



OLD REPUBLIC
T I T L E A G E N C Y

161 E. Rivulon Boulevard, Suite 118
Gilbert, AZ 85297
(480) 895-9924 Fax: (602) 926-2640

Sherry Carter

REALTY ONE GROUP

Our Order Number 4729012616-SES

Attention: ZACHARY PEBLER

When Replying Please Contact:

Susan Serrano
SSerrano@ortc.com
(480) 895-9924

See Attached Commitment to Insure



ALTA Commitment

COMMITMENT FOR TITLE INSURANCE

Issued by Old Republic National Title Insurance Company

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

Issued through the office of:
Old Republic Title Agency
2375 E. Camelback Road, Suite 110
Phoenix, AZ 85016

Diana Brewer

Diana Brewer

Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

C. Monroe

President

Attest

David Wold

Secretary



ALTA Commitment

SCHEDULE A

1. Effective Date: May 8, 2019, at 5:00 PM
Sherry Carter

2. Policy or Policies to be issued:

CLTA Standard Coverage Policy -1990

Amount: Amount to come.

Proposed Insured:

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. Copies of the Policy forms should be read. They are available from the office which issued this Commitment.

3. The estate or interest in the land described or referred to in this Commitment is
Fee

4. Title to the estate or interest in the land is at the Effective Date vested in:
Next Gen Acquisitions, LLC, an Arizona limited liability company

5. The land referred to in this Commitment is described as follows:
See Legal Description Exhibit.

This Commitment is not valid without SCHEDULE A and SCHEDULE B.

SCHEDULE B

I. REQUIREMENTS:

1. Note: APN: 303-22-005A
Full Amount for the year 2018: \$5,308.20 1st half: PAID 2nd half: PAID

 Note: APN: 303-22-093A
Full Amount for the year 2018: \$5,849.36 1st half: PAID 2nd half: PAID

 Note: APN: 303-22-364
Full Amount for the year 2018: \$144.26 1st half: PAID 2nd half: PAID
2. FURNISH names of the parties to be insured. (The right is reserved to make additional requirements or exceptions upon an examination of the names submitted.)
3. Furnish written approval from all parties in this transaction as to the legal description used herein.
4. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Department accordingly prior to closing.
5. "The Company reserves the right to make additional exceptions and/or requirements upon examination of all matters submitted to fulfill the above requirements."
6. RECORD DEED FROM Next Gen Acquisitions, LLC, an Arizona limited liability company TO PROPOSED OWNER INSURED HEREIN.

Should this be other than a "Cash" transaction, the Company reserves the right to make additional requirements.
7. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.1.1.
8. Short Term Rate ("STR") does not apply.

NOTE: Arizona Revised Statute 11-480 was amended effective January 1, 1991. This new legislation mandates document size, print type and margin size of all documents being submitted for recording. Non-compliance may result in the County Recorder rejecting your documents.

The following is an excerpt from Arizona Revised Statute 11-480:

1. Each instrument shall have a caption.
2. Each instrument shall be no larger than eight and one-half inches in width and no longer than fourteen inches and shall have a print size no smaller than ten-point type.
3. Each instrument shall have at least one-half inch margin across the bottom and left and right sides from the top to the bottom. The first page shall have a top margin of at least two inches of vertical space from left to right and shall be reserved for recordation and return address information.

NOTICE REGARDING RETURN OF RECORDED DOCUMENTS!

EFFECTIVE AUGUST 17, 1998, the Maricopa County Recorder's Office will DESTROY any original document returned by the U.S. Post Office due to an incorrect or no return address. OLD REPUBLIC TITLE INSURANCE AGENCY, INC., an Arizona corporation, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, assume no liability for documents which are not prepared by the "Companies" as the same relates to the return address set forth therein. The return address should be set forth in the upper left corner of the first page of each document. If you have any further questions, please contact the Maricopa County Recorder at (602) 506-3535.

NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows:

NONE

NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument
Entitled : Special Warranty Deed
By/From : San Marcos Hotel LLC, a Delaware limited liability company
To : Next Gen Acquisitions, LLC, an Arizona limited liability company
Recorded : [September 14, 2015 in Maricopa County Records at Recorder's No. 2015-0659454](#)

SCHEDULE B continued

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. 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.
2. Taxes and assessments, general and special, for the year 2019, a lien but not yet due and payable.
3. Easements, Covenants, Conditions, Restrictions and Reservations as set forth on the plat recorded in [Book 5 of Maps, Page 34](#).
4. Easements, Covenants, Conditions, Restrictions and Reservations as set forth on the plat recorded in [Book 20 of Maps, Page 33](#).
5. Covenants, Conditions, Restrictions, Limitations, Easements, Assessments, Reservations, Exceptions, Terms, Liens or Charges, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Recorded : [in Book 308 of Deeds of Maricopa County Records, Page 452](#)

6. Matters as contained or referred to in an instrument,

Entitled : Notice of Satellite Television Service Agreement
Recorded : [in Maricopa County Records at Recorder's No. 89-468244](#)

7. Covenants, Conditions, Restrictions, Limitations, Easements, Assessments, Reservations, Exceptions, Terms, Liens or Charges, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Recorded : [in Maricopa County Records at Recorder's No. 94-0686062](#)

8. Matters as contained or referred to in an instrument,

Entitled : Maintenance Agreement

Recorded : [in Maricopa County Records at Recorder's No. 95-0190152](#)

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

For : underground electric lines

Recorded : [in Maricopa County Records at Recorder's No. 96-0473111](#)

10. Terms and provisions as contained in an instrument,

Entitled : Drainage Easement Agreement

Recorded : [in Maricopa County Records at Recorder's No. 98-0521836](#)

And re-recorded [May 1, 2002 in Maricopa County Records at Recorder's No. 2002-0449828](#).

11. All matters as set forth in Record of Survey recorded in [Book 757 of Maps, Page 25](#).

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>. If a policy other than the 2006 ALTA Owner's Policy of Title Insurance, 2006 ALTA Loan Policy of Title Insurance or 2006 ALTA Short Form Residential Loan Policy is ultimately issued, the arbitration provisions of the issued policy shall control.

LEGAL DESCRIPTION EXHIBIT

THAT PORTION OF PARCEL NO. 3, AS RECORDED IN SPECIAL WARRANTY DEED IN DOCUMENT NO. 20130086332, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF A RE-PLAT OF SAN MARCOS FAIRWAYS AS RECORDED IN BOOK 122 OF MAPS, PAGE 37, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING 40.00 FEET WEST OF THE EAST LINE OF BLOCK J OF THE FINAL PLAT FOR THE TOWNSITE OF CHANDLER AS RECORDED IN BOOK 5 OF MAPS, PAGE 34, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH $89^{\circ}19'16''$ WEST, ALONG THE NORTH LINE OF SAID RE-PLAT OF SAN MARCOS FAIRWAYS, FOR A DISTANCE OF 8.67 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 198.19 FEET AND A CHORD BEARING OF SOUTH $73^{\circ}40'07''$ WEST, FOR A DISTANCE OF 112.65 FEET;

THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $33^{\circ}01'13''$, AN ARC LENGTH OF 114.22 FEET;

THENCE SOUTH $57^{\circ}09'31''$ WEST, CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 212.14 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 218.16 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $12^{\circ}50'08''$, FOR AN ARC LENGTH OF 48.87 FEET, TO A POINT OF CUSP, HAVING A RADIUS OF 545.10 AND A CHORD BEARING OF NORTH $25^{\circ}01'29''$ EAST, FOR A CHORD LENGTH OF 96.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}11'54''$, FOR AN ARC LENGTH OF 97.03 FEET, TO A NON-TANGENT POINT;

THENCE NORTH $59^{\circ}52'30''$ WEST, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST LINE OF LOT 5 OF SAN MARCOS FAIRWAYS AS RECORDED IN BOOK 20 OF MAPS, PAGE 33, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH $30^{\circ}07'30''$ EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 13.63 FEET, TO THE NORTHEAST CORNER OF A PARCEL AS DEFINED IN QUIT CLAIM DEED NO. 19950083987 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING 60.00 FEET NORTH OF THE SOUTH LINE OF LOT 5 OF SAN MARCOS FAIRWAYS AS RECORDED IN BOOK 20 OF MAPS, PAGE 33, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 90°00'00" WEST, PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF LOT 5 OF SAID SAN MARCOS FAIRWAYS, FOR A DISTANCE OF 183.85 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 17°00'28" EAST, ALONG THE PROLONGATION OF THE WEST LINE OF LOTS 1 THROUGH 5 OF SAID SAN MARCOS FAIRWAYS, FOR A DISTANCE OF 488.66 FEET, TO A POINT THAT IS PARALLEL WITH AND 2.00 FEET SOUTH OF WHAT IS COMMONLY KNOWN AS THE COMMONWEALTH DITCH;

THENCE SOUTH 89°08'01" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 259.89 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 3, AS RECORDED IN SPECIAL WARRANTY DEED IN DOCUMENT NO. 20130086332, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID LINE BEING ON THE EAST RIGHT-OF-WAY LINE OF SAN MARCOS DRIVE AS RECORDED IN SAN MARCOS FAIRWAYS IN BOOK 20 OF MAPS, PAGE 33, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AND ALSO RECORDED IN QUIT CLAIM DEED AS RECORDED IN DOCUMENT NO. 19970324490, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 44°05'59" WEST, ALONG SAID EAST RIGHT-OF-WAY, FOR A DISTANCE OF 39.32 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 157.92 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, AND CONTINUING ALONG SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 44°04'38", AN ARC LENGTH OF 121.49 FEET;

THENCE SOUTH 00°01'21" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, FOR A DISTANCE OF 45.00 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 320.23 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AND ALONG SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 3°36'06", AN ARC LENGTH OF 20.13 FEET, TO THE SOUTHEAST CORNER OF A PARCEL AS DEFINED IN WARRANTY DEED NO. 20150170212, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 90°00'00" EAST, ALONG THE PROLONGATION OF THE SOUTH LINE OF SAID PARCEL AS DEFINED IN WARRANTY DEED NO. 20150170212, FOR A DISTANCE OF 168.12 FEET, TO A POINT THAT IS 40.00 FEET WEST OF THE EAST LINE OF BLOCK J OF SAID FINAL PLAT FOR THE TOWNSITE OF CHANDLER, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ESSEX STREET;

THENCE SOUTH 01°03'31" WEST, ALONG SAID WEST RIGHT-OF-WAY, FOR A DISTANCE OF 197.36 FEET TO THE POINT OF BEGINNING.

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;.
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments Which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">• Social Security number and employment information• Mortgage rates and payments and account balances• Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

EXHIBIT A

THAT PORTION OF PARCEL NO. 3, AS RECORDED IN SPECIAL WARRANTY DEED IN DOCUMENT NO. 20130086332, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF A RE-PLAT OF SAN MARCOS FAIRWAYS AS RECORDED IN BOOK 122 OF MAPS, PAGE 37, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING 40.00 FEET WEST OF THE EAST LINE OF BLOCK J OF THE FINAL PLAT FOR THE TOWNSITE OF CHANDLER AS RECORDED IN BOOK 5 OF MAPS, PAGE 34, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH $89^{\circ}19'16''$ WEST, ALONG THE NORTH LINE OF SAID RE-PLAT OF SAN MARCOS FAIRWAYS, FOR A DISTANCE OF 8.67 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 198.19 FEET AND A CHORD BEARING OF SOUTH $73^{\circ}40'07''$ WEST, FOR A DISTANCE OF 112.65 FEET;

THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $33^{\circ}01'13''$, AN ARC LENGTH OF 114.22 FEET;

THENCE SOUTH $57^{\circ}09'31''$ WEST, CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 212.14 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 218.16 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $12^{\circ}50'08''$, FOR AN ARC LENGTH OF 48.87 FEET, TO A POINT OF CUSP, HAVING A RADIUS OF 545.10 AND A CHORD BEARING OF NORTH $25^{\circ}01'29''$ EAST, FOR A CHORD LENGTH OF 96.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}11'54''$, FOR AN ARC LENGTH OF 97.03 FEET, TO A NON-TANGENT POINT;

THENCE NORTH $59^{\circ}52'30''$ WEST, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST LINE OF LOT 5 OF SAN MARCOS FAIRWAYS AS RECORDED IN BOOK 20 OF MAPS, PAGE 33, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH $30^{\circ}07'30''$ EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 13.63 FEET, TO THE NORTHEAST CORNER OF A PARCEL AS DEFINED IN QUIT CLAIM DEED NO. 19950083987 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING 60.00 FEET NORTH OF THE SOUTH LINE OF LOT 5 OF SAN MARCOS FAIRWAYS AS RECORDED IN BOOK 20 OF MAPS, PAGE 33, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 90°00'00" WEST, PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF LOT 5 OF SAID SAN MARCOS FAIRWAYS, FOR A DISTANCE OF 183.85 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 17°00'28" EAST, ALONG THE PROLONGATION OF THE WEST LINE OF LOTS 1 THROUGH 5 OF SAID SAN MARCOS FAIRWAYS, FOR A DISTANCE OF 488.66 FEET, TO A POINT THAT IS PARALLEL WITH AND 2.00 FEET SOUTH OF WHAT IS COMMONLY KNOWN AS THE COMMONWEALTH DITCH;

THENCE SOUTH 89°08'01" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 259.89 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 3, AS RECORDED IN SPECIAL WARRANTY DEED IN DOCUMENT NO. 20130086332, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID LINE BEING ON THE EAST RIGHT-OF-WAY LINE OF SAN MARCOS DRIVE AS RECORDED IN SAN MARCOS FAIRWAYS IN BOOK 20 OF MAPS, PAGE 33, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AND ALSO RECORDED IN QUIT CLAIM DEED AS RECORDED IN DOCUMENT NO. 19970324490, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 44°05'59" WEST, ALONG SAID EAST RIGHT-OF-WAY, FOR A DISTANCE OF 39.32 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 157.92 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, AND CONTINUING ALONG SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 44°04'38", AN ARC LENGTH OF 121.49 FEET;

THENCE SOUTH 00°01'21" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, FOR A DISTANCE OF 45.00 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 320.23 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AND ALONG SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 3°36'06", AN ARC LENGTH OF 20.13 FEET, TO THE SOUTHEAST CORNER OF A PARCEL AS DEFINED IN WARRANTY DEED NO. 20150170212, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 90°00'00" EAST, ALONG THE PROLONGATION OF THE SOUTH LINE OF SAID PARCEL AS DEFINED IN WARRANTY DEED NO. 20150170212, FOR A DISTANCE OF 168.12 FEET, TO A POINT THAT IS 40.00 FEET WEST OF THE EAST LINE OF BLOCK J OF SAID FINAL PLAT FOR THE TOWNSITE OF CHANDLER, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ESSEX STREET;

THENCE SOUTH 01°03'31" WEST, ALONG SAID WEST RIGHT-OF-WAY, FOR A DISTANCE OF 197.36 FEET TO THE POINT OF BEGINNING.

MARICOPA COUNTY

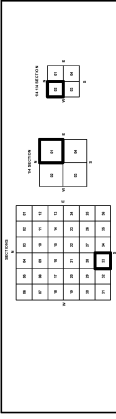
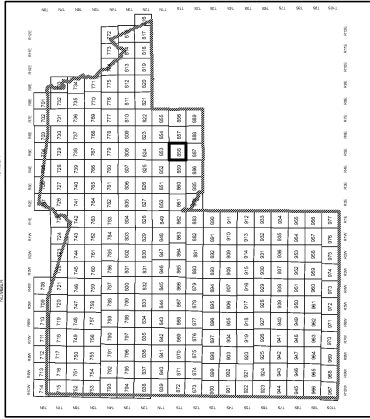
STATE OF ARIZONA

PT. SECTION 33 T01S R05E

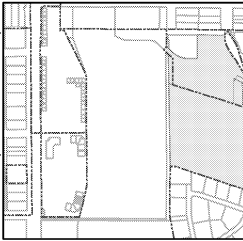
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TOWNSHIP 1 NORTH

RANGE 5 EAST



Parcels updated within this map



MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003

Date: 04/30/2019 <https://mcaassessor.maricopa.gov>



LEGEND: ☐ Parcels ☐ Subdivisions ☐ Lots ☒ Section Corners ☐ Sections ☐ Centerlines

Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.
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The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or map are not intended to be used for legal purposes. The relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.

MARICOPA COUNTY

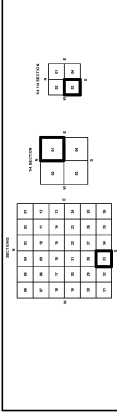
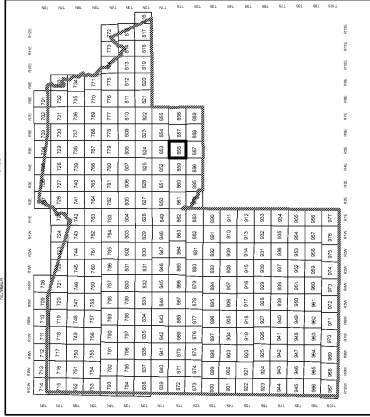
STATE OF ARIZONA

PT. SECTION 33 T01S R05E

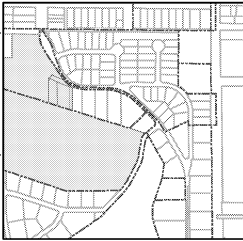
858 - 33 - 01 - 03

SECTION 33 T01S R05E

858 - 33 - 01 - 03



Parcels updated within this map



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+ OLD REPUBLIC TITLE, ORL, UGWE			MARICOPA, AZ
05/02/2019 10:00AM TYZH	ORDER SEARCH RESULTS	PAGE 1 OF 1	
ORDER: 4729012616	TOF: 99	COMMENT:	

SEARCH PARAMETERS

PARCEL: 303-22-005A (PERMIT DATEDOWNS)

PARCEL: 303-22-005A 3

OWNER:	NEXT GEN ACQUISITIONS LLC A	INSTRUMENT	2015 659454	REC DATE	09/14/2015
SITUS:	W SAN MARCOS DR CHANDLER				
MAIL:	3335 E INDIAN SCHOOL RD 100 PHOENIX AZ 85018				
PLAT:	20 - 33 LOT 1				
LEGAL:	SAN MARCOS FAIRWAYS MCR 20/33 LOTS 1 THRU 5 EX S 60F OF LOT 5				

CURRENT TAXES

INFORMATION THROUGH
04/26/2019

	LAND	IMPR	EXEMPT	RATE	AREA	SPECIAL DISTRICTS
PRIMARY	45,048	0	0	7.3262	800300	30001
SECONDARY	73,545	0	0	4.4573		
2018 TOTAL TAX BILLED				5,308.20		

	2018	TAX AMT	TAX DUE	INTEREST	DATE PAID	TOTAL DUE
FIRST HALF		2,654.10	0.00	0.00	10/23/2018	0.00
SECOND HALF		2,654.10	2,654.10	35.39		2,689.49
TOTAL CURRENT TAXES DUE 05/19				2,689.49		
			06/19	2,724.87	(ESTIMATED)	

BACK TAXES

INFORMATION THROUGH
04/26/2019

NO BACK TAXES

ASSESSMENTS

NO ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

STANDARD LAND USE: COMMERCIAL LOT

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END SEARCH