

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued by
Great American Title Agency, Inc.
as Agent for *First American Title Insurance Company*

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Countersigned:



Dennis J. Gilmore

Dennis J. Gilmore
President

Jeffrey S. Robinson

Jeffrey S. Robinson
Secretary

[Handwritten signature]

By: _____
Authorized Signature

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

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- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: **Great American Title Agency, Inc.**

Issuing Office: 1482 E Williams Field Rd, Suite B104,
Gilbert, AZ 85295

Issuing Office's ALTA® Registry ID: 1172212

Loan ID No.:

Commitment No.: **2362400026-JK**

Issuing Office File No.: **2362400026-JK**

Property Address: 736 N Country Club Dr., Mesa, AZ 85201

SCHEDULE A

1. Commitment Date: **January 29, 2024 at 07:30 AM**
2. Policy to be issued:
 - (a) ALTA 2006 Standard Owners Policy
Proposed Insured: **TBD - Buyer**
Proposed Policy Amount: \$200,000.00
3. The estate or interest in the Land described or referred to in this Commitment is A FEE.
4. The Title is, at the Commitment Date, vested in:
Goldenway Investment & Management, LLC, an Arizona Limited Liability Company
5. The Land is described as follows:
See Exhibit "A" attached hereto and made a part hereof.

Countersigned:

By: _____
Authorized Signature

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 First American Title™	ALTA Commitment for Title Insurance
Schedule BI	ISSUED BY First American Title Insurance Company

Commitment No.: 2362400026-JK

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. First half of 2023 taxes are paid in full.
6. Furnish completed and executed form of Owner's Affidavit.
7. WE FIND NO OPEN DEEDS OF TRUST OF RECORD. PLEASE VERIFY BY INQUIRY OF AGENT WHETHER OR NOT WE HAVE OVERLOOKED SOMETHING AND ADVISE THE TITLE DEPARTMENT ACCORDINGLY PRIOR TO CLOSING.
8. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.
9. Furnish a fully executed copy of the Operating Agreement, and any amendments thereto, of Goldenway Investment & Management, LLC, a limited liability company.
10. Furnish the names and marital status of parties to be insured herein and disposition of any matters disclosed thereby.
11. Record Warranty Deed from Goldenway Investment & Management, LLC, an Arizona Limited Liability Company to TBD - Buyer.

NOTE: Final determination as to which parties must execute all documents on behalf of Goldenway Investment & Management, LLC, a(n) Arizona limited liability company shall be made upon compliance with Requirement No.(s) 9 set forth above.

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Form 5030002-BI&BII (1-31-17)	ALTA Commitment for Title Insurance (8-1-16) Arizona - Schedule BI & BII 2362400026-JK
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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI (Cont.)	

Commitment No.: 2362400026-JK

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

NOTE: According to the public records, which under the recording laws impart constructive notice as to the title to the land described herein, the following matters constitute the chain of title for the 24-month period preceding the date hereof.

OR

The last recorded deed vesting title to the land described herein:

SPECIAL WARRANTY DEED recorded June 29, 2016 as Document No. [20160454066](#) of Official Records; by and between Western Alliance Bank, an Arizona Corporation as successor by merger to Centennial Bank, a California corporation, Grantor, and Goldenway Investment & Management, LLC, an Arizona limited liability company, Grantee.

TAX INFORMATION:

Year: 2023
Parcel No.: [135-24-043](#)
Total Tax: \$10,420.18
First Half: \$5,210.09; Paid
Second Half: \$5,210.09; Unpaid

Year: 2023
Parcel No.: [135-24-044](#)
Total Tax: \$330.38
First Half: \$165.19; Paid
Second Half: \$165.19; Unpaid

Year: 2023
Parcel No.: [135-24-047D](#)
Total Tax: \$920.74
First Half: \$460.37; Paid
Second Half: \$460.37; Unpaid

Year: 2023
Parcel No.: [135-24-047C](#)
Total Tax: \$920.74
First Half: \$460.37; Paid
Second Half: \$460.37; Unpaid

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Form 5030002-BI&BII (1-31-17)	ALTA Commitment for Title Insurance (8-1-16) Arizona - Schedule BI & BII 2362400026-JK
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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BII	

Commitment No.: 2362400026-JK

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. 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.
6. (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.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BII (Cont.)	

Commitment No.: 2362400026-JK

8. Second installment of 2023 taxes, a lien, payable on or before March 1, 2024 and delinquent May 1, 2024.
9. Taxes for the year 2024, a lien not yet due and payable.
10. 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....(All assessments due and payable have been paid.)
11. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 17 of Maps, Page [26](#), 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).
12. An easement for landscape and incidental purposes, recorded in [99-0296270](#) of Official Records.
13. A Hazardous Substance Certificate and Agreement recorded September 1, 2005 as [20051285045](#) of Official Records.
14. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

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Form 5030002-BI&BII (1-31-17)	ALTA Commitment for Title Insurance (8-1-16) Arizona - Schedule BI & BII 2362400026-JK
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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	

Commitment No.: 2362400026-JK

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

Parcel No. 1:

The South 150 feet of the North 390 feet of Lot 2, Findley Acres, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 17 of Maps, Page 26.

Parcel No. 2:

The South 100 feet of the North 390 feet of Lot 1, Findley Acres, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 17 of Maps, Page 26.

EXCEPT the East 22 feet.

Parcel No. 3:

The South 150 feet of the North 290 feet of Lot 1, Findley Acres, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 17 of Maps, Page 26.

EXCEPT the East 22 feet.

APN: [135-24-043](#), [135-24-044](#), [135-24-047D](#) and [135-24-047C](#)

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Form 5030000-EX (1-31-17)	ALTA Commitment for Title Insurance (8-1-16) Exhibit A 2362400026-JK
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Commitment No.: 2362400026-JK

INFORMATION SHEET

Current Owner:

Goldenway Investment & Management, LLC, an Arizona Limited Liability Company

Property reference:

736 N Country Club Dr., Mesa, AZ 85201

Legal description:

See attached Exhibit A

Note: Please direct all inquiries and correspondence to:

Jim Keith
1482 E Williams Field Rd, Suite B104
Gilbert, AZ 85295
Phone: **(480) 207-7400**
Fax: **(480) 339-6402**
Email: **jkeith@azgat.com**

Great American Title Agency, Inc., issuing agent for
First American Title Insurance Company

Hannah Sakakibara
Title Officer