RECORD LEGAL DESCRIPTION (FROM COMMITMENT)

LOTS 1 AND 2, STUDIO SUITES INTERSTATE 10 & CHANDLER BOULEVARD, ACCORDING TO BOOK 435 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING PORTIONS OF LAND CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT NO. 2001-519306:

PARCEL NO. 1:

COMMENCING AT A 1/2 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32, FROM WHICH A HANDHOLE WITHOUT A MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 32 BEARS 89 DEGREES 38 MINUTES 08 SECONDS EAST, 2639.36 FEET, AND ALSO FROM WHICH A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SAID SECTION 32 BEARS SOUTH 89 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 2,642.61 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, SOUTH 89 DEGREES 41 MINUTES 18 SECONDS WEST 150.00 FEET TO THE MEDIAN CONSTRUCTION CENTERLINE OF INTERSTATE HIGHWAY 10 (PHOENIX-CASA GRANDE HIGHWAY);

THENCE ALONG SAID MEDIAN CONSTRUCTION CENTERLINE SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, A DISTANCE OF 89.94 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 339.24 FEET TO THE EXISTING WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 10, ALSO BEING THE EAST LINE OF LOT 2 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EXISTING WEST RIGHT OF WAY LINE NORTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 446.45 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF CHANDLER BOULEVARD AND THE NORTH LINE OF SAID LOT 1;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2, SOUTH 89 DEGREES 51 MINUTES 20 SECONDS EAST, 450.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND TO SAID EXISTING WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE ALONG SAID EXISTING WEST RIGHT OF WAY SOUTH 13 DEGREES 04 MINUTES 40 SECONDS EAST, A DISTANCE OF 6.17 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCING AT A 1/2 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32, FROM WHICH A HANDHOLE WITHOUT A MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 32, BEARS 89 DEGREES 38 MINUTES 08 EAST, A DISTANCE OF 2,639.36 FEET, AND ALSO FROM WHICH A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SAID SECTION 32 BEARS SOUTH 89 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 2,642.61 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, SOUTH 89 DEGREES 41 MINUTES 18 SECONDS WEST 150.00 FEET TO THE MEDIAN CONSTRUCTION CENTERLINE OF INTERSTATE HIGHWAY 10 (PHOENIX-CASA GRANDE HIGHWAY);

THENCE ALONG SAID MEDIAN CONSTRUCTION CENTERLINE SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, 349.57 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS WEST, 278.98 FEET TO THE EXISTING WEST RIGHT OF WAY LINE OF SAID INTERSTATE 10, ALSO BEING THE EAST LINE OF LOT 1 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EXISTING WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 169.28 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 51 MINUTES 57 SECONDS EAST, 42.15 FEET TO SAID EXISTING WEST RIGHT OF WAY LINE;

THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE NORTH 13 DEGREES 04 MINUTES 40 SECONDS WEST, 173.87 FEET TO THE POINT OF BEGINNING.

The property described and shown hereon is the same property as described in Title Commitment No. No. NCS-902205-02-ATL, issued by First American Title Insurance Company bearing an effective date of April 20, 2018.

SCHEDULE B-2 EASEMENT NOTES

Items 1 & 2. (NOT A SURVEY MATTER)

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Studio Suites Interstate 10 & Chandler Boulevard, as recorded in Plat Book 435 of Maps, Page(s) 14, 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 to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(Affects all Lots)
(PLOTTED & SHOWN)

4. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in Docket 5043, page 219.
(Affects all Lots)
(BLANKET IN NATURE)

5. An easement for water and sewer lines and incidental purposes in the document recorded as 83-401476 of Official Records.
(Affects all Lots)
(PLOTTED & SHOWN)

6. All matters as set forth in Results of Survey Santan Freeway, recorded as Book 610 of Maps, page 21.
(Affects all Lots)
(BLANKET IN NATURE)

7. An easement for underground power and incidental purposes in the document recorded as 97-391249 of Official Records.
(Affects Lot 1)
(PLOTTED & SHOWN)

8. An easement for telecommunication facilities and incidental purposes in the document recorded as 97-0505655 of Official Records.
(Affects all Lots)
(PLOTTED & SHOWN)

9. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 2001-519306 of Official Records.
(Affects all Lots)
(PLOTTED & SHOWN)

10. Terms and provisions of an unrecorded lease dated April 06, 2009, by and between ESA P Portfolio L.L.C. F/K/A BRE/ESA P Portfolio L.L.C., a Delaware limited partnership as lessor and Global Tower Assets, LLC, a Delaware limited liability company as lessee, as disclosed by a Memorandum of Lease recorded April 29, 2009 as 2009-0377484 of Official Records.

The lessee's interest under the lease has been assigned to GTP Towers I, LLC, a Delaware limited liability company by assignment recorded October 02, 2009 as 2009-0917162 of Official Records.

First Amendment to Lease Agreement recorded November 15, 2011 as 2011-0944596 of Official Records.

The lessee's interest under the lease has been assigned to GTP Acquisition Partners, I, LLC, a Delaware limited liability company by assignment recorded April 20, 2015 as 2015-0267505 of Official Records.

The lessee's interest under the lease has been assigned to GTP Acquisition Partners II, LLC, a Delaware limited liability company by assignment recorded June 11, 2015 as 2015-0415840 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
(Affects Lot 2)
(PLOTTED & SHOWN)

11. An easement for power distribution and incidental purposes in the document recorded as 2010-0445822 of Official Records.
(Affects Lot 2)
(PLOTTED & SHOWN)

12. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 2016-0256563 of Official Records.
(Affects all Lots)
(BLANKET IN NATURE)

Item 13. (NOT A SURVEY MATTER)

Item 14. (REFERENCES THIS SURVEY)

Items 15 & 16. (NOT A SURVEY MATTER)

LIST OF POSSIBLE ENCROACHMENTS

1 LEASE PREMISES AS RECORDED IN DOC. NO. 2009-0377484 FALLS OUTSIDE OF THE COMPOUND AS SHOWN HEREON.

LAND AREA

LOT 1 – 147,958 Square Feet – 3.3966 Acres
LOT 2 – 64,926 Square Feet – 1.4905 Acres

GENERAL SURVEY NOTES

1. There is direct access to the Subject property via East Chandler Boulevard, a dedicated public right of way.

2. The meridian for all bearings shown hereon is the North line of the Northeast quarter of Section 32, Township 1 South, Range 4 East known as being N 89° 38' 12" E West per Book 435, Page 14 of the Maricopa County Records.

3. The posted address on-site is 5035 E Chandler Blvd, Phoenix, AZ 85048.

4. The determination of the relationship and location of certain division or party walls was designated by the client and none were observed in the course of performing the survey.

5. The location of utilities existing on or serving the surveyed property was determined by observed evidence only.

6. There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

7. There were no known proposed changes in street right-of-way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

8. There has been no field delineation of wetlands conducted by a qualified specialist hired by the client. No delineation markers observed in the process of conducting the fieldwork.

9. Any plottable offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents provided to the surveyor or observed in the process of conducting the survey are as shown hereon.

10. There was no evidence disclosed in documents provided to or obtained by the surveyor or observed in the process of conducting the fieldwork of any cemeteries or burial grounds located on the surveyed property.

11. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.

12. FLOOD NOTE: By graphic plotting only, this property appears to be located within Zone X of the Flood Insurance Rate Map, Community Panel No. 04013C 2715 L, which bears an effective date of 6-15-18 and is not located within a Special Flood Hazard Area.

13. The Property described hereon is the same as the Property described in First American Title Insurance Company Commitment File No.: NCS-902205-02 ATL 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 me have been plotted hereon or otherwise noted as to their effect on the subject site

ZONING INFORMATION

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117

EMG Project Number: 131954.18R000-002.259

Date of Report: 6/19/2018

Jurisdiction: City of Phoenix, AZ

Zoning Classification: "C-2" Intermediate Commercial within a Commerce business park

Building Setbacks

Required:	Existing:
Front: Average 25' Minimum 20' permitted for up to 50% of structure, including projections	Exceeds 25 feet
Side: 0	Closest distance 40.8 feet
Rear: 0	Closest distance 9.8 feet
Minimum Lot Size: None specified	2.7160 Acres / 118,311 Square Feet
Minimum Lot Size: None specified	Lot 1 – 3.3966 Acres / 147,958 Square Feet Lot 2 – 1.49 Acres / 64,925 Square Feet
Building Footprint: Note specified Density: Not restricted	Not applicable Not applicable
Building Height: 2 stories / 30 feet Building Height: The vertical distance measured from the higher of the natural grade level or the finished grade level established by the Planning and Development Department pursuant to the Floodplain or Grading and Drainage Regulations of the City to the highest level of the roof surface of flat roofs; or to the mean height between eaves and ridge of gable, gambrel, or hip roofs.	25.4 to 33.9 feet / 2 stories
Parking: 1 space per rooming unit 129 Rooms	135 total parking spaces including 5 handicap spaces

Conformance Statement: The property is legal conforming.

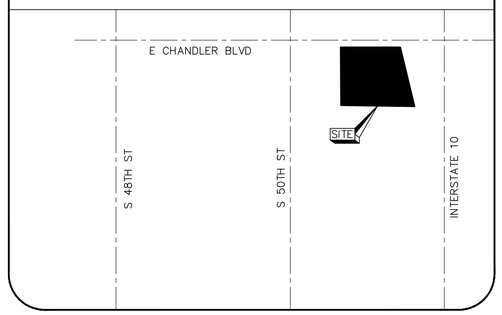
Surveyor does not guaranty the accuracy of the provided zoning information.

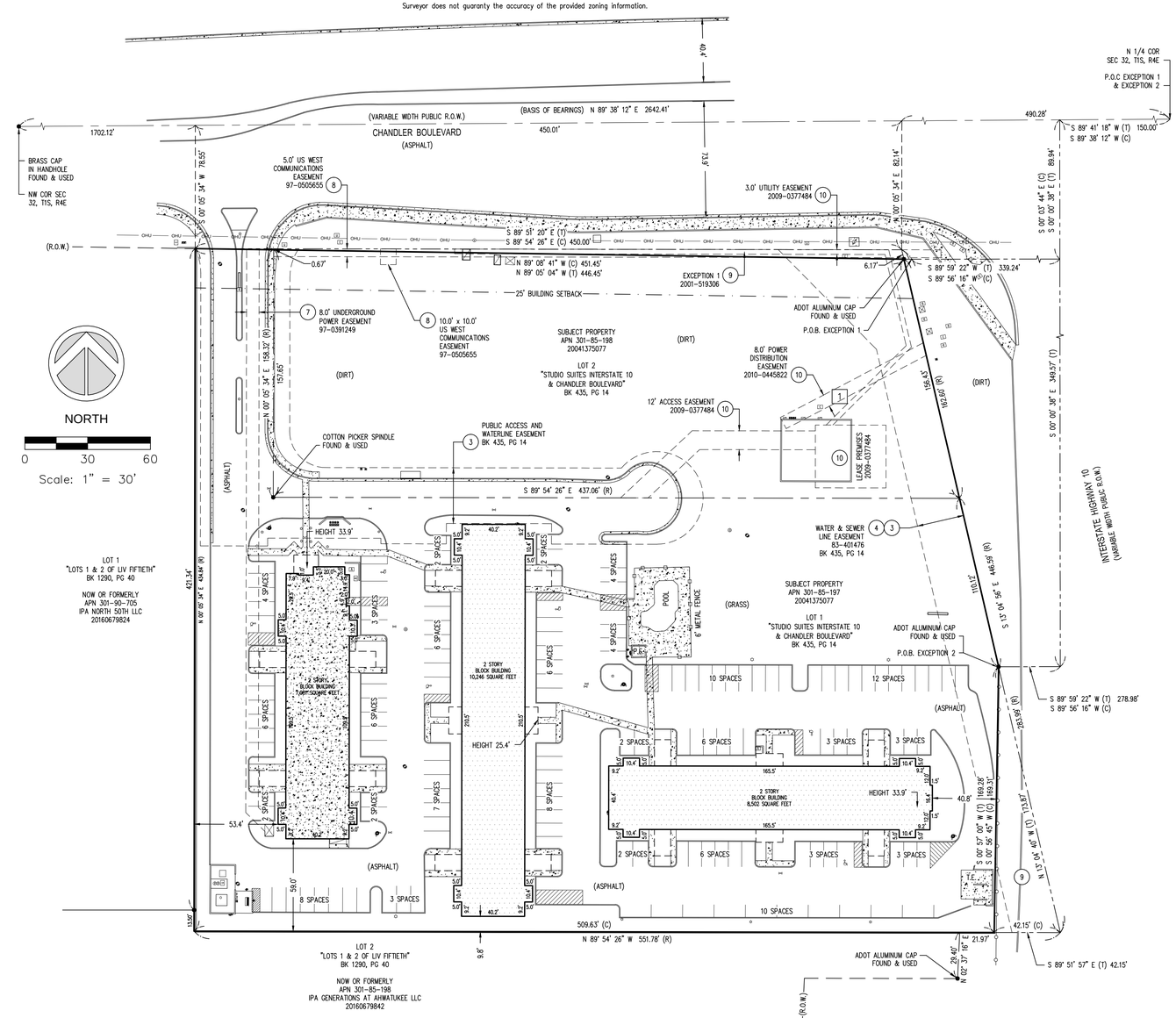
SYMBOL LEGEND

1	– SCHEDULE B ITEM	e	– Electric Vault
R.O.W.	– RIGHT OF WAY	u	– Utility Vault
P.O.C.	– Point of Commencement		– Electric Cabinet
P.O.B.	– Point of Beginning		– Manhole
P.E.	– Pool Equipment		– Utility Pedestal
T.E.	– Trash Enclosure		– Light Pole
OHU	– Overhead Utility		– Handicap Parking
(R)	– Record Per Plat		– Water Valve
(C)	– Calculated		– Water Meter
(T)	– Record per Title (Exception)		– Backflow Preventor
	– Utility Pole		– Catch Basin Round
	– Pump		– Fire Hydrant
	– 6' Chain Link Fence		– Monument Found
	– Transformer		– Concrete Area
A	– Electric Cabinet		– Building Area
C	– Communication Vault		
	– Generator		

VICINITY MAP

Not To Scale





FLOOD ZONE INFORMATION

By graphic plotting only, this property appears to be located within Zones "X" of the Flood Insurance Rate Map, Community Panel No. 04013C 2715 L, which bears an effective date of 10-16-13 and is Not located within a Special Flood Hazard Area.

PARKING INFORMATION

117 Regular Parking Spaces
10 Parallel Parking Spaces
6 Handicap Parking Spaces

133 Total Parking Spaces

CERTIFICATION

To: Lodging Advisory Foothills Chandler, LLC, a Kansas limited liability company, CrossFirst Bank, its successors and/or assigns as their interest may appear, First American Title Insurance Company & ESA P Portfolio L.L.C., a Delaware limited liability company which acquired title as BRE/ESA P Portfolio L.L.C., a Delaware limited liability 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on 6-11-18.

Joshua L. Vukoder
Registration No. 41114
in the State of Arizona
Date of Survey: 6-14-18

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41114
JOSHUA L.
VUKODER
DATE SIGNED 06/14/18
ARIZONA U.S.A.

EXPIRES:06/30/19

COORDINATED BY:

No.	REVISIONS	Date
1	ADDED ZONING	7-3-18
2	COMMENTS	7-23-18
3	COMMENTS	7-31-18
4	COMMENTS	9-14-18

emg
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Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

ALTA/NSPS LAND TITLE SURVEY

Phoenix - Chandler
SITE # 131954.18R000.002.220
5035 E Chandler Blvd,
Phoenix, AZ 85048

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ALTA - Boundary - Topography
14985 W. Bell Rd. - Suite 175
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