

SITE INFORMATION

N/F: SWVP PARADISE VALLEY LLC
5401 N. SCOTTSDALE ROAD
PARADISE VALLEY, AZ 85131
APN: 17317011, 17317001 & 17317012
853,778 ± SQUARE FEET, OR 19,600 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #12431TAZ, WITH AN EFFECTIVE DATE OF MAY 16, 2023 AT 5:00 P.M.

SCHEDULE A DESCRIPTION

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE SOUTH 172 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 172 FEET; AND ALSO

EXCEPT THE EAST 63 FEET OF THE WEST 96 FEET OF THE NORTH 66 FEET, MARICOPA COUNTY, ARIZONA;

AND EXCEPT THE NORTH 35 FEET AS CONVEYED IN INSTRUMENT AS 83-097405, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

AN EASEMENT FOR VEHICULAR PARKING, AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT NO. 98-284014 OVER THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, AND THE WESTERLY 8 FEET OF LOT 3, VISTA BONITA, ACCORDING TO BOOK 71 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY LYING NORTH AND ADJACENT TO SAID LOTS AS SET FORTH IN RESOLUTION NO. 2339 AND RECORDED IN INSTRUMENT NO. 83-288786, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 12431TAZ, WITH AN EFFECTIVE DATE OF MAY 16, 2023 AT 5:00 P.M.

ALTA/NSPS LAND TITLE SURVEY

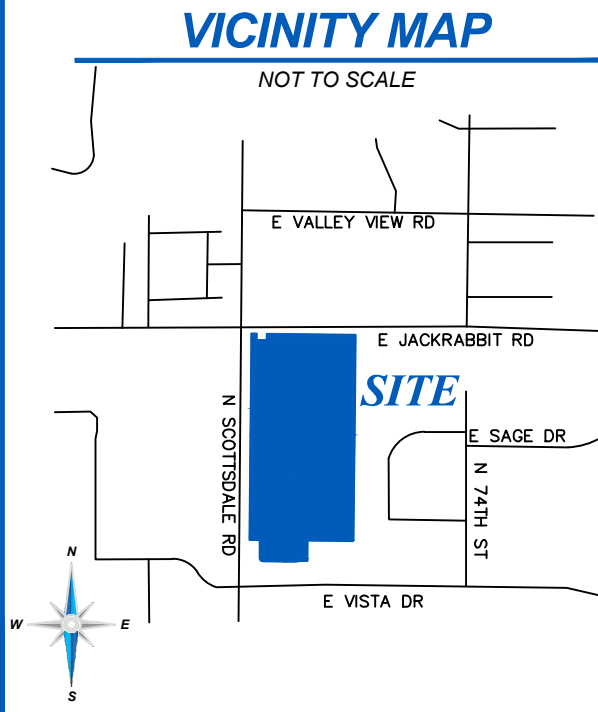
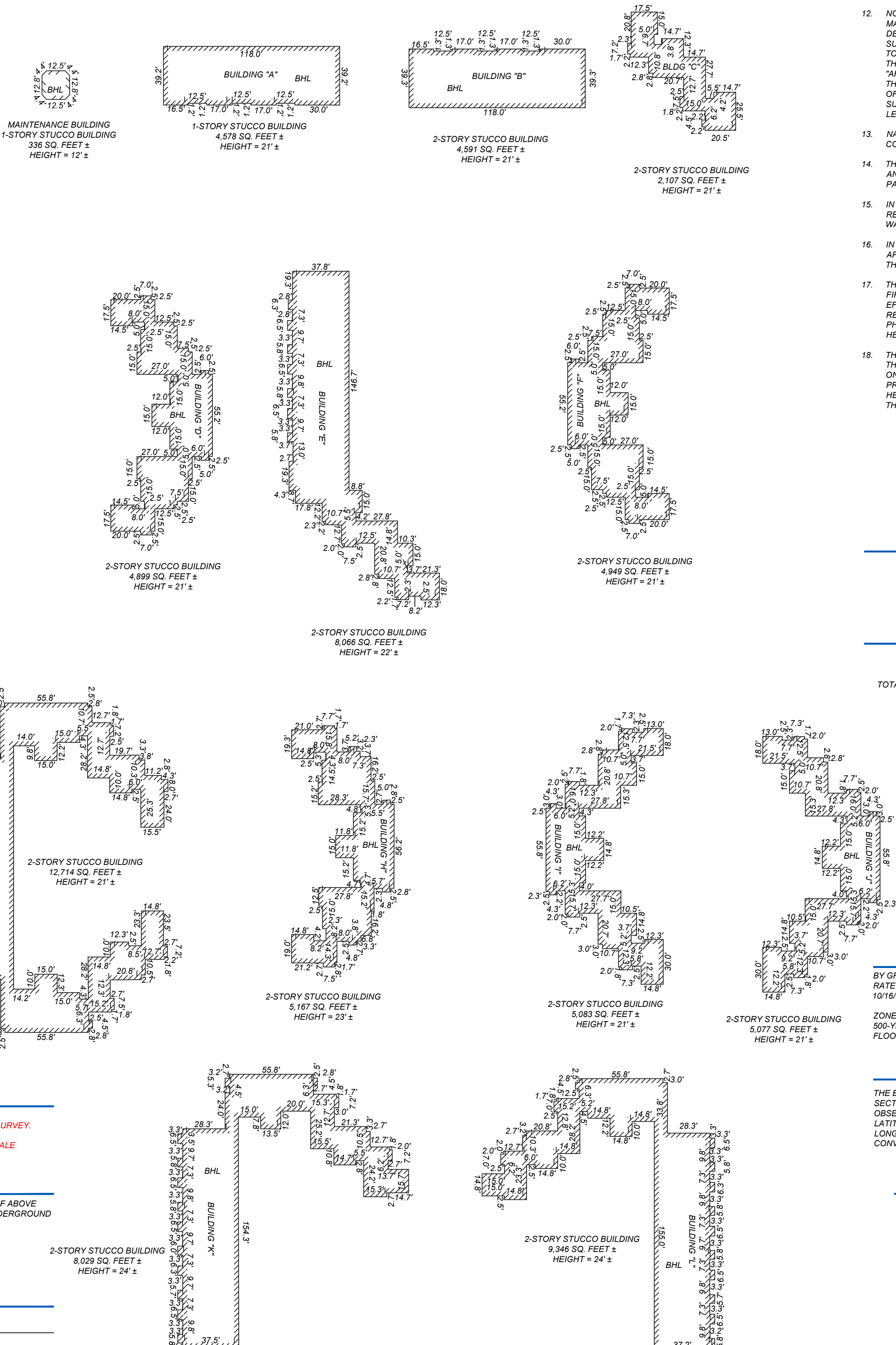
5401 N. SCOTTSDALE ROAD

LOCATED IN: SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST
PINAL COUNTY, PARADISE VALLEY, ARIZONA 85131

NOTES CORRESPONDING TO SCHEDULE B

- AN EASEMENT FOR BURIED WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1111, PAGE 421. (AFFECTS PARCEL NO. 1) (UNABLE TO DETERMINE, AMBIGUOUS LEGAL DESCRIPTION)
- A PLAT RECORDED IN BOOK 5, PAGE 28 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- A PLAT RECORDED IN BOOK 12, PAGE 41 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS, PLOTTED AS SHOWN)
- AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED AS DOCKET 2477, PAGE 168, AFFECTS PARCEL NO. 3) (AFFECTS, PLOTTED AS SHOWN)
- AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED AS DOCKET 2535, PAGE 414, (AFFECTS PARCEL NO. 1 AND 2) (AFFECTS, PLOTTED AS SHOWN)
- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SPECIAL USE PERMIT RECORDED AS DOCKET 14536, PAGE 538, AMENDMENT RECORDED AS DOCKET 15879, PAGE 303, AMENDMENT RECORDED AS DOCKET 16318, PAGE 663, AMENDMENT RECORDED AS 83-002293, OF OFFICIAL RECORDS AND RECORDED AS 86-027417, OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEDICATION DEED RECORDED AS 83-097405, OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)
- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED AS 84-069586, OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)
- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AS 98-0284014, OF OFFICIAL RECORDS. (AFFECTS, LOCATED AS SHOWN)
- THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY BLEW & ASSOCIATES, P.A. ON MAY 18, 2023, LAST REVISED _____ 2023, DESIGNATED JOB NO. 23-3042:
A) WALL EXTENDING INTO EASTERLY RIGHT-OF-WAY FOR N. SCOTTSDALE ROAD AS SHOWN ON SURVEY. (AFFECTS AS SHOWN)

BUILDING DETAIL



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MAY 16, 2023.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000100000.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NORTH SCOTTSDALE ROAD AND EAST JACKRABBIT ROAD, WHICH ABUTS FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH SCOTTSDALE ROAD, EAST JACKRABBIT ROAD, AND HAS INDIRECT PHYSICAL ACCESS TO EAST VISTA DRIVE VIA PARCEL 4. IN INSTRUMENT NO. 98-0284014, ALL BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARIZONA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY AND THE COMMENTS RELATED TO THE SCHEDULE B-1 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM PINAL COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED. NOR WERE ANY DESIGNATED BY THE CLIENT.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 12431TAZ WITH AN EFFECTIVE DATE OF MAY 16, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARIZONA.

PARCEL 1-3 PARKING INFORMATION

REGULAR= 549
HANDICAP= 10
TOTAL= 559

PARCEL 4 PARKING INFORMATION

REGULAR= 27
HANDICAP= 4
LOWER LEVEL GARAGE= 43
TOTAL ALLOCATED FOR THE RESORT PROPERTY, PER SCHEDULE B, EXCEPTION 23 = 45

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 04013C1770L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF SECTION 14. THE BEARING IS DENOTED AS S00°34'13"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.
LATITUDE = 33°20'59.81" N
LONGITUDE = 111°50'32.3661" W
CONVERGENCE ANGLE = 0°00'17.8387"

SURVEYOR'S CERTIFICATE

TO: DELPHI CRE FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE AGENT FOR THE LESSORS FROM TIME TO TIME PARTY TO THE LOAN AGREEMENT, AND ITS SUCCESSORS AND ASSIGNS; JACKRABBIT PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS; 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 2021 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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/16/2023.

DATE OF PLAT OR MAP: 5/18/2023

BUCKLEY D. BLEW
REGISTERED LAND SURVEYOR NO. 59542
STATE OF ARIZONA
FIRM REGISTRATION NO. 20154



SIGNIFICANT OBSERVATIONS

- WALL APPEARS TO CROSS OVER NORTHERN PROPERTY LINE AS DEPICTED ON SURVEY.
- WALL APPEARS TO CROSS OVER EASTERLY RIGHT-OF-WAY OF NORTH SCOTTSDALE ROAD.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: "SUP-R" SPECIAL USE PERMIT DISTRICT

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE	RESORT/HOTEL	RESORT/HOTEL	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO PINAL COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	15 ACRES	19,600 ACRES	
MIN. LOT WIDTH	N/A	2,172.42'	
MAX. BLDG COVERAGE	20%	19%±	
MIN. SETBACKS FRONT	*SEE NOTES	105.4'	*VARY FROM 65 FEET TO 100 FEET THE DEVELOPMENT CONSTRUCTION AND USAGE OF THE PROPERTY SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED AND AMENDED SITE PLANS.
MIN. SETBACKS STREET SIDE	*SEE NOTES	84.1'	
MIN. SETBACKS REAR SIDE	*SEE NOTES	71.6'	
MAX. BUILDING HEIGHT	28'	25%	
PARKING REGULAR	N/A	576	ZONING PROVIDED BY: THE PLANNING & ZONING RESOURCE COMPANY DATED: 5/26/2023 FOR SITE #: 166216-1 CONTACT: 405 840-4344
PARKING GARAGE	N/A	43	
PARKING HANDICAP	N/A	14	
PARKING TOTAL		633	

PARKING INFORMATION:
PER SUP 87.2:
229 TOTAL SPACES FOR NON-HOTEL PORTIONS
375 TOTAL SPACES FOR HOTEL PORTIONS
604 TOTAL PARKING SPACES REQUIRED OF WHICH 45 ARE AVAILABLE ON PARCEL 4
PARKING SPACES REQUIRED: 604 TOTAL PARKING SPACES

DATE	REVISION HISTORY	BY
5/22/23	REVISION COMMENTS	EM
5/23/23	REVISION COMMENTS	EM
5/24/23	REVISION COMMENTS	EM
6/26/23	REVISION COMMENTS	EM

SURVEYOR JOB NUMBER: 23-3042	SURVEY DRAWN BY: CZM - 5/16/2023
SURVEY REVIEWED BY: MB	SHEET: 1 OF 2



5401 N. SCOTTSDALE ROAD
LOCATED IN: SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST
PINAL COUNTY, PARADISE VALLEY, ARIZONA 85131

