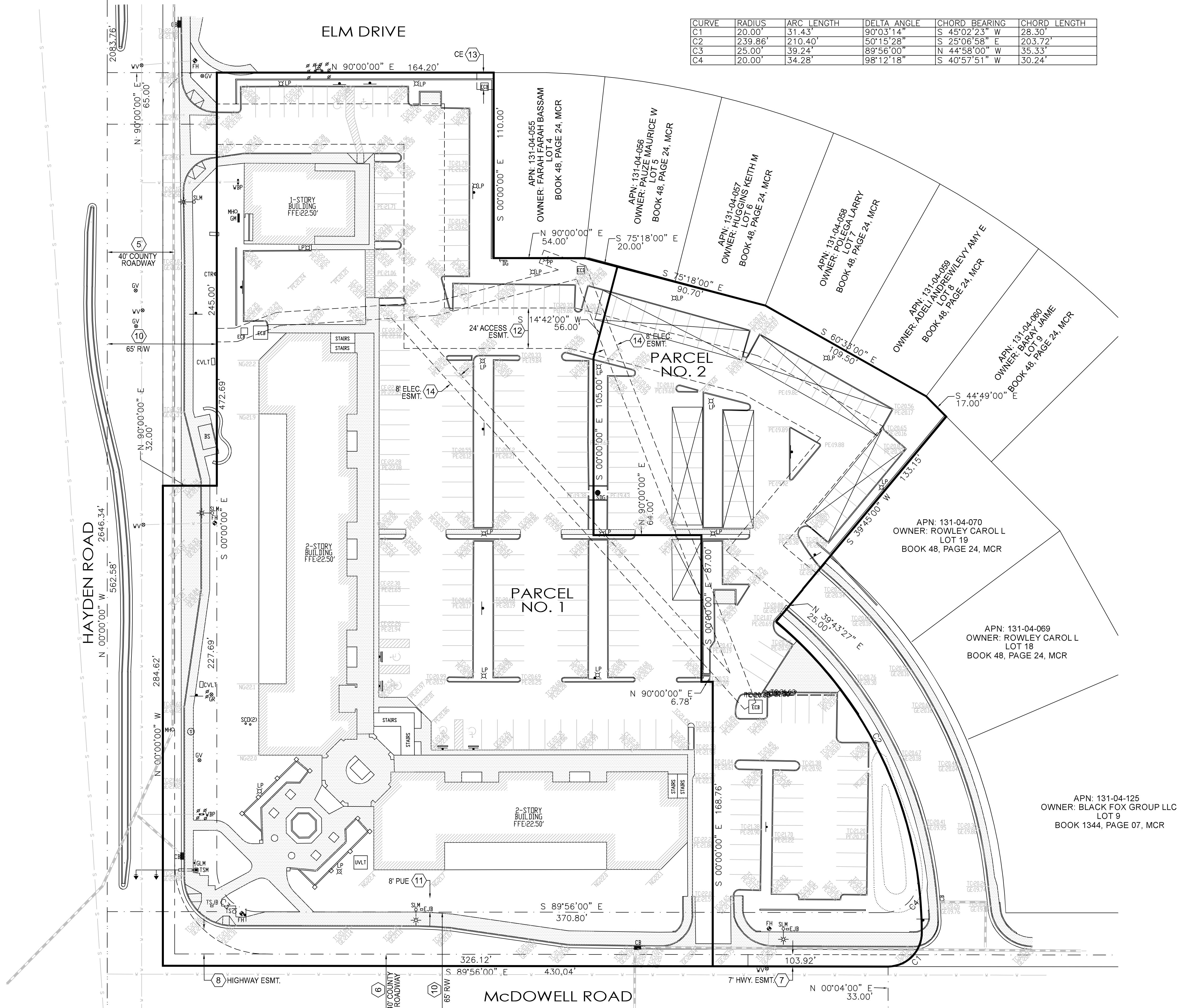
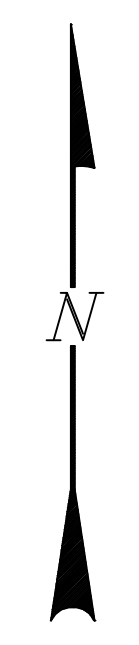
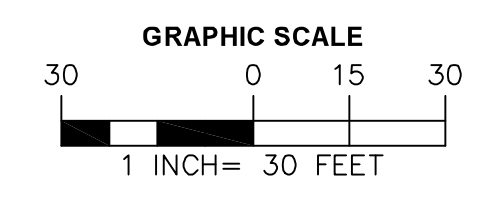
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.43'	90°03'14"	S 45°02'23" W	28.30'
C2	239.86'	210.40'	50°15'28"	S 25°06'58" E	203.72'
C3	25.00'	39.24'	89°56'00"	N 44°58'00" W	35.33'
C4	20.00'	34.28'	98°12'18"	S 40°57'51" W	30.24'

LEGEND

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT-OF-WAY
- CE COMMUNICATION EASEMENT
- HWY HIGHWAY
- ESMT. EASEMENT
- PUE PUBLIC UTILITY EASEMENT

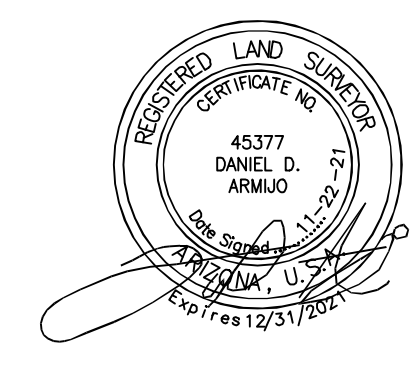
- WV WATER VALVE
- FH FIRE HYDRANT
- WBP WATER BACKFLOW PREVENTOR
- GR GAS RISER
- GV GAS VALVE
- GM GAS METER
- ECB ELECTRIC CABINET
- ET ELECTRIC TRANSFORMER
- EJB ELECTRIC JUNCTION BOX
- SLM STREET LIGHT MAST
- LP LIGHT POLE
- TSM TRAFFIC SIGNAL MAST
- TS TRAFFIC SIGNAL
- CVLT COMMUNICATION VAULT
- CTR CABLE RISER
- UVLT UTILITY VAULT
- BS BUS SHELTER

- ⊙ SEWER MANHOLE
- TCXXX TOP OF CURB ELEVATION
- GEXXX GUTTER ELEVATION
- PEXXX PAVEMENT ELEVATION
- CEXXX CONCRETE ELEVATION
- NGXXX NATURAL GROUND ELEVATION
- CONCRETE
- △ PROPERTY CORNER
SET 1/2" REBAR
W/CAP "AWLS 45377"
OR PK NAIL
W/TAG "AWLS 45377"
- FOUND MONUMENT AS NOTED
- PROPERTY LINE
- ADJOINER LINE
- - - EASEMENT LINE AS NOTED



SW CORNER
SECTION 36
T2N, R4E
FD BRASS CAP IN HANDHOLE

S 1/4 CORNER
SECTION 36
T2N, R4E
FD BRASS CAP IN HANDHOLE



ALTA/NSPS LAND TITLE SURVEY
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SCOTTSDALE, ARIZONA
SW 1/4 OF SECTION 36
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
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P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287