

**PIONEER TITLE AGENCY**  
**Commitment for Title Insurance**

SCHEDULE A/B

Cactus Ridge Shops

Commitment for title insurance / Schedule A and B e... Commitment jacket | Schedule B exceptions | AL...

Policy review summary: proposed policy amount \$20,500,000.00, underwriter First American Title, subject to Schedule B exceptions and requested endorsements.

### Schedule A

Item	Value
Underwriter	First American Title
Commitment Number	TC-935-7662
Proposed Insured	Acquisition Buyer LLC
Policy Amount	\$20,500,000.00
Estate or Interest	Fee simple
Land	6942 Mesa Blvd, Phoenix, AZ

### Schedule B, Part I - Requirements

No.	Requirement
1	Release existing deed of trust at closing
2	Record buyer vesting deed
3	Collect prorated taxes and assessments
4	Obtain executed owner affidavit and gap indemnity

### Schedule B, Part II - Exceptions

Exception Type	Status
Easements / CC&Rs;	11
Survey Exception	Delete upon current ALTA survey
Taxes	Current year not yet due and payable
Leases	Rights of tenants as tenants only

## Schedule B Detail Extract

No.	Exception Text Extract	Buyer / Lender Review
8	Easement for ingress, egress and utilities recorded in prior instrument; exact location to be shown on survey.	Confirm no parking/access loss
9	Restrictions, covenants, conditions and matters shown on recorded plat, together with amendments.	Attorney to review use limits
10	Rights of tenants, as tenants only, under unrecorded leases and amendments.	Tie to lease abstracts and estoppels
11	Any facts that would be disclosed by a current ALTA/NSPS survey.	Delete upon current ALTA survey
12	Taxes and assessments for the current year and subsequent years, not yet due and payable.	Confirm proration on closing statement
13	Utility easements, drainage facilities, reciprocal access rights and maintenance obligations affecting common areas.	Compare to site plan and PCA notes
14	Matters created, first appearing in public records or attaching after commitment date but before recording vesting deed.	Gap indemnity required
15	Terms, conditions and provisions of leases, licenses or occupancy agreements affecting the land.	Match tenant estoppels to lease abstracts

## Endorsement Request Log

Endorsement	Requested By	Open Evidence
ALTA 3.1 Zoning	Lender	Zoning report and parking count
ALTA 9 Restrictions	Buyer counsel	CC&R; review
Survey Deletion	Lender counsel	Current ALTA survey
Access	Debt broker	Recorded easement location

COMMITMENT JACKET / SCHEDULE B-II CONTINUATION

- 8 Easement for ingress, egress, drainage and utilities recorded prior to vesting deed;  
location to be shown on survey.

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- 9 Covenants, conditions and restrictions, together with amendments and matters shown on  
recorded plat.

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- 10 Rights of tenants, as tenants only, under unrecorded leases, amendments and occupancy  
agreements.

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- 11 Any encroachment, overlap, boundary line dispute or other matter disclosed by an ALTA/NSPS  
survey.

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- 12 Taxes and assessments for current year and subsequent years not yet due and payable.

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- 13 Utility easements, drainage facilities, reciprocal access rights and common-area maintenance  
obligations.

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- 14 Gap matters first appearing after the commitment date and before recording the vesting deed.

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- 15 Lease, license and occupancy terms affecting possession, options, use rights or exclusive-  
use restrictions.

ALTA 3.1 zoning endorsement requested  
ALTA 9 restrictions endorsement requested  
Access endorsement subject to survey map

SURVEY EXCEPTION  
PENDING REVIEW

source note 1: Commitment TC-935-7662 / underwriter First American Title  
source note 2: Policy amount: \$20,500,000.00; land: 6942 Mesa Blvd, Phoenix, AZ  
source note 3: Schedule B exception detail references easements, CC&Rs, tenant rights and survey matters.  
source note 4: Legal description and tax parcel exhibit excerpted for lender counsel review.

SCANNED / EXCERPTED SOURCE PAGE